



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 116th Meeting of the
State Commission Assessment Panel
held on Wednesday 30th June 2021 commencing at 9.30am
Ground Floor, 50 Flinders Street Adelaide / Microsoft Teams video
conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Grant Pember
Secretary	Ben Sieben, Governance Officer Jaclyn Symons, Governance Officer
AGD Staff	Jason Cattonar

1.2. APOLOGIES

Paul Leadbeter

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 21-25 South Esplanade Pty Ltd C/- Future Urban Pty Ltd

110/M019/21

21-25 South Esplanade

Demolition of existing structures including a Local Heritage Place and construction of a 13 storey residential flat building with associated basement car parking and porte cochere.

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

Applicant

- Chris Vounasis (Future Urban)
- Louis Kanellos (Chasecrown)
- Bruce Harry (Bruce Harry and Associates)
- James Levinson (Botten Levinson Lawyers)
- Alex Besz (Chasecrown)
- David Holland (Dash Architects)
- James Hayter (Oxigen)

Agencies

- Aya Shirai-Doull (ODASA)
- Kirsteen Mackway (ODASA)

Council

- Anthony Marroncelli (City of Holdfast Bay)

Representations

- David Billington
- Phil Brunning
- Dale Hanson
- Sandy Wilkinson
- Andrew Zweck
- Amanda Wilson
- Jo Knolder
- Peter Ochota
- Ian McGregor
- Adam Turnbull
- Gregg Jenkins
- Karen DeCean
- Iris Iwanicki

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) That the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) That the State Commission Assessment Panel is not satisfied that the proposal sufficiently accords with the relevant Objectives and Principles of Development Control of the City of Holdfast Bay Development Plan.

- 3) To refuse Development Plan Consent to the proposal by 21-25 South Esplanade Pty Ltd, comprised in Development Application 110/M019/21, on the land 21-25 South Esplanade, Glenelg, for the following reasons:
 - a) The proposal significantly departs from the intent of the Desired Character Statements within Urban Glenelg Policy Area 15 and Precinct 4 Five Storey, Precinct; Precinct PDC 20(b) and (c), and General Section - Design and Appearance PDC 1 for the following reasons:
 - i. The proposal does not achieve a sufficient transition in scale; and
 - ii. The proposal presents excessive massing, is insufficiently modulated and does not adequately acknowledge and respect the existing context.
 - b) It has not been adequately demonstrated that the Local Heritage Place cannot be conserved in accordance with General Section - Heritage Places Objective 1 and Objective 2.

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 14 July 2021 at Ground Floor, 50 Flinders 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 3.22pm.

Confirmed 30/06/2021



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Rebecca Thomas
PRESIDING MEMBER