



Agenda Report for Noting

Meeting Date: 2 March 2023

Item Name	Update – State Commission Assessment Panel
Presenters	Rebecca Thomas and Margaret Smith
Purpose of Report	Noting
Item Number	6.2
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)
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).
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 November 2022 and 31 January 2023 (please note that reports are usually based on a two-month reporting period; however, due to the timing for this first SCAP update of 2023, January is also incorporated within this reporting period).

Ecologically Sustainable Design (ESD) presentation

As noted in the last SCAP update, the SCAP was in the process of arranging a presentation to SCAP members by a qualified environmental consultant on issues and interpretation of sustainability policy within the Planning and Design Code (the Code).

The session was held on Wednesday, 9 November 2022 and was presented by Paul Davy of dsquared Consulting. Jason Bailey from Planning and Land Use Services (PLUS) also attended in the event any questions arose regarding the Code.

The session provided information about the various ESD rating tools; key initiatives and substantial gains (in the context of Planning and Design Policy outcomes); interpreting applicants' ESD ambitions versus commitments; and passive design in relation to building facades, particularly the effective use of shading devices. The presentation concluded with some examples of 'benchmark' office, hotel and residential developments in Adelaide, with an opportunity for members to ask questions. The SCAP found the session very informative.

Industry forum feedback

You may recall that following the feedback received from the industry forums, there was discussion about the need for further work around the public understanding of the SCAP process and to improve the information on the website about the SCAP (including the possibility of a brochure/pamphlet).

This work was headed by PLUS; in particular, the Communications and Engagement Team, with feedback provided by the Presiding Member and other PLUS staff.

The [A Guide to the State Commission Assessment Panel \(SCAP\)](#) brochure (**Attachment 1**) was published online late last year to assist in demystifying the SCAP process to members of the public.

Development Applications and Crown Developments

SCAP considered 11 Development Applications and one Crown Development in the reporting period, as outlined in the following tables.

Please note that all applications for Restricted Development were assessed and determined during this period in accordance with the 2019 version of *Practice Direction 4 – Restricted Development* that was applicable at the time of lodgement of these applications. The assessments do not reflect the revisions made to this Practice Direction by the Commission in December 2022.

Development Applications		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
Sarah Constructions Pty Ltd C/- Jensen Plus	Greenhill Road, Eastwood Variation to development application 180/M023/20, comprising an additional car parking level and associated building work.	Approved.
David Schultz C/- Planning Studio	Fulford Terrace, Littlehampton Land division to create one additional Torrens Title.	Proceed to assess.
REVELOP	Main North Road, Evanston Change of use of two tenancies to a supermarket and liquor sales outlet, minor additions, demolition of existing café and additional parking, minor alteration to access to Para Road and renovation of landscaping and signage.	Refused.

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<p>Thirteen Commercial C/- Town Planning Advisors</p>	<p>Ebor Avenue, Mile End Variation to development authorisation (211/M042/20 [variation to 211/12/20]) by addition of a lower basement via ramps, elimination of all car stackers and hoists, reconfiguration of ground floor apartment and upper-level apartments, corresponding changes to appearance of the building.</p>	<p>Approved.</p>
<p>Angela Manov</p>	<p>Beegoodye Wells Road, Brentwood Two tourist accommodation units, associated deck, rainwater tanks, outbuilding and fire refuge.</p>	<p>Approved.</p>
<p>ICSA Projects Pty Ltd</p>	<p>Payneham Road, St Peters Demolition of existing structures and construction of a multi-storey, mixed-use building comprising residential and commercial uses, construction of five two storey townhouses (row dwellings) and associated basement car parking and landscaping.</p>	<p>Approved.</p>
<p>NEXTDC</p>	<p>Pirie Street, Adelaide Construction of a six-level data centre building with ancillary offices.</p>	<p>Approved.</p>
<p>Mr Marc Allgrove C/- Phil Brunning</p>	<p>Melbourne Street, North Adelaide Partial demolition, conservation and restoration works to the local heritage places, removal of two significant trees (<i>Schinus molle var. areira</i>, <i>Pepper tree</i>), removal of a regulated tree (<i>Jacaranda mimosifolia</i>, <i>Jacaranda</i>), and additions and alterations to the existing gallery and museum, comprised of display and storage space, office, shop, library, art studio, auditorium, tourist accommodation, front fence, and landscaping.</p>	<p>Approved.</p>

