



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 149th Meeting of the
State Commission Assessment Panel
held on Wednesday 9th November 2022 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, present and emerging.

1.2. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Jaclyn Symons, Governance Officer
DTI Staff	Troy Fountain Margaret Smith Amy Barrett Karl Woehle (2.2.1) Brett Miller (2.2.2)

1.3. APOLOGIES

David Altmann

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 Sarah Constructions Pty Ltd C/- Jensen Plus

22021491

202 Greenhill Road, Eastwood

Variation to development application 180/M023/20, comprising an additional car parking level and associated building work.

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

Applicant

- David Barone (Jensen PLUS)
- Kerry Rowlands (Cancer Council SA)
- Chris Dickson (APP)

Representations

- Chris Vounasis
- Anthony Mifsud

The State Commission Assessment Panel discussed the application.

RESOLVED

- 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 22021491, by Sarah Constructions 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 180/M023/20 must be fully complied with except where varied by this variation application and conditions.

Condition 3

The treatment/mural of the western carparking wall shall be designed, documented and completed to the satisfaction of the State Planning Commission within 12 months of completion of the carpark.

Condition 4

The recommendations on page 1 of the Technical Memorandum (dated 16/08/22) reference LCE17562-045, shall be adopted and implemented to ensure the outdoor lighting requirements reflect PC3.

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

Condition 5

All vehicle access to the site shall only be via the approved access points.

Condition 6

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

ADVISORY NOTES

Planning Consent

Advisory Note 1

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 2

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development (ERD) Court within two months from the day of receiving this notice or such longer time as the ERD Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).

Advisory Note 3

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 State Planning Commission.

Advisory Note 4

The applicant is reminded of the in-principle private agreement reached with 200 Greenhill Road Pty Ltd (the adjoining western property) in regard to the nature of any future development proposed to be built on the boundary by 200 Greenhill Road Pty Ltd adjoining the Cancer Council SA car park area.

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

Advisory Note 5

The Department for Infrastructure and Transport will monitor the operation of the adjacent U-turn facility in Greenhill Road. In the event that traffic movements generated by the subject development or adjacent developments impact the free flow of traffic on Greenhill Road, the Department may modify or close the U-turn facility.

Advisory Note 6

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from portion of the Greenhill Road frontage of this site for the possible future upgrading of the Glen Osmond Road/Greenhill Road intersection. The consent of the Commissioner of Highways, under the *Metropolitan Adelaide Road Widening Plan Act 1972*, is required to all new building works located on or within 6.0 metres of the possible requirements.

2.2.2 David Schultz C/- Planning Studio

22031775

2A Fulford Terrace, Littlehampton

Land division to create one additional Torrens Title.

Emma Herriman declared a conflict of interest due to providing advice on this application and left the meeting for this agenda item.

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

Applicant

- Kieron Barnes (Planning Studio)
- David Schultz
- Tegan Schultz

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Pursuant to section 110(1) of the *Planning, Development and Infrastructure Act 2016*, to PROCEED with an assessment of development application 22031775 by David Schultz C/- Planning Studio at 2a Fulford Terrace, Littlehampton for land division (one into two).

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 7 December 2022 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 11.54am.

Confirmed 9/11/2022



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Rebecca Thomas
PRESIDING MEMBER