



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 48th Meeting of the State Commission Assessment Panel held on Thursday 28 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) Mark Adcock Chris Branford Peter Dungey Sally Roberts
Secretary	Jessie Surace
DPTI Staff	Karen Ferguson (Agenda Item 2.1.1) Laura Kerber (Agenda Item 2.2.1) Karl Woehle (Agenda Item 2.2.2) Gabrielle McMahon (Agenda Item 2.2.2) Simon Neldner (Agenda Item 2.2.1, 3.2.1) Lee Webb (Agenda Item 3.2.1) Jason Cattonar (2.1.1, 2.2.2, 3.2.1)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **Kaufland Australia**
DA 050/E003/18
250 Churchill Road, Prospect
City of Prospect
Proposal: Construction of a retail complex, comprising a supermarket (4052sqm), stockroom and amenities (1607sqm combined) food hall (280sqm) and three (3) supporting tenancies (245sqm)

combined) and associated car parking and landscaping. Internally illuminated signs and one (1) pylon sign, solar roof panels (up to 3,000sqm) is proposed (not staged).

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

Applicants

- Jonathan Flint, Kaufland - presented
- Daley Mackenzie, Kaufland
- Maximilian Wiedmann, Kaufland - presented
- Danielle Oerman, Kaufland
- Lauren Horne, Kaufland
- Kimberley Holmes, Kaufland
- Patrick Bezner, Kaufland
- Brianna Johnson, Kaufland
- Patrick Graham, Outerspace - presented
- James Levinson, Botten Levinson - presented
- Sarah Gilmour, Holmes Dyer
- David Kwong, GTA
- Susan Pierce, Eminent Properties
- Tom Pierce, Eminent Properties

Council

- Darren Starr, City of Prospect
- Cate Hart, City of Prospect – presented
- David O’Loughlin, City of Prospect

Agency

- Mark Hryciuk, DPTI

Members of the Public

- Huy Le

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to defer consideration of this item to enable the applicant to submit revised plans for the landscaping adjacent Churchill Road. In addition to what has been proposed, further landscaping on the applicants land to guarantee a strong boulevard effect (in the absence of built form) that takes into account the potential for road widening in the future.

2.2. NEW APPLICATIONS

2.2.1 **Capitoline Property Pty Ltd**

DA 455/D042/15

Allotment 1000 George Francis Drive, Mount Compass

Alexandrina Council

Proposal: Land division (1 into 41 allotments)

Sally Roberts declared a conflict of interest due to previous discussions with the applicant and her substantive role at Alexandrina Council and withdrew from the meeting.

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

Council

- Matt Atkinson, Alexandrina Council

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel CONCUR with the resolution by Alexandrina Council Assessment Panel to grant Development Plan Consent and Land Division Approval to application 455/D042/15 for a 1 into 41 land division at Lot 51 George Francis Drive, Mount Compass.

2.2.2 **Rick D'Andrea**

DA 050/L005/18

250 Churchill Road, Prospect

City of Prospect

Proposal: Construction of a 5 storey residential flat building comprising landscaping, ancillary car parking and associated site works.

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

Applicants

- Rick D'Andrea, D'Andrea Architects - presented
- Susan Pierce (owner) – presented
- Thomas Pierce (owner)

Council

- Darren Starr, Prospect- presented

Agency

- 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. To grant Development Plan Consent to Development Application 050/L005/18 by Rick D'Andrea for the construction of a 5 storey (ground plus 4 levels) residential flat building comprising landscaping, ancillary car parking and associated site works at 250 Churchill Road, Prospect.

PLANNING CONDITIONS

1. The development granted Development Plan shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
2. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.
3. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).

