



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 195th Meeting of the
State Commission Assessment Panel
held on Wednesday 17 December 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	David Altmann (Acting Presiding Member Items 2.2.1 & 2.2.4) Jenny Newman Don Donaldson John Eckert via MS Teams James Hayter (Occasional Member)
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Joanne Reid Jeremy Wood Tegan Lewis Jeremy Wood Adnan Khan Ben Scholes via MS Teams Hannah Connell
1.3. APOLOGIES	Rebecca Rutschack (Deputy Presiding Member) Paul Leadbeter

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 183 Melbourne Street Pty Ltd as Trustee for the 183 Melbourne Street Property Trust

24027210

Unit 1-15 / 183 Melbourne Street, North Adelaide

Demolition of existing consulting rooms/offices and construction of an eight (8) storey mixed use building comprising ground level commercial tenancy (office) and thirty-five (35) dwellings (residential flat building), roof deck swimming pool and spa, communal facilities (framed arbour), associated basement parking, conservation works to and retention of state heritage place as an office, landscaping and removal of three (3) Regulated Trees.

Presiding Officer, Rebecca Thomas, declared a conflict of interest due to her employer's engagement with the application and accordingly, left the meeting for this agenda item.

Member, John Eckert, declared a conflict of interest due to his previous employer's engagement with the application and accordingly, left the meeting for this agenda item.

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

Applicant:

- Zoe Garnaut
- Daniel De Conno
- Gary Bonato
- Fran Bonato
- Paul Morris
- Wahid Elgohary
- Gayle Dunnet
- Jonathon De Conno
- Andrew Nunn
- Adrain Rossi

Representations:

- Elber Brooks
- Victoria Soden via MS Teams

Agencies:

- Belinda Chan
- Michael Queale

Council:

- Helen Dand
- Alan Karbowskiak
- Paul Hii

Observing:

- Susan Joseph
- Timothy Hutton

The Acting 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 Development Application 24027210, by 183 Melbourne Street Pty Ltd as Trustee for the 183 Melbourne Street Property Trust is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

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, to the satisfaction of the State Planning Commission:

Reserved Matter 1

The applicant shall submit an amended detailed landscaping plan which provides a schedule of plantings including their species and location. The landscaping plan shall incorporate the Arbour area and new plantings within the communal courtyard including consideration of usable deep root zones exclusive for vegetation planting.

Reserved Matter 2

The applicant shall submit a final detailed schedule of durable external materials with integral finishes, and a physical samples board prepared in consultation with the Government Architect.

Reserved Matter 3

The applicant shall submit final plans detailing the incorporation of acoustic treatments in accordance with the recommended treatments identified within the Planning Stage Acoustic Report (A240464RP1 Revision 0) prepared by Resonate, dated 22 July 2024 for Building services and plant equipment and noise ingress from the Lion Hotel and Melbourne Street.

Reserved Matter 4

A final stormwater management plan and related architectural and civil drawings which addresses potential flood risk management in consultation with the City of Adelaide.

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

Condition 3

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 4

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 5

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

Condition 6

Measures to protect the privacy of adjacent residential dwellings shall be erected in accordance with the approved plan, is erected prior to the commencement of use, and shall be maintained as an effective privacy screen to the satisfaction of the Relevant Authority thereafter.

Condition 7

The development shall be undertaken in accordance with the following tree protection measures set out in the arborist report, prepared by Arborman Tree Solutions to protect the health of the Significant Tree on the site including:

- a) Provide a clearly defined Tree Protection Zone (TPZ) in consultation with a qualified project arborist which precludes development/construction activities including personnel.
- b) Where development activities are required within the TPZ, these activities must be reviewed and approved by the Project Arborist to be certain that the tree will remain viable as a result of the activity.
- c) Protective fencing must be installed around the TPZ and be installed in accordance with AS4687 - 2007 *Temporary fencing and hoardings*.
- d) If a TPZ exclusion area cannot be established due to practical reasons or construction activities need to be undertaken within the TPZ, protection measures should be compliant with AS4970-2009 and approved by the Project Arborist.

