



# STATE COMMISSION ASSESSMENT PANEL

## A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 206<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 25 June 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	Rebecca Rutschack (Deputy Presiding Member) David Altmann Don Donaldson John Eckert Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Joanne Reid Jeremy Wood Gabrielle McMahon

#### 1.3. APOLOGIES

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## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Uniting SA Ltd C/- Future Urban

24024441

105 Gibson Street, Bowden

2-10 Market Place, Bowden

12 Market Place, Bowden

16 Market Place, Bowden

18 Market PlaceK, Bowden

Two-storey residential flat building comprising community housing dwellings (28) and supported accommodation premises (2) and demolition of buildings including one Representative Building with associated car parking and landscaping.

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

Applicant:

- Theresa James
- Marc Duncan
- Ben Moore
- Jason Schulz
- Chris Bentick
- Sam Wiechula
- David Cooke

Representors:

- Matthew Sauer
- Phil Brunning
- Sebastien Ananian-Cooper
- Mick Goers
- Sarah Lennon
- Bethany Loates
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- Helen Sutherland
- Ali Vessali via MS Teams
- Rod Worthington

Observing:

- Evonne Moore

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 24024441, by Uniting SA 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.

**RESERVED MATTER 1**

The applicant shall submit final details of the privacy treatments to balconies and walkways which addresses overlooking to adjacent residential properties, to the satisfaction of the State Planning Commission.

**RESERVED MATTER 2**

The applicant shall provide a final plan detailing the trees to be planted to satisfy the requirements of the Urban Tree Canopy overlay or a soil report which confirms the soil to be a designated soil type specified in the Urban Tree Canopy Off-set Scheme which allows for payment into an Urban Tree Canopy Off-set Fund to the satisfaction of the State Planning Commission.

**RESERVED MATTER 3**

A final stormwater management plan shall be provided which addresses stormwater management disposal methods and water quality treatments, in consultation with the City of Charles Sturt, to the satisfaction of the State Planning Commission.

**RESERVED MATTER 4**

The applicant shall provide approval from SA Power Networks that the stobie pole affecting the Market Place access is able to remove, or an amended plan which provides alternative access arrangement in the event that the stobie pole's removal is not supported, to the satisfaction of the State Planning Commission.

**RESERVED MATTER 5**

The applicant shall submit a final landscaping plan that includes the location, size and species of trees and plants around the buildings, car parks and communal areas, 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**

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained or where provided for by any relevant off-set scheme established under section 197 of the Planning, Development and Infrastructure Act 2016 (as at the date of lodgement of the application), payment of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

**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**

All on-site vehicle parking shall be constructed in accordance with AS/NZS 2890.1:2004 and wheel stop devices shall be installed for each park to prevent vehicle overhang over pedestrian access ways and neighbouring fences.

**CONDITION 5**

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 6**

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 7**

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

**CONDITION 8**

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

**CONDITION 9**

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.

**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:

- 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**

**3.2.1 Department for Infrastructure and Transport (DIT)**

25004790

Lot 506 North Arm Road, Dry Creek

Change in the use of the land to a spoil reuse facility, filling of land and construction of temporary buildings, facilities and infrastructure

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

Applicant:

- Mike Davis
- Scott Cooper
- Mark Wilson
- Dainis Skabe
- Jason Rollinson

Representors:

- Catherine McMahon

Agency:

- Kym Gerner
- Felicity Beswick
- Daniel Walton
- Hayley Riggs via MS Teams
- Courtney Stollznow via MS Teams
- Tim Gubbin via MS Teams
- Mei-Lyn Herbertt via MS Teams

- Wendy Boyce via MS Teams

Council:

- Tim Hicks via MS Teams
- Steve Hooper via MS Teams
- Nathan Wicker via MS Teams
- Alesia Lamanna via MS Teams

Observing:

- Olivia D'Arienzo

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 State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 25 June 2025) 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 9 July 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 3:06PM

Confirmed: 26/06/2025



Rebecca Thomas  
PRESIDING MEMBER