



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 10th Meeting of the
State Commission Assessment Panel
held on Thursday, 14 December 2017 commencing at 9.30 am
28 Leigh 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	Simon Neldner (Agenda Items 2.2.2, 2.2.3 & 2.2.5) Brigette Williams (Agenda Items 2.2.2, 2.2.3, 2.2.4 & 2.2.5) Matthew Henderson (Agenda Item 2.2.2) Darby Schultz (Agenda Item 2.2.2) Matthew Henderson (Agenda Item 2.2.2) Yasmine Alliu (Agenda Item 2.2.3) Elyse Kuhar (Agenda Item 2.2.4) Brett Miller (Agenda Item 2.2.4) Darby Schultz (Agenda Item 2.2.5) Sarah Lowe (Agenda Item 2.2.5)

1.2. APOLOGIES

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS - Nil

2.2. NEW APPLICATIONS

2.2.1 **ITEM WITHDRAWN - TAPLIN GROUP**

DA 110/M005/17

19-31 Brighton Road, Glenelg.

City of Holdfast Bay

Proposal:

Multi-level residential flat building with ancillary car parking in association with non-residential development.

2.2.2 **ALDI STORES PTY LTD**

DA 170/E009/17

174-176 Gorge Road, Newton.

Campbelltown City Council

Proposal:

Proposed retail, bulky goods and warehouse development.

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

Applicants

- Nigel Uren, ALDI
- Kieron Barnes, Ekistics Planning and Design

Representors

- Pam Stuart
- Rick Mercurio, Mercurio & Co.
- Bob Osborne

Consultants

- Trent Burns, Nielsen Architects
- Paul Morris, GTA Consultants

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; and
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 Campbelltown Council Development Plan (consolidated 22 August 2017); and
3. To grant Development Plan Consent to the proposal by ALDI Stores Pty Ltd for a Retail, Bulky Goods and Warehouse Development including demolition works, signage and associated car parking and landscaping areas (Staged Development) at 176-180 Gorge Road, Newton subject to the following conditions of consent.

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 170/R007/17:

Plans:

Drawing Title	Drawing No.	Revision	Date
Location Plan	DA01	B	10/11/17
Contract Titles - Existing	DA01.1	A	9/8/17
Contract Titles - Proposed	DA01.2	B	10/11/17
Development Site Plan	DA02.1	D	10/11/17
ALDI External Elevations	DA03.1	A	9/8/17
Bulky Goods External Elevations	DA03.2	A	9/8/17
Warehouse External Elevations	DA03.3	A	9/8/17
Roof Plan	DA04	D	10/11/17
Sections	DA05	A	9/8/17
Signage Plan	DA06.1	D	10/11/17
Signage Details Sheet 1	DA06.2	A	9/8/17
Signage Details Sheet 2	DA06.3	A	9/8/17
3D Renders Sheet 1	DA08.1	B	10/11/17
3D Renders Sheet 2	DA08.2	B	10/11/17
Outer Space Landscaping Plan	OS596_CP01B	-	8/11/17

Reports and Correspondence:

- Planning Statement prepared by Ekistics Planning and Design – dated August 2017
 - GTA Traffic Impact Assessment (Reference S115370) – dated 30/08/17 X
 - Sonus Environmental Noise Assessment (Reference S4217.17C7 – dated August 2017 - x
2. All acoustic treatment recommendations set out in the Sonus Environmental Noise Assessment (S4217.17C6 – dated August 2017) be constructed prior to the occupation and operation of the ALDI Store – including but not limited to the acoustic barrier applied to the mechanical plant and the acoustic barrier applied to eastern boundary adjacent the loading bay and refuse compactor.
 3. Rubbish collection from the ALDI Store, Bulky Goods Outlet and Warehouse components of the development shall only occur between 9:00am and 7:00pm on a Sunday or public holiday, and 7:00am and 7:00pm on any other day.
 4. Deliveries to the bulky goods outlet and warehouse components of the development shall only occur between the hours of 7am and 10pm.
 5. An amended landscaping plan shall be provided incorporating some additional advanced growth trees along the Gorge Road frontage to the satisfaction of SCAP or its delegate.
 6. 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.
 7. 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.
 8. The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
 9. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
 10. 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.
 11. A final detailed Stormwater Management Plan shall be submitted, in consultation with the Campbelltown Council to the satisfaction of the SCAP. The details of the plan shall be

