



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 194th Meeting of the
State Commission Assessment Panel
held on Wednesday 11 December 2024 commencing at 9:00am
Level 9, 83 Pirie Street Adelaide / 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) John Eckert David Altmann via MS Teams (Item 3.2.1) Jenny Newman Don Donaldson
Secretary	Amy Arbon
DHUD Staff	Andy Humphries Karen Ferguson Jeremy Wood Simon Neldner Robert Kleeman Ben Williams Gabrielle McMahon

1.3. APOLOGIES

Paul Leadbeter
David Altmann (Item 3.2.2)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1. Taneesha Venables

24011025

Lot 56 Ontario Street,

Land division to create three (3) additional allotments

Member, David Altmann, declared a conflict of interest due to his previous engagement with the application on behalf of Council and according, left the meeting for this agenda item.

The Applicant was not in attendance.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The Development Application 24011025, by Taneesha Venables is GRANTED Planning Consent subject to the following Conditions:

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).

Land Division Consent

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 2

Payment of \$10182.00 into the Planning and Development Fund (3 allotment/s @ \$3394.00/allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1120.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

Condition 3

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

ADVISORY NOTES

Planning Consent

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.

Land Division Consent

Advisory Note 3

A person who has made a representation on a development classified as restricted development may appeal the decision. Such an appeal must be lodged at the Environment Resource and Development Court within 15 business days after the date of the decision.

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Advisory Note 4

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

- 3.2.1.** Department for Environment and Water
24018070
2695 Cape Willoughby Road, Willoughby
Lot 412 Cape Willoughby Road, Willoughby
Construction of new visitor information centre with cafe and gallery for the Cape Willoughby lighthouse precinct with associated carpark.

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

Applicant

- Adrian Wood via MS Teams
- Reuben Gregor via MS Teams
- Jet O'Rourke via MS Teams
- Anthoy Sandman via MS Teams

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 State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 11 December 2024) to the Minister for Planning.

- 3.2.2.** Minister for Health and Wellbeing C/o Department for Health and Wellbeing, and Department for Transport and Infrastructure
24029550
85-87 Wellington Road, Mount Barker
Construction of the new Mount Barker Hospital comprising additions and alterations to existing Hospital, construction of a four (4) level multideck carpark, two (2) single storey central energy plant buildings, two (2) outbuildings, retaining walls, fencing and signage.

Member, Jenny Newman, declared a conflict of interest due to her employer's engagement with the application and according, left the meeting for this agenda item.

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

Applicant

- Scott Twine
- Marcus Rolfe
- Matthew Raven
- Tom Wilson
- Dimitrov Ivailo
- Jack Reynolds
- Peter Harrison
- Brooke Finkemeyer

Representations

- Dicken Patterson
- Adam Heuskes
- Nikki Heuskes
- David Poulsen
- Dave Hemmings
- Douglas McCarty
- David Sprog
- Cathy Sarles-Sprod
- Phillip Brunnings
- Jason Turner

Agency

- Sophie Newland

Council

- Andrew Houlihan

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, 11 December 2024) to the Minister for Planning.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

- 9.1 Delegation Policy

10. NEXT MEETING

- 10.1. Tuesday 17 December 2024, Level 9, 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 4:08PM

Confirmed: 13/12/2024



.....
Rebecca Thomas
PRESIDING MEMBER