



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 181st Meeting of the
State Commission Assessment Panel
held on Wednesday 12 June 2024 commencing at 9:30am
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 Paul Leadbeter VIA MS TEAMS David Altmann Jenny Newman Don Donaldson
Secretary	Amy Arbon
DTI Staff	Troy Fountain Nathan Grantham Joanne Reid (2.2.1) Mollie O'Connor (2.2.2)

1.3. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Palumbo Pty Ltd

23020623

Lot 418 Ketch Road, Parham

Detached dwelling with rainwater tanks, photovoltaics, and landscaping.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due to her employer's representation of the proponent and left the meeting for this agenda item.

The Deputy Presiding Member, Rebecca Rutschack, welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Donato Palumbo (Palumbo Pty Ltd)

Representations

- Andrew Toholke
- Irene Toholke

Agencies

- Sybille Thorpe (Native Vegetation Council, Department for Environment and Water)

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel resolved to:

Defer development application 23020623, by Palumbo Pty Ltd, to enable the applicant to respond to the following:

1. Further consideration of Performance Outcomes 4.1, 4.2 and 4.3 of the Planning and Design Code - Design Module, which requires buildings to be sited and designed to maximise natural sunlight access and ventilation to main activity areas, maximise passive environmental performance to minimise energy consumption and include climate responsive techniques, such as building and window orientation.
2. Further consideration of the proposed colour selection in conjunction with PO 4.1 (a) of the Conservation Zone to minimise the visual impact on the natural environment by using low reflective finishes.
3. Review of the proposed driveway location noting Conservation Zone Performance Outcome 5.2 that seeks to minimise vegetation clearance.
4. Provide further details on vehicle access into the carport and access to the dwelling from the external ground level.

2.2.2 Zamia Property Pty Ltd

23035831

Lot 3501 Banksia Street, Glenside

Eight level residential flat building comprising 116 dwellings with integrated car parking and three (3) advertisement displays.

Jenny Newman declared a conflict of interest due to her employer's representation of the proponent and left the meeting for this agenda item.

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

Applicant

- Grazio Maiorano (URPS)
- Daniel Govier (Cedar Woods)
- Leon Gouws (Brown Falconer)
- Ben Wilson (Cirqa)
- Jeremy Bayle (Cirqa)

Agencies

- Belinda Chan (ODASA)
- Damien Heffernan (ODASA)
- Michael Queale (Heritage SA)

Attendees

- Elizabeth Rushbrook

The State Commission Assessment Panel discussed the application.

RESOLVED

It is recommended that the State Commission Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 23035831, by Zamia Property Pty Ltd is granted Planning 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 detailed schedule of external materials and finishes and a physical samples board prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 2

Submission of an amended acoustic report that considers the noise impacts from the adjacent Frewille shopping centre loading dock located via Chessington Avenue on proposed sensitive receivers. The acoustic report may require noise attenuation measures that considers the amenity of the development occupants to the satisfaction of the State Planning Commission.

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

The planting and landscaping identified on the stamped and approved plans granted Planning Consent shall be undertaken in the first planting season concurrent with or following substantial completion of the development. Such planting and landscaping shall be irrigated and maintained thereafter with any plants which become diseased, or die must be replaced within the next available growing season with suitable species, to the satisfaction of the relevant authority.

Condition 3

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips and dated 13 November 2023.

Condition 4

The illumination of advertisement displays shall not unreasonably compromise the amenity of adjoining sensitive receivers or create a hazard to drivers, to the satisfaction of the relevant authority.

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.

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

Advisory Note 4

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 5

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

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 26 June 2024 at Level 9, 83 Pirie Street, Adelaide SA 5000 / Via 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 11:35am.

Confirmed: 12 / 06 / 2024



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Rebecca Thomas
PRESIDING MEMBER



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Rebecca Rutschack
DEPUTY PRESIDING MEMBER (for Item 2.2.1 only)