



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 47<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday 14 March 2019 commencing at 9.30am ODASA, 28 Leigh St, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Dennis Mutton (Deputy Presiding Member) Chris Branford Peter Dungey Sally Roberts
Secretary	Alison Gill Jessie Surace
DPTI Staff	Ben Williams (Agenda Item 2.2.1) Nick Kretschmer (Agenda Item 2.2.1) Ben Scholes (Agenda Item 2.2.1, 2.2.2) Malcolm Govett (Agenda Item 2.2.2) Jason Cattonar (Agenda Item 2.2.2, 2.2.3) Janaki Benson (Agenda Item 2.2.3) Gabrielle McMahon (Agenda Item 2.2.3)

#### 1.2. APOLOGIES

Mark Adcock

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS – Nil

#### 2.2. NEW APPLICATIONS

- 2.2.1 **Telstra C/- Visionstream Pty Ltd**  
DA 211/L025/18  
**2 May Terrace (Kooyonga Golf Course), Lockleys**  
City of West Torrens

Proposal: Construction of a telecommunications facility comprising a monopole and associated antennas with an overall height of 26.2 metres and associated ancillary cabling and equipment located to the Henley Beach Road boundary.

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

#### Applicants

- Stefan Kaldis, Visionstream (on behalf of Telstra) - presented
- Dan Hay, Visionstream (on behalf of Telstra) - presented
- Craig Schmidt, Telstra

#### Representors

- Alex Marinos - presented
- Joseph Mammone - presented

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 Development Plan (consolidated 12 July 2018); and
3. To grant Development Plan Consent to the proposal by Telstra C/- Visionstream Pty Ltd for the construction of a telecommunications facility comprising a monopole and associated antennas with an overall height of 26.2 metres and associated ancillary cabling and equipment located at 2 May Terrace, Lockleys, subject to the following reserved matter and conditions of consent.

#### **RESERVED MATTER**

The applicant shall provide the following information to the satisfaction of the State Commission Assessment Panel:

- A site plan indicating vegetation to be removed;
- A revegetation plan including specification of appropriate screening trees of a native species with the intent being to achieve effective screening of the shelter and base of the monopole to a minimum height of 1.5m above ground level at the time of planting; and
- Written evidence of an agreement to undertake revegetation and maintain the trees by both the owner of the subject land and the applicant.

#### **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).
2. All utility or state agency-maintained infrastructure 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.
3. If the approved development ceases operation, the monopole and associated infrastructure (including all equipment, fencing, shelter, footings etc) shall be removed from the site, with the land remediated and made suitable for recreational purposes.

4. The external finish of the telecommunications monopole, shelter and any equipment cabinets shall comprise natural, non-reflective, compatible colours to complement the natural environment and to minimise visual impact.
5. All vehicles shall enter and exit the site in a forward direction.
6. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Henley Beach Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

#### **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. Should traffic flows on Henley Beach Road be expected to be impacted during construction, the applicant must contact DPTI's Traffic Management Centre on telephone 1800 013 313 to obtain the necessary permit for works on/or adjacent to the arterial road. A Traffic Management Plan may be required in order to safely manage traffic flows along this section of the road.
- e. The monopole at a height of RL32.2m Australian Height Datum (AHD) as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- f. Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Limited requires 48 days prior notice of any crane operations during the construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
- g. Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

#### **2.2.2 Nielsen Architects**

DA 100/E074/18

**1150-1154 & 1156-1158 South Road, Clovelly Park and 17-19 Wingfield Street, Clovelly Park, and 1-5 Norrie Avenue, Clovelly Park**

City of Marion

Proposal: Staged demolition of all existing buildings and staged construction of a new ALDI supermarket and Chemist Warehouse building with shared car parking for up to 120 cars, signage, fencing and landscaping.

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

#### Applicants

- Nigel Uren, ALDI Stores - presented
- Paul Morris, GTA - presented
- Rebecca Thomas, Ekistics - presented
- James Rhodes, Ekistics
- Trent Burns, Nielsen Architects

#### Representors

- Rita Furlani – presented
- Anne-Marie Scime (via teleconference) - presented

#### Council

- Alex Wright, Marion
- Nic Timotheou, Marion

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 Marion Council Development Plan.
3. To grant Development Plan Consent to the proposal by Nielsen Architects for the staged demolition of all existing buildings and the staged construction of a new ALDI supermarket and Chemist Warehouse building with shared car parking for up to 120 cars, signage, fencing and landscaping at 1150-1154 & 1156-1158 South Road, 17-19 Wingfield Street, and 1-5 Norrie Avenue, Clovelly Park subject to the following conditions of consent.

