



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 23<sup>rd</sup> Meeting of the State Commission Assessment Panel held on Thursday, 24 May 2018 commencing at 9.00am 50 Flinders Street, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Penny Pearce
DPTI Staff	Elysse Kuhar (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1, 2.2.3, 2.2.4) Malcolm Govett (Agenda Item 2.2.2) Lauren Talbot (Agenda Item 2.2.2) Wayne Hutchinson (Agenda Item 2.2.3, 2.2.4) Gabrielle McMahon (Agenda Item 2.2.4) Mark Adcock (Agenda Item 2.2.4) George Morias (Agenda Item 2.2.4)

#### 1.2. APOLOGIES

Nil

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS - Nil

## 2.2. NEW APPLICATIONS

### 2.2.1 Walpol Investment Pty Ltd

DA 211/M044/17

**4 Selby Street, Kurralta**

City of West Torrens

Proposal: Construction of a multi-storey residential flat building with ground level car park.

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

#### Applicants

- Tony Wallace, Walpol
- Milly Nott, Future Urban Group
- Fabian Barone, Future Urban Group
- Paul Piteo, Piteo Architects
- Aaron Casagrande, Piteo Architects
- Angelo Polymeneas

#### Council

- Jordan Leverington, West Torrens
- Amelia De Ruvo, West Torrens

#### Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA

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 West Torrens (City) Development Plan.
3. To grant Development Plan Consent to the proposal by Walpol Investment Pty Ltd for the construction of a multi-storey residential flat building with ground level car parking at 4 Selby Street, Kurralta Park subject to the following reserved matters and 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 plans submitted in Development Application Number 211/M044/17.
2. Plans by Piteodesign Architects

Drawing Title	Drawing No.	Revision	Date
Existing Site Plan	PA-01	-	03/04/2018
Floor Plan Levels 1-5	PA-02	-	09/04/2018
N/E & S/W Elevations	PA-03	-	09/04/2018
N/W & S/E Elevations	PA-04	-	09/04/2018
Shadow Diagram	PA-05	-	08/02/2018

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 State Commission Assessment Panel 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. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the State Commission Assessment Panel.
6. Prior to final Development Approval being granted, amended plans shall be supplied showing screening of the services to the underside of level 1 that provides a stronger visual grounding for the building. Details of the screening shall be provided to the satisfaction of the State Commission Assessment Panel.
7. Prior to final Development Approval being granted, amended plans shall be supplied showing all balcony screening/balustrading (with the exception of those in the eastern corner) at a height of 1500mm, to the satisfaction of the State Commission Assessment Panel.
8. Prior to final Development Approval being granted, amended plans shall be supplied showing a minimum fixed obscure glazing height of 1500mm for unscreened (not behind balconies) windows on Levels 1 and 2 on the side and rear elevations, to the satisfaction of the State Commission Assessment Panel.
9. Prior to final Development Approval being granted, amended ground floor plans and details showing the bin wash down area and the mechanical ventilation of the bin storage area shall be supplied to the satisfaction of the State Commission Assessment Panel.
10. Prior to final Development Approval being granted, amended ground floor plans showing the removal of the southern path and replacement with landscaping to provide improved visual amenity and streetscape, shall be supplied to the satisfaction of the State Commission Assessment Panel.
11. The recommendations detailed in the Transport Impact Assessment, dated 22/11/2017 by GTA Consultants, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Commission Assessment Panel. Such measures shall be made operational prior to the occupation or use of the development.
12. 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.
13. A watering system shall be installed at the time landscaping is established and operated so that all plants receive sufficient water to ensure their survival and growth.
14. 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.
15. The pump chamber arrangement for the management of stormwater discharge from the site must have pump of maximum discharge capacity of 3.7 litres per second.
16. The nominated Ecostol StormPit (Class 2) stormwater quality improvement device must be installed and maintained in accordance with the manufacturers recommendations.
17. All stormwater runoff from the site (including from roof areas) must be directed via the stormwater quality improvement device prior to discharging from the site.

18. 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. A copy of this shall be provided to both the City of West Torrens and the State Commission Assessment Panel prior site works occurring.
19. 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.
20. Prior to Development Approval for superstructure works, the applicant shall submit details of the noise mitigation measures applied to the screening of the roof plant to the reasonable satisfaction of the State Commission Assessment Panel.
21. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.
22. 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.
23. Removal of the street tree (Chinese Pistachio) is supported subject to the payment of \$1332.00 fee to the City of West Torrens Council.

#### **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 SCAP.
- b. 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.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- f. The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant’s expense.
- g. 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 West Torrens Council.
- h. The applicant is encouraged to liaise with Council in relation to construction traffic and parking.
- i. The applicant is advised that any further proposed addition to the structure, including masts and vent/exhaust stacks, must be subject to a separate assessment.

- j. Crane operations associated with construction shall be subject to a separate application and for approval Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction. This may require approval in accordance with the Airports Act Protection of Airspace Regulations 1996.