4. 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. Any alteration to road drainage infrastructure required to facilitate this shall be at the applicant's expense.
5. The acoustic attenuation measures recommended in the Acoustic Assessment, dated November 2017 by Sonus, shall be fully incorporated into the building rules documentation to the reasonable satisfaction of the SCAP. Such acoustic measures shall be made operational prior to the occupation or use of the development.
6. Prior to Development Approval for the superstructure works the applicant shall submit final detailed documentation of the screening devices for the air-conditioning units on level one, to the reasonable satisfaction of the State Commission Assessment Panel. The screens shall be of a high design quality given their proximity to adjoining residents and if necessary to comply with environmental standards, shall also incorporate noise attenuation measures.
7. The development will comply with noise level criteria specified in Environmental Protection (Noise) Policy 2007 (under the Environmental Protection Act). This includes noise from roof-level plant and equipment and the air-conditioning units located on level 1, with consideration given to the adjacent properties. Noise attenuation devices and visual screening will be implemented as necessary.
8. Prior to Development Approval for the superstructure works the applicant shall submit an indicative car parking allocation plan for the visitor spaces associated with the overall 1838 Prospect development site.
9. Windows shown on the plans that require privacy treatment shall be fitted with a sill height or fixed and obscured glazing not less than 1.5m above the relative finished floor level. Privacy treatments shall be installed prior to occupation of the building and thereafter maintained to the reasonable satisfaction of Council.
10. The footings shall measure a minimum of 2.4m from the eastern boundary of the subject site.

DPTI Traffic Operations conditions

11. Access to the subject site shall be in general accordance with D'Andrea & Associate (SA) Pty Ltd, Floor Plans, Sheet No. A-2204, date generated 05/03/2019. Appropriate signage and line marking shall be installed at the proposed entry and exit points to and from Parnta Avenue and within the car parking area to reinforce the desired traffic flow.
12. Off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS2890.6:2009. Additionally, 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.

Council Conditions

13. The landscaping shall be planted in accordance with the approved plans prior to occupancy of the development. Mature trees shall be no less than 2.0m in height at time of planting.
14. All landscaping areas shall be maintained at all times to the reasonable satisfaction of Council. The applicant or the persons for the time being making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.
15. The Community Corporation shall ensure that the waste storage area is cleaned and maintained to the satisfaction of Council. General, recyclable and green organic waste shall

be co-mingled, with the Community Corporation maintaining responsibility for ensuring that bins are transported between the collection point and the storage area in a timely fashion to the satisfaction of 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 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 site, please contact the City of Prospect.
- e. Footpaths adjacent to the site are to be kept in a safe condition for pedestrians at all times during construction works. All driveways and footpaths transverse by vehicles using the site are to be maintained in a reasonable condition for the duration of the works, and are to be reinstated to the satisfaction of Council on completion of the works.
- f. All works on Council land shall be conducted to Council's specification, with all works to be bunted off safely and pedestrian safety to be maintained throughout the construction period. Planting will also need to be undertaken in line with council specification in terms of sight distance interference and safety to the community (thorns/poisonous planting). Plans displaying all relevant details of the Road/Kerbing/Footpath Works shall be submitted to the Assets and Infrastructure Officer for approval prior to the commencement of any such works.

2.3. RESERVED MATTERS - Nil

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS – Nil

3.2. NEW APPLICATIONS

- 3.2.1 **RES Australia Pty Ltd**
DA 415/V013/18
166 & 229 Hillview Road, Pallamana
Rural City of Murray Bridge
Proposal: 176MW Solar Farm and 66MW Battery Storage Facility (and associated infrastructure).

Dennis Mutton declared a conflict of interest due to his role as a Member of the Board of the Royal Zoological Society of South Australia and withdrew from the meeting.

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

Applicants

- Mike Whitbread, RES
- Chris Gosling, RES - presented
- Julie Jansen, MasterPlan - presented
- Keith Tonkin, Aviation Projects - presented

Representors

- Bill Antel, Murray Bridge Airfield
- John Stimson, Stimson Consulting - presented
- Anthony Gatti, Intro (representing Monarto Zoo)
- Luci Ward
- Clem Schubert - presented
- Gwen Schubert
- Chris Moore, Sport Aircraft Club of SA - presented
- Trudy Robinson - presented
- Kym Buick - presented

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 28 March 2019) 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.

4. **MAJOR DEVELOPMENTS** - Nil

5. **OTHER BUSINESS**

6. **NEXT MEETING**

- 6.1. Monday 1 April 2019 at the Royal Port Pirie Yacht Club, Main Road, Solomontown (Pt Pirie)

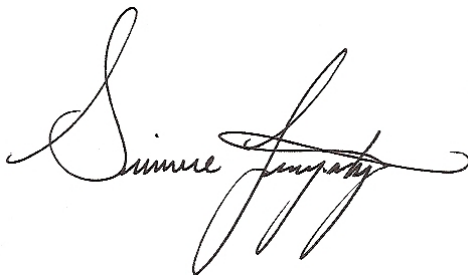
7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

- 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 28/03/2019



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Simone Fogarty
PRESIDING MEMBER