#### 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).

Prepared by Nielsen Architects:

Drawing Title	Number	Version	Date
ALDI & Chemist Warehouse Clovelly Park – Location Plan.	DA01.1	H	28/11/2018
ALDI & Chemist Warehouse Clovelly Park – Contract Titles - Existing.	DA01.2	B	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Contract Titles - Proposed.	DA01.3	E	28/11/2018
ALDI & Chemist Warehouse Clovelly Park – Existing Site Plan.	DA02.1	C	28/11/2018
ALDI & Chemist Warehouse Clovelly Park – Demolition Site Plan.	DA02.2	C	28/11/2018
ALDI & Chemist Warehouse Clovelly Park – Proposed Site Plan.	DA02.3	M	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – Proposed Roof Plan.	DA02.4	K	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – ALDI External Elevations.	DA03.1	D	14/11/2018

ALDI & Chemist Warehouse Clovelly Park – Chemist Warehouse External Elevations.	DA03.2	H	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – Streetscape Elevations.	DA03.3	H	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – Sections.	DA05	E	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Signage Plan.	DA06.1	I	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – Signage Details – Sheet 1.	DA06.2	E	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Signage Details – Sheet 2.	DA06.3	D	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Signage Details – Sheet 3.	DA06.4	C	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Proposed 3D Visual Renders – Sheet 1.	DA08.1	E	14/11/2018
ALDI & Chemist Warehouse Clovelly Park – Proposed 3D Visual Renders – Sheet 2.	DA08.2	G	22/02/2019
ALDI & Chemist Warehouse Clovelly Park – Proposed 3D Visual Renders – Sheet 3.	DA08.3	-	22/02/2019
Proposed ALDI & Chemist Warehouse Clovelly Park – Siteworks.	SK5	C	27/11/2018

Prepared by Outer Space:

Drawing Title	Number	Version	Date
Proposed ALDI & Chemist Warehouse Clovelly Park – Landscape Concept Plan & Plant Palette.	OS645_C P01D	-	22/02/2019

2. A Traffic Management Plan for the construction period of the development shall be prepared to the satisfaction of the Department of Planning, Transport and Infrastructure and the Council prior to the commencement of construction. Such plan shall detail the types, volumes and distribution of traffic and how they will be managed. All traffic movements shall be in accordance with the Traffic Management Plan.
3. 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.
4. Any obsolete crossovers/accesses shall be closed and reinstated to Council's standard kerb and gutter at the applicant's cost. Such work shall be completed prior to the operation of the development.
5. 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 Council prior to the occupation or use of the development.
6. All commercial vehicle facilities shall be designed in accordance with Australian Standard AS 2890.2-2018.
7. All car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the Council.
8. Clear sightlines, as shown in Figure 3.3 "Minimum Sight Lines for Pedestrian Safety" in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

9. Directional signs indicating the location of car parking spaces shall be provided on the subject land and maintained in a clear and legible condition at all times.
10. New pedestrian walkways on the subject land shall be adequately lit in accordance with Australian Standard AS/NZS 1158.3.1:19999 "Road Lighting Part 3.1: Pedestrian area (Category P) lighting – Performance and installation design guidelines". Such lighting shall be maintained at all times to the reasonable satisfaction of the Council.
11. The development shall be undertaken in accordance with the recommended acoustic treatments contained in the Environmental Noise Assessment report (S4217.18C4) prepared by Sonus Pty Ltd and dated July 2018.
12. The hours for service vehicle movements (operated by private contractor/s) to enter and exit the subject land, and waste collection (including use of the proposed compactor) shall be scheduled to occur between 9:00AM-7:00PM on a Sunday (or public holiday) and 7:00AM-7:00PM on any other day.
13. The largest vehicle permitted on-site shall be restricted to a 19 metres articulated vehicle (AS 2890.2-2018). All deliveries shall access the site via the Norrie Avenue and Wingfield Street access points only.
14. Signage on the subject site visible from the adjacent roads shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.
15. All illuminated signs visible from South Road shall be limited to a low level of illumination (i.e. <math><150\text{Cd}/\text{m}^2</math>).
16. Landscaping shown on the plans forming part of the application 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.
17. A minimum of 50 per cent of the trees indicated to be planted on the approved plan shall be at least 1.5 metres in height at the time of planting.
18. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).
19. All loading and unloading of delivery and service vehicles associated with the subject premises shall be carried out entirely upon the subject land.
20. A 2.4 metre high Colorbond fence shall be constructed along the northern boundary of the subject land, where it abuts the existing residence, prior to the demolition of existing structures at 17-19 Wingfield Street, Clovelly Park.
21. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
22. All hard waste and rubbish shall be stored in covered containers so as to prevent any materials entering the stormwater system either by wind or water action prior to removal and shall be kept screened from public view.
23. All external lighting of the site, including car parking areas, advertising signs 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.
24. 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.

25. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council's stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.

#### 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. The applicant is advised that in the construction of the acoustic barrier around the roof mounted mechanical services plant, a small gap may be required at the roof deck for drainage. Also, the noise level and any acoustic treatment associated with the mechanical plant shall be reviewed during the detailed design phase in the event of the final equipment selections having different sound power levels, or a different number of units is proposed to those specified within the Sonus report (S4217.18C4) dated July 2018.
- e. A Construction Environment Management Plan (CEMP) shall be prepared in consultation with the City of Marion and be implemented 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;
  - control and management of construction noise, vibration, dust and mud;
  - management of infrastructure services during construction;
  - management of stormwater and groundwater 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.
- f. The applicant is advised that both the South Australian and Australian Governments have indicated clear commitments to progress a non-stop North-South Corridor for Adelaide. Construction is currently underway on the Northern Connector, Torrens Road to River Torrens and Darlington sections of the corridor, with funding committed towards the delivery of the Regency road to Pym Street section of South Road. Completion of these projects by 2022 will create a 47 kilometres continuous section of the North-South Corridor between Gawler and the River Torrens.