incorporated within the Building Rules Consent documentation, submitted for Development Approval, and be implemented prior to occupation or use of the development.

12. The hours of operation for the ALDI Store and Bulky Goods Outlet shall be in accordance with the Shop Trading Hours Act 1977 and Shop Trading Hours Regulations 2003.
13. 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 SCAP prior to the occupation or use of the development.

Safety and Services Division – DPTI Conditions

14. The access point on Gorge Road shall be located and constructed in general accordance with the amended ATA plan received via email at 9:49 am 2 November 2017.
15. The existing median on Gorge Road shall be modified to provide a painted channelised right turn lane and a short section of solid median (approximately 20 metres long) to the east of the access to maximise the safety of right turn movements accessing the site. The solid median shall incorporate a pedestrian refuge. These works shall be designed and constructed to DPTI's satisfaction. All costs (including design, construction, project management and any changes to road drainage, lighting etc. required) shall be borne by the applicant. Prior to undertaking detailed design, the applicant shall contact Mrs Christina Canatselis, Network Integrity Engineer, Traffic Operations on telephone (08) 8226 8262 or via email Christina.canatselis@sa.gov.au to progress this.
16. All road works associated with the development shall be completed prior to the commencement of operation of the development.
17. The access points shall be suitably flared to the road to permit the turn path of the vehicles expected on site.
18. Pedestrian sight lines at the access points shall be in accordance with Figure 3.3 in AS/NZS 2890.1 :2004
19. All heavy vehicle manoeuvring and parking areas shall be designed and constructed in accordance with AS 2890.2-2002
20. Any obsolete crossovers (or portions thereof) shall be reinstated to Council standard kerb and gutter at the applicants cost prior to the business becoming operational.

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 Development Assessment Commission.
- 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 shall enter into a Developer Agreement with DPTI to undertake and complete the required roadworks.
- e. The applicant shall undertake all necessary consultation with all affected parties that will be impacted by the above road works.
- f. The applicant should use its best endeavours to come to an agreement with Council regarding Aldi upgrading and maintaining the verge in front of the property along Gorge and Pattinson roads.

2.2.3 78-88 RUNDLE STREET, KENT TOWN

DA 155/E010/17

78-88 Rundle Street & 20A College Road, Kent Town

The City Of Norwood Payneham and St Peters

Proposal:

Construction of a mixed use development comprising twenty two (22) three storey townhouses with associated car parking; a four storey motel plus tenancy with basement car parking, and restoration of an existing local heritage place (shop).

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

Applicants

- Mr Martin Ayles
- Matt King, URPS
- Ben Wilson, Cirqa
- Alex Brown, ABA

Representor/s

- Michael Osborn, Fyfe
- David Boughey, Eldercare
- Melissa Mellen, MFY

Agency

- Belinda Chan, ODASA
- Nick Tridente, 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. To refuse Development Plan Consent to Development Application 155/E010/17 by Martin Ayles C/- URPS for the Construction of a mixed use development comprising twenty two (22) three storey townhouses with associated car parking; a four storey motel, tenancy and basement car parking, and restoration of an existing local heritage place (shop) at 78-88 Rundle Street Kent Town for the reasons listed below in combination:
 - Lack of sufficient car parking in relation to the town houses and the retail tenancy;
 - Lack of useable private open space for the Little Grenfell Street town houses;
 - Lack of access to winter sunlight to the northern orientation for the Little Grenfell Street town houses;
 - Over height development within The Parade/Fullarton Road Policy Area.

