



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 87th Meeting of the State Commission Assessment Panel held on Thursday 25 June 2020 commencing at 9.30am via Cisco Webex video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Dennis Mutton (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter
Secretary	Jessie Surace
DPTI Staff	Jason Cattonar (Agenda Item 2.2.1, 2.2.2, 3.1.1) Simon Neldner (Agenda Item 2.2.1, 3.1.1) Laura Kerber (Agenda Item 2.2.1) Sarah Elding (Agenda Item 3.1.1) Ben Scholes (Agenda Item 2.2.2) Gabrielle McMahon (Agenda Item 2.2.2)

1.2. APOLOGIES

Grant Pember

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 **Reginald Fiora**

473/D044/15

Various land parcels at Onkaparinga Road, Grivell Road, Beaumont Road, Gallasch Road and Ambulance Road, Verdun

Adelaide Hills Council

Proposal: Land Division: 1 into 2 and Boundary Realignment: 3 into 2

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

Applicants

- George Manos, Botten Levinson - presented
- Jeff Smith, Planning Chambers - presented

Council

- Sam Clements, Adelaide Hills Council - presented

Agency

- Alice Everitt, Native Veg Council

Representors

- Kevin Toohey - presented
- Graeme Russ - presented
- Chris Lennon - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control for the division of land in the Watershed (Primary Production) Zone, Adelaide Hills Council Development Plan (Consolidated 9 January 2014).
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Reginald Fiora for a Land Division (1 into 2) and Boundary Realignment (3 into 2) at Onkaparinga Road, Grivell Road, Beaumont Road, Gallasch Road and Ambulance Road, Verdun (various land parcels) subject to the following and conditions of consent and the concurrence of the Adelaide Hills Council and the Minister for Planning.

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 approved plan for Development Application No 473/D044/15:
 - Proposal Plan - Drawing 27405DU1-R1 Rev 1 dated 7 August 2018 prepared by Fyfe Pty Ltd;

Reason for condition: to ensure the development is undertaken in accordance with endorsed plans and application details.

2. Direct vehicular access to/from the South East Highway (Southern Eastern Freeway) shall not be permitted to serve the plan of division.

Reason for condition: To ensure safe and appropriate access to the development is maintained at all times.

3. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the South East Highway (Southern Eastern Freeway). Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Reason for condition: To ensure any alterations to drainage infrastructure meet road authority standards.

LAND DIVISION REQUIREMENTS

4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Reason for condition: To ensure the final plan of division meets current guidelines for the submission of documentation to the Land Titles Office.

ADVISORY NOTES

- a. The applicant's attention is drawn to the requirements of Section 7(5)(e) of the *Planning, Development and Infrastructure Act 2016* as it applies to this development approval, which states that:

A development authorisation granted in relation to the proposed development will be taken to be subject to the condition that the additional allotments created will not be used for residential development.

- b. The development must be substantially commenced or application for certificate made within 12 months of the date of the operative authorisation, unless this period has been extended by the State Planning Commission.
- c. The authorisation will lapse if not commenced within 12 months of the date of operative authorisation.
- d. The applicant is also advised that the final land division certificate must be obtained from the SCAP to complete the development within 3 years of the date of the Notification unless this period is extended by the State Planning Commission.
- e. The applicant has no right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- f. This plan of division abuts a section of the South East Highway (Southern Eastern Freeway) that was proclaimed as a controlled access road on 18 August 1977 pursuant to Part 2A of the *Highways Act 1926*. Departmental records show that there is no proclaimed or permitted means of access by which persons and vehicles may directly enter or leave the controlled access road from/to this site. Access is available via the adjacent local road network.

2.2.2 Taplin Group C/-URPS

110/M014/20

11-23 Jetty Road and 1-3 Colley Terrace, Glenelg

City of Holdfast Bay

Proposal: Alterations and upgrades to ground floor retail tenancies and construction of seven (7) storey motel with ancillary gymnasium, reception, lobby, bar and restaurant facilities and associated car parking.

John Eckert declared a conflict (due to the applicant being a client of his employer) and left the meeting for this item.

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

Applicants

- Matthew King, URPS - presented
- Andrew Taplin, Taplin Group
- Alexander Brown, Alexander Brown Architects - presented
- Phil Weaver, Phil Weaver & Associates
- Matthew John, Alexander Brown Architects

The State Commission Assessment Panel discussed the application.

RESOLVED

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. The State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Holdfast Bay Council Development Plan.
3. To grant Development Plan Consent to the proposal by the Taplin Group C/- URPS for Application No. 110/M014/20 for alterations and upgrades to ground floor retail tenancies and construction of seven (7) storey motel with ancillary gymnasium, reception, lobby, bar/restaurant and function room facilities and associated car parking at 13-23 Jetty Road and 1-3 Colley Terrace, Glenelg subject to the following 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 No. 110/M014/20, except where varied by the conditions below.