Condition 8

Replacement trees must be planted within 12 months of completion of the development at the following rates:

- if the development relates to a regulated tree—2 trees to replace a regulated tree; or
- if the development relates to a significant tree—3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 10 metres of an existing dwelling or in-ground swimming pool.

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

Condition 9

Details of proposed conservation works to the north façade of the Malt House to be confirmed, to the satisfaction of Heritage SA, of the Department for Environment and Water, once the wall is exposed, after demolition of the office building and prior to commencement of any conservation works.

Condition 10

A sub-surface survey to confirm the location of adjacent tunnels is required, to the satisfaction of Heritage SA, of the Department for Environment and Water, including confirmation that tunnels do not extend under the current property, prior to commencement of demolition works onsite. There is site evidence to suggest that tunnels do partly extend under the subject site and a record of these tunnels is required prior to removal.

Condition 11

An excavation strategy and vibration management plan is required, to the satisfaction of Heritage SA, of the Department for Environment and Water, to manage any construction impact of basement excavation works on the State Heritage place.

Condition 12

Construction documentation of proposed piling/ retaining walls abutting the State Heritage Place is required, to the satisfaction of Heritage SA, of the Department for Environment and Water, prior to commencement of construction.

Conditions imposed by Environment Protection Authority under Section 122 of the Act**Condition 13**

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site Contamination Assessment 2021*) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

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 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

A Construction Environmental Management Plan (CEMP) should be prepared in collaboration with, and to the satisfaction of, the Local Government Authority prior to the issue of Development Approval. The approved CEMP shall be implemented throughout the development and should incorporate, without being limited to, the following matters:

- a) Car parking and access arrangements for tradespersons
- b) Siting of materials storage
- c) Site offices
- d) Work in the Public Realm
- e) Hoarding
- f) Site amenities
- g) Traffic requirements including construction access/egress and heavy vehicle routes
- h) Reinstatement of infrastructure
- i) Site contamination management, if required (prepared by a suitably qualified and experienced site contamination consultant in accordance with EPA guidelines)

Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act**Advisory Note 7**

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 8

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.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 9

The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

2.2.2 ICSA Projects Pty Ltd

24022355

151-153 and 155-157 Payneham Road, St Peters

Variation to Development Application 155/M032/21 - to extend the apartment building at 1, 2, 3 and 4 to the south-western property boundary, make minor amendments to the apartment layout of Levels 1, 2 and 3 (resulting in an increase of 4 apartments for a total of 22 apartments) and change the apartment typology. The original approved development was for the construction of a multi-storey mixed-use building comprising residential apartments and commercial uses, 2-storey townhouses (row dwellings) and associated car parking and landscaping.

Member, John Eckert, declared a conflict of interest due to his previous employer's engagement with the application and accordingly, left the meeting for this agenda item.

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

Applicant:

- Brenton Burman
- Fran Bonato

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 Development Application 24022355, by ICSA Projects Pty Ltd 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).

Condition 2

The plans and conditions with respect to Development Application 155/M032/21 must be fully complied with except where varied by this variation application and conditions.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 3

All setbacks and vehicular access shall be in accordance with the Site & Ground Floor Plans by Tectvs, Project Number 24063, Drawing Number P02, Revision 1.6, dated 3/7/2024. The Payneham Road ingress only access point shall be angled at 70 degrees to the road and line marked to reinforce the desired traffic flow.

Condition 4

All vehicles shall exit Payneham Road in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 5

The existing double Side Entry Pit located on Payneham Road and all associated infrastructure, (pit, kerb and water table etc.) shall be relocated and reinstated to the satisfaction of Council and the Department for Infrastructure and Transport with all costs borne by the applicant.

Condition 6

Any redundant crossover on Payneham Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the development.