### 2.2.2 Winwest Pty Ltd

DA 145/E016/17

#### **135 Aldinga Beach Road, Aldinga Beach**

City of Onkaparinga

Proposal: Construction of a mixed use development comprising four residential flat buildings consisting of one building to five storeys, which includes a communal rooftop terrace and two buildings to four storeys and one building to three storeys in height (with a range of dwellings, independent living units and serviced apartments), with basement parking, commercial tenancies and associated landscaping.

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

#### Applicants

- Nathan Paine, Property & Consulting Australia
- James Cummings, Property & Consulting Australia
- Chris Vounasis, Future Urban Group
- Garry Bonato, Tectvs
- Sam Lucia, Tectvs
- Ben Wilson, CIRQA
- Con Koutsoukos, Winwest P/L
- John Koutsoukos, Winwest P/L
- John Koutsoukos, Winwest P/L

#### Representors

- Kerry Ling
- Yvonne Wenham

#### Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA

#### Council

- Ben Victory
- David Gregory

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 accords with the related Objectives and Principles of Development Control of the Onkaparinga Development Plan.
3. To grant Development Plan Consent to the proposal by Winwest Pty Ltd for the construction of a mixed use development comprising four residential flat buildings consisting of one building to five storeys, which includes a communal rooftop terrace and two buildings to four storeys and one building to three storeys in height (with a range of dwellings, independent living units and serviced apartments) with basement car parking, commercial tenancies and associated landscaping at 135 Aldinga Beach Road, Aldinga Beach, subject to the following conditions of consent and reserve matter.

## Reserve Matter

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:

Final detailed design of the rooftop area on the serviced apartments building to be revised in consultation with ODASA to sufficiently reduce its scale and prominence when viewed from the locality.

## PLANNING CONDITIONS

2. 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 145/E016/17.

### Prepared by Tectvs:

- Site Plan, Project Number 27077, Drawing Number P01, Revision 1.1, Dated 27 September 2017;
- Basement Plans, Project Number 27077, Drawing Number P02, Revision 1.1, Dated 27 September 2017;
- Ground Floor, Project Number 27077, Drawing Number P03, Revision 1.4, Dated 2 May 2018;
- Typical Levels, Project Number 27077, Drawing Number P04, Revision 1.1, Dated 27 September 2017;
- Levels 4 & 5, Project Number 27077, Drawing Number P05, Revision 1.0, Dated 12 May 2017;
- Roof Level, Project Number 27077, Drawing Number P06, Revision 1.0, Dated 12 May 2017;
- Elevations, Project Number 27077, Drawing Number P07, Revision 1.2, Dated 23 January 2018;
- Elevations, Project Number 27077, Drawing Number P08, Revision 1.2, Dated 23 January 2018;
- Sections, Project Number 27077, Drawing Number P09, Revision 1.2, Dated 8 May 2018;
- Sections, Project Number 27077, Drawing Number P010, Revision 1.2, Dated 23 January 2018;
- Refuse Area Plan and Elevations, Drawing Number P50, Revision 1.0, Dated 3 May 2018;
- Design Proposal – Visualisation, Perspective One, 3D Visualisation Looking South-East From Aldinga Beach Road;
- Design Proposal – Visualisation, Perspective Two, 3D Visualisation Looking South-West From Aldinga Beach Road;
- Design Proposal – Visualisation, Perspective Three, 3D Visualisation Looking South-West From Aldinga Beach Road;
- Design Proposal – Visualisation, Perspective Four, 3D Visualisation Looking North-West From Sunset Parade.

### Prepared by ASPECT Studios:

- Concept Plan – Part Plan, Landscape Concept, Revision C, Sheets 1 to 2.
3. A legally binding agreement, under Section 57 of the Development Act 1993, shall be prepared between the applicant and the Minister for Housing and Urban Development (or his delegate) dedicating a portion of the residential apartments to the provision of affordable rental housing such that 15 per cent of the total residential development will meet the 'affordable housing criteria' as determined by the Minister in Regulation 4 of the South Australian housing Trust Regulations 2010. A plan shall be prepared to the reasonable

satisfaction of the State Commission Assessment Panel for the development showing the proposed location of the 15 per cent of dwellings that will meet the affordable housing criteria.

4. 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 “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- a) air quality, including odour and dust
- b) noise
- c) sediment control and the pollution of the stormwater system
- d) traffic management in terms of the parking of the movement of heavy vehicles involved with construction activity
- e) occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: 'Site Contamination – what is site contamination?'

A copy of the CEMP shall be provided to the Onkaparinga Council and the State Commission Assessment Panel prior to the commencement of site works.

5. 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.
6. Prior to development approval being granted, a waste management plan shall be provided to include the revised requirements of the Onkaparinga Council to the reasonable satisfaction of the State Commission Assessment Panel.
7. 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.
8. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times.
9. Prior to development approval being granted, a landscape plan shall be prepared to address the landscape treatment and maintenance of the proposed fifth floor outdoor communal space on the westernmost building to the reasonable satisfaction of the State Commission Assessment Panel.
10. Landscaping shown on the plans forming part of the application shall be established prior to the occupation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
11. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
12. All waste and rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
13. All external lighting of the site, including of any associated signage, of car parking areas, of the refuse compounds, and of the internal pedestrian paths 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.