On 7 May 2018, the Australian Government announced its \$1.211 billion contribution towards the North-South Corridor. The Australian and South Australian Governments are working together to identify the next priority section of the corridor and are also exploring opportunities to accelerate the funding and delivery of the project.

The River Torrens to Tonsley Boulevard section is currently in the planning phase with detailed planning and design to be undertaken to determine the full scope of works and exact impacts. At this stage, the nature and timing of potential improvements to this section of South Road, in the vicinity of the subject property, are yet to be determined and any potential future land requirements are unknown. Accordingly, the Department cannot guarantee that the development will not be impacted in the future.

Once the next priority section has been identified and concept plans developed, the Department will have greater certainty of the impacts and will be able to provide reliable advice to affected land owners, local and state government agencies and the community.

Information about the 10-Year Delivery Strategy for the North-South Corridor can be found in the Scoping Report released on 18 May 2015 and available at [www.infrastructure.sa.gov.au/nsc](http://www.infrastructure.sa.gov.au/nsc) or if you would like to speak to a member of the North-South Corridor team, please email [northsouthcorrido@sa.gov.au](mailto:northsouthcorrido@sa.gov.au) or call 1300 951 145.

### 2.2.3 **GSA Australia Pty Ltd**

DA 020/A074/17 v1

**266 North Terrace, Adelaide**

City of Adelaide

Proposal: Variation to 34-storey mixed use building comprising: Additional two (2) storeys (ground plus 35), reduction in floor to floor heights, deletion of basement, reduction in size of café tenancy, reconfiguration of communal areas, reconfiguration of apartment typology across level 24-26, change in materiality (glass panels replaced with precast concrete panels of similar colour) and reduction in height and change of materiality within the crown.

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

#### Applicants

- Nick Peacock, Neoscape
- Peter Pino, GSA
- Jonothan Cowle, Rothe Lowman - presented
- Karl Weaver, Rothe Lowman
- James Hilditch, Hilditch Lawyers - presented
- Laura Antoniazzi, Hilditch Lawyers
- Paul Froggat, GTA
- Matthew Allan, Rawtec
- Anthony Gatti, Intro - presented
- Luci Ward, Intro

#### Agency

- Aya Shirai-Doull, ODASA

#### Members of the Public

- James Roder, Botten Levinson

#### Media

- Simeon Thomas-Wilson

The State Commission Assessment Panel discussed the application.

The State Commission Assessment Panel notes that the Development Plan provisions call for the highest design quality as expressed, for example Objective 2 (Central Business Policy Area 13) 'Development of a high standard of design and external appearance that integrates with the public realm' and the Desired Character states that 'buildings will exhibit innovative design approaches and produce stylish and evocative architecture, including tall and imposing buildings that provide a hard edge to the street and are of the highest design quality.....design outcomes of enduring appeal are expected'.

The Panel would prefer to retain the original approved expression. The Panel is concerned about the changes in materiality, specifically in the treatment of the grey concrete spandrels. The Panel would prefer to see an approach that goes beyond a flat matte finish, incorporating materials of greater quality, texture, durability and interest. Similarly the Panel is not convinced the Exotec cladding system will deliver a sufficiently high quality outcome given that this is a key prominent design feature of the building.

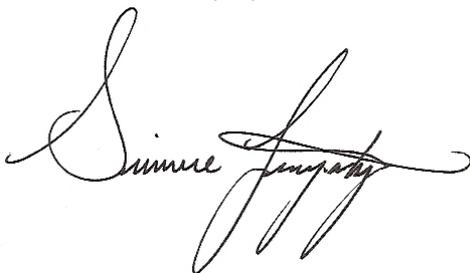
**RESOLVED**

The State Commission Assessment Panel resolved to defer consideration of this item to allow the applicant the opportunity to reconsider their design approach in relation to the matters outlined above in consultation with the Government Architect and the State Commission Assessment Panel.

- 2.3. **RESERVED MATTERS - Nil**
- 3. **CROWN DEVELOPMENTS (ADVISORY ITEMS) – Nil**
  - 3.1. **DEFERRED APPLICATIONS – Nil**
  - 3.2. **NEW APPLICATIONS - Nil**
- 4. **MAJOR DEVELOPMENTS - Nil**
- 5. **OTHER BUSINESS**
- 6. **NEXT MEETING**
  - 6.1. Thursday 28 March 2019 at ODASA, 28 Leigh Street, Adelaide SA 5000
- 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 3.35pm.

Confirmed 14/03/2019



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Simone Fogarty  
PRESIDING MEMBER