



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 211th Meeting of the
State Commission Assessment Panel
held on Wednesday 3 September 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 Don Donaldson
John Eckert via MS Teams
Mark Adcock (Occasional Member)
James Botten (Occasional Member)

Secretary Amy Arbon

DHUD Staff Troy Fountain
Ben Scholes
Laura Kerber
Sara Habibi
Gabrielle McMahon

1.3. APOLOGIES

Rebecca Rutschack (Deputy Presiding Member)
David Altmann
Paul Leadbeter
Jenny Newman

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Precision Group 25010111 100 Rundle Mall, Adelaide

Partial demolition of an existing four (4) level retail building and construction of a multi-level mixed-use building

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

Applicant:

- Tom Jarrett
- Lauren Gilbert
- Greg Vincent via MS Teams
- Cameron Thomson via MS Teams

Agencies:

- Michael Queale (Heritage SA)
- Susan Avey (Heritage SA)
- Aya Shirai-Doull (ODASA)

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 25010111, by Precision Group is **GRANTED** Planning Consent subject to the following Reserved Matters, Conditions and Advisory Notes:

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

The applicant shall submit a final architectural detailing and external material selections (supported by provision of physical material samples) prepared in consultation with the Government Architect, with appropriate consideration given to material finishes, durability and environmental performance.

Reserved Matter 2

The applicant shall submit a final landscaping plan including confirmation of:

- ongoing irrigation and maintenance strategies;
- location and size of planter boxes, specification of vegetation species and anticipated plant height/s and;
- paving treatments, public realm furniture and lighting infrastructure

Reserved Matter 3

The applicant shall submit a final stormwater management plan prepared in consultation with the City of Adelaide including:

- a legible site drainage / hydraulic services plan;
- confirmation of the calculation of pre-development and post-development areas;
- confirmation of opportunities for stormwater retention / reuse; and
- provision of the corresponding 'DRAINS' software file for review.

Reserved Matter 4

The applicant shall submit a final Transport Impact Statement, incorporating an updated laneway access plan, in consultation with the City of Adelaide with regard given to:

- a survey of vehicle movements to and from the subject land via the western laneway collected over a period of (at least) one week to properly inform current vehicle access demand involving the western laneway;
- potential for conflicts between users of the laneway;
- intent for retention of the "Click & Collect" parking space existing in the laneway, or alternative arrangements should the parking space be removed; and
- details of anticipated vehicle sizes, their manoeuvrability along the laneway and dimensions of the existing access point to confirm it would be appropriate for the intended use.

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein 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

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.

Condition 3

The recommendations detailed in the Wind Impact Assessment Report dated 2 April 2025 prepared by VIPAC (reference no. 30N-25-0096-TNT-100220-2) shall be fully incorporated into the detailed design of the development, including implementation of a wind tunnel test and/or Computational Fluid Dynamics simulation to quantify predicted wind conditions and determine proper wind control measures where these investigations indicate they would be necessary. Such measures shall be undertaken prior to the occupation or use of the development and maintained at all times to the satisfaction of the State Planning Commission.

Conditions imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Condition 4

A dilapidation survey, recording the condition of the adjacent State Heritage Place shall be prepared prior to the commencement of site works, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. As well as recording fabric in good condition, the survey shall also record the location, type, and dimensional extent of any existing physical damage to the place that might be affected by the proposed excavation, site works, and construction works.

Condition 5

The structural condition of the fabric of the adjacent State Heritage Place shall be monitored during the course of excavation and construction to identify any adverse impacts. Immediate action shall be taken to identify and address any structural distress that becomes evident during the ground works and construction stages.

Condition 6

Vibration levels at the adjacent heritage listed structure shall be monitored and shall not exceed the velocity limits for structural vibration in buildings established for Group 3 structures in the German Standard DIN 4150 Part 3.

Condition 7

Final design details for bronze blades/ fins, glazing and column design, along with materials selections for the podium in general, to be provided, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, prior to commencement of construction.

Conditions imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Condition 8

The application has been assessed and the development with a building height of RL 175.850 metres Australian Height Datum (AHD) the application **will** penetrate the Adelaide Airport Obstacle Limitation Surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996* with final approval by the Department of Infrastructure, Transport, Regional Development, Communication, and the Arts. The development will infringe the OLS by approximately 45 metres.

Crane operations associated with construction require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.

ADVISORY NOTES

Advisory Note 1

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 2

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

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 4

All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility, or state agency specifications. All costs associated with these works shall be met by the proponent.

Advisory Note 5

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 relevant Local Government Authority.

Advisory Note 6

The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note imposed by City of Adelaide under Section 122 of the Act

Advisory Note 7

Pursuant to Regulation 93 of the *Planning, Development and Infrastructure (General) Regulations 2017*, the Council must be given one business day's notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via Planning@cityofadelaide.com.au or phone 8203 7185.

Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Advisory Note 8

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

- a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 9

Please note the following requirements of the *Heritage Places Act 1993*.

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Department for Infrastructure and Transport (DIT)

25013042

69 Old Port Wakefield Road, Two Wells

Construction of a single-storey ambulance station and garage with associated car parking and ancillary infrastructure

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

Applicant:

- Rob Tolson
- Brylee Foulis
- Adam Daly
- Dhananjay Dogra
- Chelsea Jurek
- David McLeod
- Kaitlin Neave
- James Arnold
- Candy Aung

Council:

- Josh Banks (Adelaide Plains Council)
- Tom Jones (Adelaide Plains Council)

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:

- 1) The State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 3 September 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 10 September, Level 10, 83 Pirie Street, Adelaide / 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 2:00PM

Confirmed: 04/09/2025



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Rebecca Thomas
PRESIDING MEMBER