Condition 7

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

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 City of Norwood, Payneham and St. Peters under Section 122 of the Act

Advisory Note 4

This approval varies the original consent / approval to which it applies, but it does not extend nor vary the operative date of the original consent / approval. The consent / approval must be acted upon within the operative date applicable, unless extended by the relevant authority via separate submission.

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act**Advisory Note 5**

The Metropolitan Adelaide Road Widening Plan (MARWP) shows a possible requirement for a strip of land up to 6 metres in width from the Payneham Road frontage of this site for possible future road purposes. Additionally, the Plan makes provision for a further requirement of a strip of lane up to 4.5 metres in width from the Payneham Road frontage of this site for the possible future upgrading of the Payneham Road/Stephen Terrace/Nelson Street intersection.

In total, the MARWP shows that a strip of land up to 10.5 metres in width may be required from the Payneham Road frontage of this site. The consent of the CoH under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all new building works located on or within 6 metres of the possible requirements (i.e. within 16.5 metres of the existing Payneham Road property boundary).

The attached consent form should be completed by the applicant and returned to DIT (dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

Advisory Note 6

Should traffic flows on Payneham Road be impacted during the construction works, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

2.2.3 Antoniadis Developments c/- Future Urban Pty Ltd

24018978

Unit 1-3 / 65 Churchill Rd Prospect

Six (6) level residential flat building and associated carparking

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

Applicant:

- Chris Vounasis
- David Holland
- Andrew van Zanten
- Chris Colby
- Tom Wilson
- Geroge Antoniadis
- Anthony Antoniadis

Agencies:

- Belinda Chan
- Marc Hryciuk via MS Teams

Council:

- Susan Giles

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 Development Application 24018978, by Antoniadis Developments c/- Future Urban Pty Ltd is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

RESERVED MATTERS

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 to the satisfaction of the State Planning Commission:

Reserved Matter 1

The applicant shall submit a final detailed Schedule of high quality and durable external materials and integral finishes and a physical samples board in consultation with the Government Architect.

Reserved Matter 2

An updated Acoustic Assessment shall be provided that details the relevant measures to address residential amenity.

Reserved Matter 3

The applicant shall submit a final detailed landscaping plan, to be prepared by a qualified landscape architect.

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 waste loading and unloading is to be carried out in accordance with the details provided in Option 1- Street collection of the Approved Waste Management Plan (Rev B) prepared by Colby Phillips Advisory Pty Ltd and dated 29 October 2024.

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

The upper-level windows and balconies of the dwelling(s) other than street elevation(s) shall have:

- a) Minimum window sill heights of 1.5 metres above the upper finished floor level; or
- b) Fixed and obscured glass to a height of 1.5 metres (minimum) above upper floor level; or
- c) Obscured glass to a height of 1.5 metres (minimum) above the upper floor level, which are hinged at the top of the window panel and include a wind out mechanism to no greater than 200mm.

The obscured glass shall be fitted prior to occupation of the development and maintained at all times thereafter.

Condition 5

All privacy screens must be erected prior to the occupation of the dwellings to the reasonable satisfaction of the Relevant Authority thereafter.

Condition 6

For the purposes of securing the provision of dwellings for affordable housing as contemplated by the Affordable Housing Overlay, a minimum of 21% of the dwellings comprised or to be

comprised in the development that is the subject of this condition must be 'affordable housing' that meets the relevant criteria for affordable housing as determined by the Minister responsible for the South Australian Housing Trust Act 1995 under Regulation 4 of the South Australian Housing Trust Regulations 2010.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 7

All access to/from the development shall be gained in accordance with the Ground Floor Plan produced by DASH Architects, Project No. DA224324, Drawing No.SK04, Rev: A, dated 25.10.2024.

Condition 8

The access point shall be provided with a solid median treatment to limit access to left turn in and left turn out only. All required road works shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to the satisfaction of DIT. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant.