Reason for condition: to ensure the development is constructed in accordance with endorsed plans and application details

External Materials

2. Prior to Development Approval for superstructure works the applicant shall submit, in consultation with the Government Architect, and to the reasonable satisfaction of the State Planning Commission a final detailed schedule of external materials and finishes along with a physical materials sample board with documented performance to demonstrate suitability of the specified products and materials within a coastal area.

In particular this needs to include:

1. Expression and materials of the northern podium wall which demonstrate improved facade articulation and detailing; and
2. Final specification of the glazing system including colour and environmental performance standards.

Reason for condition: to ensure a high design standard and appearance and that the specified external materials and finishes are appropriate for a coastal environment.

Vehicle Parking and Site Access

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 Planning Commission prior to the occupation or use of the development.

Reason for condition: to ensure vehicle parking to be incorporated in the development is designed and constructed in accordance with the relevant standards

Environment

4. The hours for waste collection shall be scheduled to occur between:
 - 9:00 a.m. – 5:00 p.m. on a Sunday or a public holiday; or
 - 7:00 a.m. – 9:00 a.m. on any other day.

Reason for condition: To minimise potential for traffic impacts and vehicle congestion in Durham Street caused during waste collection periods

5. The development shall be designed and constructed to achieve the requirements of *Minister's Specification SA 78B – Construction requirements for the control of external sound*.

Reason for condition: to protect occupants and users of the development from impacts of existing or future road and rail sound and mixed land use sound sources in the locality

6. Air conditioning or air extraction plant or ducting shall be acoustically screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Planning Commission.

Reason for condition: to ensure mechanical equipment associated with the development does not detrimentally impact on amenity or cause unreasonable nuisance in the locality

7. All external lighting on the site shall be designed and constructed to conform to Australian Standard – AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).

Reason for condition: to ensure external lighting does not introduce undue nuisance for occupants of adjacent land or potential for hazards to users of the adjacent road network in accordance with the necessary standard

8. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3 – Stormwater Drainage) to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason for condition: to ensure the development's stormwater management system is designed and constructed in accordance with the recommendations of the Holdfast Bay Council's City Assets Department

Infrastructure

9. 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 expenses associated with these works shall be met by the applicant proponent.

Reason for condition: to ensure appropriate reinstatement of any Council, utility or state-agency maintained infrastructure affected by construction activities

ADVISORY NOTES

- a. This Development Plan Consent will expire after twelve (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 Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within one (1) year of the final Development Approval issued by Council and substantially completed within three (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. As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
- e. 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.
- f. The applicant, or any person with the benefit of this consent, must ensure that any consent/permit from other authorities or third parties that may be required to undertake the development, have been granted by that authority prior to the commencement of the development including (but not limited to) permits issued under Section 221 of the *Local Government Act 1999* and payment of any associated fee/s.
- g. The applicant is reminded of their obligations under the *Local Nuisance and Litter Control Act 2016* and the *Environment Protection Act 1993*, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction sites, please contact the City of Holdfast Bay on (08) 8229 9999 or email mail@holdfast.sa.gov.au.
- h. No signage or advertising forms part of this development plan consent. No advertising display or signage shall be erected or displayed upon the subject land without an associated Development Approval first being obtained.
- i. You are advised of the following requirements of the *Heritage Places Act 1993*:
 - a) if an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified; and
 - b) where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

- j. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

2.3. **RESERVED MATTERS - Nil**

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

3.1. **DEFERRED APPLICATIONS**

3.1.1 **Department for Education**

752/V005/20

12 Stadium Drive, Berri

Berri Barmera Council

Proposal: Redevelopment of Glossop High School Senior Campus: construction of two classroom buildings and an extension to the existing administration building and performing arts centre, associated ancillary infrastructure and civil works.

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

Applicants

- Simon Frost, Greenway Architects - presented
- Jamie Robertson, Department for Education
- Stephanie White, Sitzler Constructions

Council

- Dylan Grieve, Berri Barmera Council
- Karyn Burton, Berri Barmera Council
- Dave Degraney, Berri Barmera Council

Agency

- Aya Shirai-Doull, 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.

Note: a Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

3.2. **NEW APPLICATIONS - Nil**

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

5. **OTHER BUSINESS**

5.1. **Procedural Matters – COVID-19 protocols**

Noting the State Commission Assessment Panel’s desire to return to pre-COVID standard meeting protocols, recognising current and evolving emergency health orders, the Presiding Member of the SCAP will forward correspondence to the Chair of the SPC in relation to COVID-19 protocols following a circular resolution of SCAP members.

6. **NEXT MEETING**

6.1. Thursday 9 July 2020 at ODASA, 28 Leigh Street, Adelaide SA 5000 and 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 3.23pm.

Confirmed 25/06/2020



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Rebecca Thomas
PRESIDING MEMBER