



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 182nd Meeting of the
State Commission Assessment Panel
held on Wednesday 26 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 David Altmann Jenny Newman Don Donaldson
Secretary	Amy Arbon
DTI Staff	Troy Fountain Hannah Connell (2.2.1) Joanne Reid (2.2.1) Nathan Grantham (2.2.2) Mollie O'Connor (2.2.2) Gabrielle McMahon (3.2.1)

1.3. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Vector Built Unit Trust

24002635

2 Macfarlane Street, Glenelg North

4 Macfarlane Street, Glenelg North

Six (6) level residential flat building with associated car parking and landscaping.

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

Applicant

- Patrick Coombes (URPS)
- Scott Meek (SMFA)
- Marei Glezos (SMFA)

Representations

- Tara Jurkovic
- Dianne Wheeler via MS Teams

Agencies

- Damien Heffernan (ODASA)

Council

- Michael Gates (City of Holdfast Bay)

The State Commission Assessment Panel discussed the application.

RESOLVED

It is recommended that the SCAP 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 24002635, by Vector Built Unit Trust is granted Planning Consent subject to the conditions and reserved matters:

RESERVE MATTERS

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment to the satisfaction of the State Planning Commission and prior to the granting of Development Approval:

1. A final detailed schedule of external materials and finishes and a physical samples board prepared in consultation with the Government Architect.
2. A detailed siteworks and drainage plan undertaken in consultation with the Council which includes, (but not limited) to surveyed levels, dimensions of outfall pipe, crossover reinstatement details, water disposal methods for bin wash area, existing infrastructure and on-site detention and retention.
3. Final details of the proposed timber battens privacy treatment which addresses overlooking opportunities to the adjacent residential properties.

CONDITIONS

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 on-site vehicle parking be constructed in accordance with AS/NZS 2890.1:2004.

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.

Condition 4

Waste collection shall be scheduled to occur between the hours of 9am and 7pm on a Sunday or public holiday and 7am and 7pm on any other day.

Condition 5

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 State Planning Commission.

Condition 6

All bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3-2015.

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.

2.2.2 **SA Housing Authority**

24005017

299-309 Pirie Street, Adelaide

Construction of a six (6) level mixed-use building comprised of fifty (50) dwellings, together with ground-level office, fencing, retaining walls, landscaping and associated car parking and manoeuvring area.

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

- Emily Hatfield (SA Housing Authority)
- Tom Currie (SA Housing Authority)
- Richard Pooley (Woods Bagot)

Agency

- Sophie Newland (ODASA)

Council

- Janaki Benson (City of Adelaide)

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 24005017, by the SA Housing Authority is granted Planning Consent subject to the following conditions and reserved matters:

RESERVED MATTERS

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment to the satisfaction of the State Planning Commission and prior to the granting of Development Approval:

1. A final detailed schedule of high quality and durable external materials and finishes and a physical samples board prepared in consultation with the Government Architect.
2. A final Stormwater Management Plan detailing stormwater quantity and quality measures prepared in consultation with the City of Adelaide.

CONDITIONS

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

Waste Management shall be undertaken in accordance with the Approved Tucker Street Apartments - Lot 2 Tucker Street, Adelaide Waste Management Plan, prepared by Rawtec, dated 1 May 2024.

Condition 3

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 State Planning Commission.

Condition 4

The finished ground level at the boundary of the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary.

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

Prior to any occupation or use of the building, all redundant vehicular crossings and property drainage connections and any other redundant assets related to the development shall be removed and land restored in accordance with the City of Adelaide requirements including City Works Guide Works Impacting City of Adelaide Assets and Council Standard Drawings.

Advisory Note 5

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.

2.3. **RESERVED MATTERS**

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**

3.1. **DEFERRED APPLICATIONS**

3.2. **NEW APPLICATIONS**

3.2.1 **Renewal SA**

040/G142/22

Lot 506 Grand Trunkway, Gillman

Land division to create seven (7) allotments.

John Eckert declared a conflict of interest due to his employer's representation of the proponent and left the meeting for this agenda item.

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

- Jason Rollinson (Renewal SA)
- Tim Tape (Renewal SA)
- Ryan Byrne ((Wallbridge Gilbert Aztec)

Agencies

- Kym Gerner (Coast Unit, Department for Environment and Water) via MS Teams
- Arron Broom (Coast Unit, Department for Environment and Water) via MS Teams

Council

- Tim Hicks (City of Port Adelaide Enfield) via MS Teams
- Nathan Wicker (City of Port Adelaide Enfield) via MS Teams

The State Commission Assessment Panel discussed the application.

RESOLVED

That the State Commission Assessment Panel provide its recommendation in confidence (published in the SCAP Confidential Minutes - 26 June 2024) 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 July 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 1:40PM.

Confirmed 26/06/2024



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Rebecca Thomas
PRESIDING MEMBER



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Rebecca Rutschack
DEPUTY PRESIDING MEMBER (for Items 2.2.1 and 3.2.1)