NOTE: The applicant shall contact DIT's Senior Network Integrity Engineer, Mr Narendra Patel on telephone 08 7133 3208 or via email at Narendra.Patel@sa.gov.au, to discuss the proposed road works prior to undertaking any detailed design. Furthermore, the developer shall enter into a 'Developer Agreement' to undertake the above works.

Condition 9

Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 10

All vehicles shall enter and exit the site in a forward direction.

Condition 11

All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022.

Condition 12

The redundant crossover on Churchill Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to the habitation of the dwellings.

Condition 13

All waste collection shall be undertaken outside of peak traffic times on Churchill Road.

Condition 14

Any infrastructure within the road reserve that is demolished, altered, removed, or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 15

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

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 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 the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' shall be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 6

A Construction Environmental Management Plan (CEMP) should be prepared in collaboration with, and to the satisfaction of, the Local Government Authority prior to the issue of Development Approval.

The approved CEMP shall be implemented throughout the development and should incorporate, without being limited to, the following matters:

- a) Car parking and access arrangements for tradespersons
- b) Siting of materials storage
- c) Site offices
- d) Work in the Public Realm
- e) Hoarding
- f) Site amenities
- g) Traffic requirements including construction access/egress and heavy vehicle routes
- h) Reinstatement of infrastructure
- i) Site contamination management, if required (prepared by a suitably qualified and experienced site contamination consultant in accordance with EPA guidelines)

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act.**Advisory Note 7**

Should traffic flows on Churchill Road be impacted during the construction works, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the construction phase.

Advisory Note 8

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from the Churchill Road frontage of this site for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement(s).

2.2.4 Augira Investments Pty Ltd

24005386

133 Franklin Street, Adelaide

Construction of a 30-level building incorporating student accommodation with associated communal facilities and a shop

Presiding Officer, Rebecca Thomas, declared a conflict of interest due to her employer's engagement with the application and accordingly, left the meeting for this agenda item.

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

Applicant:

- Mario Dreosti
- Chris Vounasis
- Jason Cattonar
- Eric Luk
- Nathan Lawry via MS Teams
- Lucas De Garis via MS Teams

Agencies:

- Aya Shirai-Doull

The Acting 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 Development Application 24005386, by Augira Investments Pty Ltd is REFUSED for the following reasons:

REASONS FOR REFUSAL

Overlay

1. The proposal does not demonstrate high quality design and is therefore contrary to Performance Outcome 1.1 of the Design Overlay.

Zone

1. The proposal fails to provide a contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets contrary to Performance Outcome 3.1 of the Capital City Zone.
2. The proposal does not positively respond to the local context of the site due to the overall height and significant departure (nominally 90% higher) from DTS/DPF 4.1 and therefore is not considered to meet Performance Outcome 4.1 of the Capital City Zone.
3. The proposal fails to qualify for over height development as specified by Performance Outcome 4.2 of the Capital City Zone.

Design in Urban Areas

1. The proposed room amenity is not considered to maximise access to sunlight and ventilation subject to Performance Outcome 4.1 through sufficient setbacks and arrangement of the built form.
2. The proposal does not positively contribute to the character of the local area by responding to local context sought by Performance Outcome 12.1 of Design in Urban Areas (All Development -Medium and High Rise).
3. The proposed built form mass is not broken up into distinct elements contrary to Performance Outcome 12.3. Design in Urban Areas (All Development -Medium and High Rise).
4. The proposal would not provide sufficient communal space and amenity to these areas which suits requirements of student life or promote social interaction, contrary to the Design in Urban Areas (Student Accommodation) Performance Outcome 41.1

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 22 January 2025, Level 10, 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

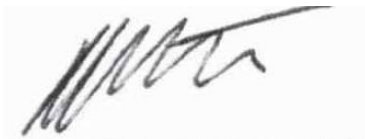
13. MEETING CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 4:58PM

Confirmed: 18/12/2024



.....
Rebecca Thomas
PRESIDING MEMBER



.....
David Altmann
ACTING PRESIDING MEMBER (Items 2.2.1 and 2.2.4)