



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 20th Meeting of the State Commission Assessment Panel held on Thursday, 26 April 2018 commencing at 9.30 am 50 Flinders Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Helen Dyer (Deputy Presiding Member)
Members	Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Penny Pearce
DPTI Staff	Ben Scholes (Agenda Item 2.1.1) Brett Miller (Agenda Item 2.1.1) Lauren Talbot (Agenda Item 2.1.1)
	Simon Fogarty

1.2. APOLOGIES

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **PRD PROJECT MANAGEMENT P/L C/- Intro Design**
DA 211/M022/17
79 Port Road, Thebarton
City of West Torrens
Proposal:
(Deferral from 23 November 2017)
Demolition of existing building and construction of a multi-storey mixed use development incorporating ground level commercial tenancy, a 9-storey residential flat building upon an

ancillary 2-storey decked car park, four 3-storey residential flat buildings comprising 28 dwellings and ancillary ground floor car parking, vehicle loading, open space and landscaping.

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

Applicants

- Anthony Gatti, Intro Design
- Terry Boxall, Intro Design

Agency

- Nick Tridente, ODASA
- Peter Wells, DEWNR
- Marc Hryciuk, DPTI

Council

- Joe Ielasi, City of West Torrens

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 the proposal by PRD Project Management C/- Intro Design for demolition of existing building and construction of a multi-storey mixed use development incorporating ground level commercial tenancy, 2-storey decked car park, 9-storey residential flat building, four 3-storey residential flat buildings and associated ground floor car parking, vehicle loading, open space and landscaping for the following reasons:
 - The proposed development would substantially exceed the maximum building height defined in PDC 13 of the Urban Corridor Zone and as stated in the Boulevard Policy Area's desired character statement;
 - The proposed podium treatment would be unconvincing in terms of built form and relationship to the setting of the neighbouring state heritage building, contrary to the intent of Objective 3 and PDC 6 of the Development Plan's General Section – Heritage Places policy, Objective 3 of the Development Plan's General Section – Medium and High Rise Development (3 or More Storeys) policy and PDC 7 of the Development Plan's General Section – Design and Appearance policy;
 - The development would result in poor residential amenity for the central town houses in terms of access to natural light open space directly accessible to living spaces and entry configuration contrary to the intent of PDC 10, PDC 11, PDC 12 and PDC 18 of the Development Plan's General Section – Residential Development policy, PDC 14 of the Development Plan's General Section – Medium and High Rise Development (3 or More Storeys) policy and PDC 9 of the Development Plan's General Section – Design and Appearance policy; and
 - The development would result in poor residential amenity for the apartments in terms of distances from a single lift core and communal open space to some apartments being excessive, contrary to the intent of Objectives 2 and 4 of the Development Plan's General Section – Medium and High Rise Development (3 or More Storeys) policy.

2.2. **NEW APPLICATIONS - Nil**

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, 10 May 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 11.35 am.

Confirmed 26/04/2018

A handwritten signature in black ink that reads "Helen R. Dyer". The signature is written in a cursive style.

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Helen Dyer
DEPUTY PRESIDING MEMBER