



Agenda Report for Noting

Meeting Date: 10 November 2022

Item Name	Update – State Commission Assessment Panel
Presenters	Rebecca Thomas and Margaret Smith
Purpose of Report	Noting
Item Number	6.1
Strategic Plan Reference	4. Discharging Statutory Obligations
Work Plan Reference	4.3 Ensure the State Commission Assessment Panel continues to operate effectively
Confidentiality	Not Confidential (Release Immediately), with the exception of Appendix A which is designated as Confidential (Draft Advice or Documents)
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately), with the exception of **Appendix A** which is designated as Confidential (Draft Advice or Documents).
2. Note the update from the State Commission Assessment Panel (SCAP).

Discussion

The purpose of this report is to provide an update on any matters relating to the SCAP that the Commission should be aware of between 1 September 2022 and 31 October 2022.

Policy matters

At the 7 July 2022 Commission meeting, the SCAP update included feedback from SCAP on the Planning and Design Code (the Code). A 'working' list on potential Code deficiencies and/or policy gaps was provided as part of the Agenda Report (**Appendix A**). These matters have since been added to either the Planning and Land Use Services (PLUS) Issues Register (which is managed by the Governance Team on behalf of the Commission) or the SCAP Action List (which is managed by the Commission Assessment Team within PLUS) to deal with operational matters related to the presentation of applications before the SCAP.

Since 7 July 2022, SCAP has identified new Code policy considerations, which have been added to PLUS Issues Register. These include the interpretation of 'over-height' policy in the CBD and the growing frequency of Build-to-Rent/Land lease model developments which are not specifically recognised in the Code. It is intended to seek advice from the Code Policy Team within PLUS on these matters, so Members are appropriately informed.

Ecologically Sustainable Design (ESD) presentation

SCAP is currently arranging a presentation to SCAP Members by a qualified Environmental Consultant on issues and interpretation of sustainability policy within the Code. Of particular interest is Code policy which seek a 'substantial increase' in sustainability outcomes (amongst other outcomes) for 'over-height' development projects.

Development Applications and Crown Developments

SCAP considered 15 Development Applications and two Crown Developments in the reporting period, as outlined in the following tables.

Development Applications		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
YWCA Australia C/- Future Urban	Hutt Street, Adelaide Construction of a mixed-use building (eight levels) comprising dwellings (floors one to seven) and a shop (ground floor level).	Approved.
JWDT Land Pty Ltd (as Trustee for JWDT Land Unit Trust) C/- Future Urban	Pulteney Street, Adelaide Change of use of the subject land and construction of a 55-level mixed-use development incorporating 322 dwellings, three restaurants, tourist accommodation incorporating 160 rooms and associated car parking.	Approved.
WCK Pty Ltd	Langhorne Creek Road, Langhorne Creek Elevated Detached Dwelling.	Approved.
Angus & Gunson Pty Ltd	Angas Street and Gunson Street, Adelaide Demolition of existing structures and construction of an 18 storeys (62.9 metre) mixed use building containing 155 residential apartments on levels four to 17, commercial/community tenancies at ground floor and three levels of car parking.	Approved.
Kite Projects C/- URPS	Ocean Steamers Road, Port Adelaide Land Division (two into 120 allotments), roads and open space.	Deferred.

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Seacliff Developments Pty Ltd	Brighton Road & Scholefield Road, Seacliff Park and Newland Avenue, Marino Boundary realignment to create three Torrens Title Allotments (super lots) from four allotments.	Approved.
Angus Gidley-Baird	Sheridan Road, Western River Land division – realignment of boundaries – three-into-three.	Approved (with the decision on land division consent delegated to the Manager, Commission Assessment).
Modern Day Concepts	Baynes Place, Port Adelaide Three storey residential flat building containing 11 dwellings with parking at ground level.	Approved.
Zamia Property Pty Ltd C/- URPS	Fullarton Road, Glenside Staged development comprising construction of an eight-level residential flat building comprising two towers, 138 residential apartments, car parking, and associated communal facilities.	Approved.
Phillip Brunning & Associates	Wakefield Street, Adelaide Demolition of existing building structures and construction of a 26-level building comprising hotel, tourist accommodation, restaurant and bar.	Refused.
Paul Bulley C/- Masterplan SA Pty Ltd	Cape Hart Road, Porky Flat Construction of three tourist pods, two single-storey and one two-storey (a bushfire refuge building) with ancillary deck and rainwater tanks, a free-standing joint amenities building (four buildings total), three metre wide gravel access from Cape Hart Road with a three metre vegetation clearance zone either side, roof mounted solar panels, 25 metre diameter emergency services turning area comprising of compact gravel, 22,000 litre firefighting supply tank and wastewater treatment.	Refused.
Deb Hoey & Simon Meathrel	Back Valley Road, Back Valley Land division creating an additional allotment (one into two) within the Limited Land Division Overlay.	Refuse to proceed with an assessment.

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The Kooyonga Golf Club Inc	May Terrace, Lockleys Lighting columns and fixtures.	Approved (following deferral on 24 August 2022).
Simon Kretschmer	Brown Hill Creek Road, Brown Hill A new tennis court with chainmesh fence, court lighting and an above ground self-contained 'shipping container' swimming pool. Batter slopes to be graded and faced similar to natural terrain steep in the area.	Approved.
Department of Education & Department for Infrastructure and Transport	Frome Road, Adelaide Expansion of an existing educational establishment, comprising the construction of an integrated eight storey building, alterations to the existing school building and associated ancillary works.	Approved.

Crown Developments		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
Department for Infrastructure and Transport C/- Ekistics	Smart Road, Modbury Park 'n' Ride facility comprising ground floor plus three levels, alterations to existing facility, removal of 11 regulated trees, new fencing, associated civil works and landscaping.	Recommendation provided in confidence to the Minister for Planning.
SA Health C/- MasterPlan	Daws Road, Daw Park Construction of a five-storey building comprising a Hospital and Allied Health Facility including associated car parking and landscaping.	Recommendation provided in confidence to the Minister for Planning.

Appendices:

A. SPC Agenda Report – SCAP Update – 7 July 2022 (#18836855).

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Date: 1 November 2022