The proposal is considered to be at odds with the following provisions within the Norwood Payneham and St Peters (City) Development Plan Consolidated 30 May 2017:

- **Council Wide: PDC31** (Design and Appearance of Land and Buildings); **PDC67, PDC68** (Energy Efficiency); **PDC195** (Residential Development)
- **Council Wide: PDC120** and **TABLE NPSP/8** - All other Zones (Vehicle Parking)
- **Council Wide: PDC222, PDC224** (Residential Development: Private Open Space)
- **Council Wide: PDC32** (Design and Appearance of Land and Buildings)
- **The Parade/Fullarton Road Policy Area: PDC2** (Height of development)

2.2.4 52 BROUGHAM PLACE PTY LTD

DA 020/A080/15

52 Brougham Place, North Adelaide

Adelaide City Council

Proposal:

Variation to DA 020/A080/15 - change of use from retirement living to residential, amended car parking access, further demolition of State Heritage listed stables and amended internal apartment layouts.

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

Applicants

- Morry Canala, Hindmarsh
- David Girolamo, Pruszinski Architects
- Alf Brown
- Chanel Brown

Representors

- Sir Eric Neal

Consultants

- Ron Danvers, Heritage Architect
- Paul Morris, GTA Consultants
- Phillip Brunning

Council

- Shanti Ditter, Adelaide City Council

Agency

- Ellen Leibel, ODASA
- Nick Tridente, 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. To refuse Development Plan Consent to Development Application 020/A080/15 V1 by 52 Brougham Place Pty Ltd for a variation to DA 020/A080/15 comprising change of use from retirement living to residential, amended car parking access, further demolition of State Heritage listed stables and amended internal apartment layouts. at 52 Brougham Place, North Adelaide for the reasons listed below:

- the demolition of the stables results in an increased diminishment of the heritage value of the State Heritage place and no longer acceptably navigates the tension between the Main Street (O'Connell) Zone and the relevant provisions regarding preservation of heritage items and fabric
- discontinuation of built form frontage along Ward Street due to the Porte Cochere and fragmentation of safe pedestrian movement through the addition of vehicle crossovers is consider to present a poor outcome to Ward Street
- the proposed waste management is considered to be unresolved

The proposal is considered to be at odds with the following provisions within the Adelaide (City) Development Plan Consolidated 20 June 2017:

- **Main Street (O'Connell) Zone: Desired Character** statement and **Objective 3.**
- **Council Wide: PDC78** (On-Site Parking and Fencing)
- **Council Wide: PDC136** (Heritage and Conservation)
- **Council Wide: PDCs 149, 154, 156** (Heritage and Conservation – North Adelaide)

2.2.5 TANUNDA VINTNERS PTY LTD

DA 960/R007/17

143 Krondorf Road, Krondorf

The Barossa Council

Proposal:

Shop (General store and Café) and Community Hall and associated site works (car parking and demolition of existing dwelling and outbuilding)

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

Council

- Paul Mickan, the Barossa Council

The State Commission Assessment Panel discussed the application.

RESOLVED

1. To grant concurrence to Development Application 960/R007/17 for the establishment of a shop, (general store and café) and community hall and associated site works (car parking and demolition of existing dwelling and outbuilding) at 143 Krondorf Road, Krondorf.

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, 21 December 2017 in Leigh Street, Adelaide SA 5000

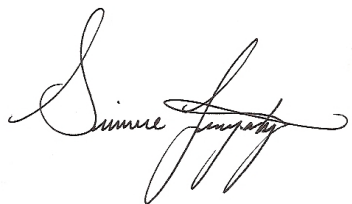
6. CONFIRMATION OF THE MINUTES OF THE MEETING

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 3.53 pm.

Confirmed 14/12/2017

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

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Simone Fogarty
PRESIDING MEMBER