OFFICIAL

Daniel Petros	Island Beach Road, Island Beach Proposed construction of a one-bedroom studio (Stage 1) and a three-storey detached dwelling (Stage 2).	Refused.
Mr Graham Priest C/- Jeffrey Fudge & Associates	Bethel Road, Yankalilla Land division – one into eight allotments (two for agricultural purposes and six for residential purposes).	Refused without proceeding to assess.
Dr Murray Coleman	Belvedere Road, Mannum Proposed new dwelling and change in use of existing dwelling to farm workers accommodation.	Approved.

Crown Developments		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
Department for Education	Drummond Avenue, Findon The construction of a two-storey vocational education building (Findon Technical College) including 3.6-metre-high perimeter fencing, landscaping and associated carparking.	Recommendation provided in confidence to the Minister for Planning.

Attachments:

1. *A Guide to the State Commission Assessment Panel (SCAP) brochure (#19857397).*

Prepared by: Jaclyn Symons, Troy Fountain and Margaret Smith

Endorsed by: Rebecca Thomas

Date: 10 February 2023



STATE
COMMISSION
ASSESSMENT
PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

A Guide to the State Commission Assessment Panel (SCAP)

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Government of
South Australia

The State Commission Assessment Panel (SCAP) independently assesses and determines certain development applications in South Australia, as delegated by the State Planning Commission under SA's *Planning, Development and Infrastructure Act 2016*.

Who is the SCAP?

The SCAP comprises 7 members who are appointed by the State Planning Commission (SPC); they have collective experience and qualifications across strategic planning and development, local government, urban and landscape design, building safety and construction, heritage, law and environmental management and sustainability.

What is its role?

The SCAP's responsibilities are to:

- Assess and determine development applications against the policies in the Planning and Design Code and where the SPC is the relevant authority
- Assess and report on Crown (or Government) development and public infrastructure applications to the Minister for Planning
- Act as the lodgment authority for all land division applications
- Provide advice and updates to the SPC on planning matters



Bridgeport Hotel, Murray Bridge. Reproduced with permission from EDP Hotels.



APPOINTED MEMBERS

WHAT DEVELOPMENTS DOES SCAP ASSESS?

In the City of Adelaide when valued above \$10 million

In the City of Port Adelaide Enfield when valued above \$3 million

In the inner Metropolitan Area and when exceeding 4 storeys

Restricted categories of development (e.g. complex, of unusual scale or form) or performance-assessed category and a representor or Council wants to be heard by the SCAP

When the Minister asks the State Planning Commission to act as the relevant authority

EXTRA AREAS OF RESPONSIBILITY

The SCAP assess and determines applications lodged under the *Planning, Development & Infrastructure Act 2016*.

New landfill facilities, railway infrastructure, commercial forestry and others having significant regional impact

Certain types of development in key areas, such as Hills Face Zone, River Murray Flood Zone, Adelaide Park Lands and Bowden Urban Village

All Crown developments

Council and public infrastructure projects

The SCAP also assesses all applications for Crown development and public infrastructure development (under Acts) and provides advice to the Minister for Planning, who makes the final decision.



Attending the SCAP meetings

The SCAP meets twice a month to hear presentations on development assessment applications. Members of the public are welcome to register their attendance prior to the meeting and attend as interested observers.

Only applicants and valid representors who have indicated, prior to the meeting, a wish to be heard on an application, will be able to speak to the panel members at this time.

The SCAP generally meets in Adelaide every second and fourth Wednesday of each month. The agenda for upcoming meetings can be found on the SCAP website in the week prior to the meeting and minutes are made available online after each meeting.

The meetings are currently held in the Inparri Kuu Seminar Room, Level 9, 83 Pirie Street, Adelaide.

Contact Details

For more information on SCAP meetings, decisions and procedures:

Phone: 1800 752 664

Email: scapadmin@sa.gov.au

Visit: Level 10, 83 Pirie Street, Adelaide SA 5000

Post: GPO Box 1815, Adelaide SA 5001

Go to: www.saplanningcommission.sa.gov.au/scap