



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 199th Meeting of the
State Commission Assessment Panel
held on Wednesday 12 March 2025 commencing at 9:30am
Level 9, 83 Pirie Street Adelaide or Microsoft Teams video conferencing

1. OPENING

1.1. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member acknowledged the traditional custodians of the land on which the State Commission Assessment Panel meets, and paid respect to Elders past and present.

1.2. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) Don Donaldson John Eckert Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Karen Ferguson Laura Kerber Gabrielle McMahon
1.3. APOLOGIES	David Altmann

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Tranquila Homes

21018947

259 Churchill Road, Prospect

Five-level mixed used development comprising Office, Residential Flat Building containing 4 apartments, roof top terrace and ground level parking.

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

Applicant:

- Nguyet (Mary) Nguyen
- Gary Fong

Agencies:

- Aya Shirai-Doull

Observing:

- Elizabeth Rushbrook

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
- 2) Development Application Number 21018947, by Tranquila Homes is GRANTED Planning Consent and Land Division Consent subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

Planning Consent

Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act* of 2016, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval.

Reserved Matter 1

A final carparking layout including Australian Standard compliant swept path diagrams to all carpark spaces to be submitted to the satisfaction of the State Planning Commission.

Reserved Matter 2

A final landscaping plan that includes the location, size and species of trees and plants around and in the car parking areas to be submitted to the satisfaction of the State Planning Commission.

Reserved Matter 3

A final consolidated and consistent set of design drawings, updated to reflect all amendments including details of privacy treatments and planter boxes to be submitted, prior to Building Consent being sought and to the satisfaction of the State Planning Commission.

CONDITIONS**Planning Consent****Condition 1**

The development granted Planning Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips Advisory and dated 10 July 2024.

Condition 3

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.

Conditions imposed by Commissioner of Highways under Section 122 of the Act**Condition 4**

All service infrastructure including meters, fire services or transformers shall be located outside of the 4.5m road widening requirement along the Churchill Road property frontage.

Condition 5

All access to the development shall be gained in accordance with the Proposed Site Plan and Location Plan produced by Cheesman Architects, drawing no. 24126_SD-01, Revision D, dated 10/07/2024.

Condition 6

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. Accordingly, all fencing and vegetation/landscaping within these areas shall be open in nature or ≤1m in height.

Condition 7

All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 8

Any sections of redundant crossover on Churchill Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the development.

Condition 9

Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 10

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Condition 11

Vehicular access location and configuration to serve the site shall be in accordance with the Site Plan by ET Design (Rev. PD-A, dated 29 May 2021).

Condition 12

All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 13

Stormwater run-off shall be collected on-site and discharged without impacting the integrity and safety of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

ADVISORY NOTES

Planning Consent

Advisory Note 1

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 2

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 3

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. 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 ERD Court if wishing to appeal. The ERC Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 4

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Churchill Road frontage of this site for future upgrading of the Churchill Road / Regency Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. The attached consent form should be completed by the applicant and returned to the Department for Infrastructure and Transport with a copy of the Decision Notification Form and a copy of the approved site plans via dit.landusecoordination@sa.gov.au for processing.

Advisory Note 5

It is recommended that any proposed signage is consistent with DIT's publication '*Advertising Signs: Assessment Guidelines for Road Safety*'.

Advisory Note 6

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Churchill Road frontage of this site, for future upgrading of the Churchill Road / Regency Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Steve McCall, Brynne Jayatilaka & Department for Energy and Mining

24019147
Lot 2 Pipeline Road, Geranium Plains
Lot 31 Junction Road, Geranium Plains
957 Lower Bright Road, Geranium Plains

Robertstown East Solar project comprising: 300MW photovoltaic modules, associated infrastructure and ancillary works (temporary and permanent), and connection to the national electricity grid through either Robertstown Substation or Bunday Substation

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

Applicant:

- Steve McCall via MS Teams
- Brynne Jayatilaka via MS Teams

Agencies:

- Jessica Page via MS Teams

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 13 March 2025) to the Minister for Planning

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 26 March 2025, Level 10, 83 Pirie Street, Adelaide SA 5000 / Microsoft Teams video conferencing.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

13.1. The Presiding Member thanked all in attendance and closed the meeting at 11:03AM

Confirmed: 13/03/2025



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Rebecca Thomas
PRESIDING MEMBER