



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 41st Meeting of the
State Commission Assessment Panel
held on Thursday 6 December 2018 commencing at 9.30am
Kardi Munaintya Meeting Room, Ground Floor, 50 Flinders 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	Alison Gill
DPTI Staff	Ben Scholes (Agenda Item 2.2.1) Jason Cattonar (Agenda Item 2.2.1) Nick Giannakodakis (work experience - Agenda Item 2.2.1)

1.2. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS – Nil

2.2. NEW APPLICATIONS

2.2.1 Taplin Group

DA 110/M009/16 V1

13-23 Jetty Road and 1-3 Colley Terrace, Glenelg

City of Holdfast Bay

Proposal: Variation to Development Authorisation 110/M009/16 - Partial demolition of existing retail tenancies and construction of 7-storey mixed use building comprising ground floor retail, above ground car parking and residential apartments (reduction of dwellings from 33 to 27 and reduction in car parking spaces from 38 to 31).

Chris Branford declared a conflict of interest (due to a commercial association) and left the meeting.

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

Applicants

- Matt King, URPS - presented
- Alexander Brown, Alexander Brown Architects - presented
- Brianne Mills, Alexander Brown Architects

Agency

- Kirsteen Mackay, Government Architect
- Aya Shirai-Doull, ODASA
- Michael Queale, Heritage SA

The State Commission Assessment Panel discussed the application.

RESOLVED

1. To defer consideration of the proposal by the Taplin Group for a variation to Development Authorisation 110/M009/16 for partial demolition of existing retail tenancies and construction of 7-storey mixed use building comprising ground floor retail, above ground car parking and residential apartments (reduction of dwellings from 33 to 27 and reduction in car parking spaces from 38 to 31) at 13-23 Jetty Road and 1-3 Colley Terrace, in recognition of the Policy Area's desire for the highest possible standard of urban design and the subject land's particular prominence, for the applicant to address the following matters:
 - a. Provide a fully resolved design for the full extent of the development site, acknowledging that it may be built in stages;
 - b. Reconsideration of the podium level including treatment of the corner of Colley Terrace and Jetty Road to recognise the context and prominence of the locality, in particular addressing the recessive nature of the current proposal;
 - c. Identification of the opportunities for activation of the street frontages and potential uses of flexible use spaces proposed at the first floor;
 - d. Intentions for anticipated staging and sequence of construction;
 - e. Additional clarity of the treatment of the Jetty Road frontage during the interim stages;
 - f. Provision of a physical material sample board including documented performance of durability in a marine environment and fixing details and appearance of the proposed 'Equitone' cladding system.

2.3. **RESERVED MATTERS** - Nil

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

4. **MAJOR DEVELOPMENTS** - Nil

5. **OTHER BUSINESS**

5.1. **2019 SCAP Meeting Dates**

The State Commission Assessment Panel noted the 2019 meeting dates.

6. **NEXT MEETING**

6.1. Thursday 13 December 2018 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 11.30am.

Confirmed 06/12/2018

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

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Simone Fogarty
PRESIDING MEMBER