14. The external stacked air conditioning units shall be fitted with appropriate noise attenuation devices.
15. 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.
16. Prior to development approval being granted, a stormwater management plan shall be prepared in consultation with Council to the satisfaction of the State Commission Assessment Panel and shall include the following calculations:
  - a) Stormwater management plan with sub catchment plan and DRAINS model to justify the flows provided in the
  - b) 1-in-100 year ART flow path to be demonstrated.
  - c) Stormwater drainage detail drawings including discharge locations and oil, silt and trash traps which are to be regularly cleaned and maintained in good working order by the proponent/owner.
  - d) Details and disposal methods for surface water flows in the under croft car parks.

#### **ADVISORY NOTES**

- a. The development must be substantially commenced within 24 months of the date of this Notification, unless this period has been extended by the SCAP.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 4 years of the date of the Notification unless this period is extended by the SCAP.
- c. The applicant will require a fresh consent before commencing or continuing the development if unable to satisfy these requirements.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. The applicant has advised the development is to be undertaken in four stages:
  1. Stage 1A, the under-croft car park for the eastern building and private apartments building.
  2. Stage 1B, independent living units of the eastern building.
  3. Stage 2A, the under-croft car park for the western building and the independent living units building.
  4. Stage 2B, serviced apartments of the western building, landscaping and outbuildings.
- f. The applicant is advised of the Onkaparinga Council's desire to negotiate a separate legal infrastructure agreement for the purpose of addressing and managing the connectivity of the site with any future works proposed within the area of the adjoining public realm.



2.2.3 **Rymill Park Apartments Pty Ltd and Rymill Park Apartments Unit Trust**

DA 020/A081/17

**2-6 Hutt Street, Adelaide**

City of Adelaide

Proposal: Demolition of existing 2-storey office building and construction of a 16-level mixed use building.

Sue Crafter and David O'Loughlin both declared conflicts of interest and left the meeting.

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

Applicants

- Chris Vounasis, Future Urban Group
- Tony Giannone, Tectvs
- Paul Davey, D<sup>2</sup>
- Erik Stopp, InfraPlan
- Heather Wasley, Tectvs

Representors

- Tony Gibb
- Mike Young
- Damian Dawson, representing Ray Khabbaz
- Ray Khabbaz
- Tomoko Nakayama
- Akira Nakayama, ALSO representing Andrew McFarlane
- Andrew McFarlane
- Robert Hill
- Lynette Hill
- Rodney Kitto, representing Aileen Kitto
- Petr Darley
- Deb Lavis

Agency

- Kirsteen Mackay, Government Architect
- Ellen Liebelt, ODASA

The State Commission Assessment Panel discussed the application.

**RESOLVED**

1. To Defer the application to consider the additional information provided by the applicant.

#### 2.2.4 Starfish Developments Pty Ltd

DA 040/D326/17

##### **Dock One & Port Approach, Port Adelaide**

City of Port Adelaide Enfield

Proposal: Staged land division – 6 allotments into 353 allotments with associated roads, reserves, site works, retaining walls, car parking, infrastructure and for a change of use of the former Customs House (Radio Shack building) to a temporary display suite.

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

##### Applicants

- Damon Nagel, Starfish Developments
- Craig McRosie, Starfish Developments
- Patrick Stabile, Starfish Developments
- Paul Morris, GTA
- Anthony Gatti, Intro
- Nathan Noack, Tract
- Enzo Caroscio, ECA
- Kate Russo, ECA
- Desmond Chong, Fyfe
- Massimo Concik, Fyfe
- Steve Russell, Starfish Developments
- Ben Teague, Starfish Developments
- Bicky Shakya, Fyfe
- Massimo Conci, Fyfe

##### Council

- Russell Fink, Port Adelaide Enfield
- Kerry McConnell, Traffic Engineer, Port Adelaide Enfield
- Nathan Wicker, Civil Engineer, Port Adelaide Enfield

##### Agency

- Vince Rigter, Renewal SA
- Rebecca Martin, Renewal SA
- Kirsteen Mackay, Government Architect
- Belinda Chan, ODASA
- Phil Hazell, EPA
- Jonathan Song, Noise Adviser, EPA
- Michael Guy, Senior Environmental Planner, EPA

The State Commission Assessment Panel discussed the application.

##### **RESOLVED**

2. To defer consideration of this item to the next SCAP meeting.

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, 7 June 2018 at 50 Flinders Street, Adelaide SA 5000

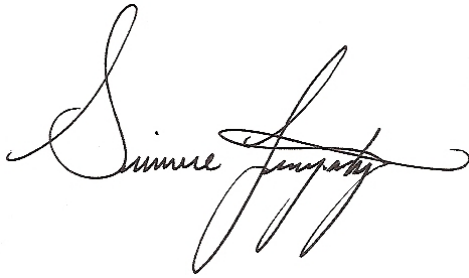
6. **CONFIRMATION OF THE MINUTES OF THE MEETING**

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 5.52 pm.

Confirmed 24/05/2018

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

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Simone Fogarty  
PRESIDING MEMBER