



# STATE COMMISSION ASSESSMENT PANEL

## A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 209<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 13 August 2025 commencing at 9:00am  
Level 9, 83 Pirie Street Adelaide or 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  
Don Donaldson  
John Eckert  
Paul Leadbeter  
Jenny Newman

Secretary Amy Arbon

DHUD Staff Troy Fountain  
Adnan Khan  
Tegan Lewis  
Daniel Marotti  
Nathan Grantham  
Andy Humphries

#### 1.3. APOLOGIES

Rebecca Rutschack (Deputy Presiding Member)

## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Moseley Street 1878 Pty Ltd C/- Future Urban 24033554 1-3 and 5-7 Moseley Street, Glenelg

Partial demolition, alterations, and conservation works of a local heritage place, and construction of a mixed-use building up to ten (10) levels in height, comprised of tourist accommodation (90 rooms) with four (4) advertising displays, and basement to ground level shop (restaurant and personal services establishment), indoor recreation facility, and hotel (bar).

Member, David Altmann, declared a conflict of interest due to a family members engagement with the application and according, was not present for this agenda item.

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

Applicant:

- Gregg Jenkins
- Chris Vounasis
- Ben Wilson
- Tom Jarrett
- Bruce Harry
- Jeremy Bayly
- Lauren Gilbert

Agencies:

- Belinda Chan (ODASA)

Council:

- Ben Victory (City of Holdfast Bay)

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 proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
- 2) Development Application Number 24033554, by Moseley Street 1878 Pty Ltd C/- Future Urban is GRANTED Planning Consent subject to the following Reserved Matters, Conditions and Advisory Notes:

### 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 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**

The applicant shall submit a final Acoustic Assessment, ensuring the development does not unreasonably interfere with surrounding activities and that façade design features achieve the required internal acoustic amenity in accordance with MBS 010.

#### **RESERVED MATTER 3**

The applicant shall provide a final detailed design of the arrangements for the short-term pick-up and drop-off zone in consultation with the Council.

#### **RESERVED MATTER 4**

The applicant shall incorporate additional safety measures for pedestrian interaction with service vehicles, including warning signals and signage, in consultation with the Council.

#### **RESERVED MATTER 5**

The applicant shall submit a final detailed design of the restaurant flue, demonstrating that its configuration materials and termination point will minimise impacts on sensitive receivers.

#### **RESERVED MATTER 6**

The applicant shall submit a final detailed schedule of the grease trap design and specification, including sizing requirements appropriate to the final commercial kitchen layout and anticipated usage, in consultation with the Council.

#### **RESERVED MATTER 7**

The applicant shall submit a schedule of all proposed conservation works to the local heritage place, including methods and materials to be used; and a final schedule of all external colours, materials, and finishes to be used on the heritage place, based on paint swatches.

### **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**

A payment of \$189,000 shall be made to the City of Holdfast Bay (the Council) in lieu of car parking spaces in accordance with Holdfast Bay Car Parking Contributions Fund. Payment in lieu of car parking spaces shall be received by the Council prior to the subject building being occupied.

##### **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 Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips Advisory Pty Ltd and dated 10 September 2024.

##### **CONDITION 5**

The recommendations detailed in the Traffic and Parking Report, dated 23 September 2024, and the Supplementary Traffic and Parking Report, dated 19 May 2025, both prepared by CIRQA Pty Ltd, shall be fully incorporated into the development. Such measures shall be undertaken prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

#### **CONDITION 6**

The recommendations detailed in the Sustainability Options Report, dated 6 September 2024 and prepared by Stantec Australia Pty Ltd, shall be fully incorporated into the development. Such measures shall be made operational prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

#### **CONDITION 7**

Patron use of outdoor verandahs/terraces associated with the restaurant and bar shall be restricted to between 7:00 am and 10:00 pm and the number of outdoor patrons in these areas shall be limited to no more than 40. These measures, recommended in the acoustic assessment by Echo Acoustic Consulting dated 10 June 2025, shall be implemented to manage environmental noise impacts.

#### **CONDITION 8**

Waste collection, deliveries and waste activities (including the tipping of rubbish and bottles into bins) shall be restricted in accordance with the Local Nuisance and Litter Control Act 2016. On weekdays and Saturdays these activities are permitted only between 7:00 am and 7:00 pm, and on Sundays and public holidays only between 9:00 am and 7:00 pm.

#### **CONDITION 9**

Future air conditioning, refrigeration and ventilation systems for the development shall be designed, installed and maintained so as to comply with the noise criteria specified in the relevant noise Policy and shall not exceed the limits when measured at the boundary of any adjoining noise-sensitive premises. These requirements, recommended in the Acoustic Assessment, by Echo Acoustic Consulting dated 10 June 2025, shall be implemented to manage environmental noise impacts.

#### **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**

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:

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

- 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 27 August 2025, 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 12:00PM

Confirmed: 14/08/2025



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Rebecca Thomas  
PRESIDING MEMBER