



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 144th Meeting of the
State Commission Assessment Panel
held on Wednesday 24th August 2022 commencing at 9.30am
Ground Floor, 50 Flinders 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 David Altmann
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Troy Fountain Margaret Smith (2.2.1, 3.2.1, 3.2.2) Jeremy Wood (2.2.1) Lauren Talbot (2.2.1) Nathan Grantham (2.2.2) Kuol Baak (2.2.2) Sarah Elding (3.2.1) Dean Fisher (3.2.1) Laura Kerber (3.2.2) Robert Kleeman (3.2.2) Daniel Clapp (2.2.1, 3.2.1) Ben Scholes Brett Miller

1.3. APOLOGIES

Nil

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 Dock One Pty Ltd C/- Future Urban Pty Ltd

040/L191/21

Lot 5010 St Vincent Street, Port Adelaide

Construction of a four-storey motel.

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

Applicant

- Fabian Barone (Future Urban)
- Enzo Caroscio (Enzo Caroscio Architecture & Design Pty Ltd)
- Joel Stevenson (FYFE)
- Paul Morris (Stantec)
- Ben Colmer (Kite Projects)

Agency

- Belinda Chan (ODASA)

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 satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the City of Port Adelaide Enfield Development Plan.
- 3) To grant Development Plan Consent to the proposal by Dock One Pty Ltd C/- Future Urban Pty Ltd to construct a four-storey motel at Lot 5010 St Vincent Street Port Adelaide, subject to reserved matters and conditions of consent.

RESERVED MATTERS

1. Pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016, the following matters shall be Reserved for further assessment, to the satisfaction of the State Planning Commission (SPC), prior to the granting of Development Approval:
 - 1.1 Final detailed stormwater management plan including confirmation of finished floor levels of the Motel building set to be above the 1% AEP flood levels and/or details of suitable bunding to be constructed to ensure protection of the development from the 1% AEP flood levels generated from the adjacent carpark to the north.
 - 1.2 Details of acoustic treatments required for rooms adjacent nearby noise sources including (but not limited to) St Vincent Street.
 - 1.3 The extent and materiality of the retaining walls to be confirmed, and a detailed landscaping/paving plan including wayfinding strategy clearly delineated be provided to the satisfaction of the State Planning Commission.
 - 1.4 Confirmation of the waste management strategy for the proposal.

- 1.5 Material samples board detailing the arches and junction of the different brick materials and physical samples to demonstrate a visually consistent facade treatment to the reasonable satisfaction of the State Planning Commission.
- 1.6 Final details of carpark vertical batten screens facing St Vincent Street so as to minimise the visibility of the carpark from the street.

PLANNING CONDITIONS

1. The development granted Development Plan Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

DIT CONDITIONS

2. All access to proposed Lot 1003 (in Lot 5010) shall be gained via an internal road network as shown on Enzo Caroscio Architecture, Site Plan, Project No. 20010, Drawing A1.00, Revision 5 dated 30 June 2022
3. All road works providing vehicular access to Lot 5010 shall be undertaken as per the conditions of approval under 040/W072/20 and 040/D326/17.
4. All off-street parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. 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.
5. The internal manoeuvring areas for commercial vehicles shall be designed in accordance with *AS2890.2:2018*.
6. Any redundant crossover/s on St Vincent Street and Wauwa Street shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the development becoming operational.
7. 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.
8. The applicant shall ensure that all stormwater generated by the proposal is appropriately collected and disposed of without impacting the adjacent arterial road network.

ADVISORY NOTES

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 Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERC 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 relevant authority.

Advisory Note 4

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 City of Port Adelaide Enfield.

Advisory Note 5

A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Port Adelaide Enfield and implemented throughout construction in accordance with current industry standards including the Local Nuisance and Litter Control Act 2016, the EPA publications "Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition" and, where applicable, "Environmental Management of On-site Remediation" – to minimise environmental harm and disturbance during construction. The management plan should incorporate, without being limited to, the following matters:

- timing, staging and methodology of the construction process and working hours;
- traffic management strategies;
- control and management of construction noise, vibration, dust and mud;
- management of infrastructure services during construction and re-establishment of local amenity and landscaping;
- stormwater and groundwater management during construction;
- site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
- disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste;
- protection and cleaning of roads and pathways; and overall site clean-up

2.2.2 The Kooyonga Golf Club Inc

22018403

2 May Terrace, Lockleys

Lighting columns and fixtures.

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

Applicant

- Daniel McKenna (Masterplan)

Representors

- Stephen Donaldson
- Ben de Jonge
- Yayoi de Jonge

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Development Application Number 22018403, by The Kooyonga Golf Club Inc be deferred to enable the applicant to respond to the following:

- Potential for the installation of west and south facing lighting poles only, in order to reduce glare impact to residents on May Terrace;
- Indicate what site management practices will be in place to manage the duration of illumination when the driving range and putting practice green are not in use; and
- Consideration of reduced evening operation hours.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Department for Infrastructure & Transport C/- JPE Design Studio 155/V050/22

28 Phillips Street, Kensington

Demolition of 2 existing sports courts and existing transportable buildings; relocation of existing fire pump shed and tanks; removal of one (1) Regulated tree and one (1) Significant tree; construction of a new 2-storey education building; and associated landscaping and fencing.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due to her employer being engaged as the planning consultants and left the meeting for this agenda item.

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

Applicant

- Zoë Garnaut (Ekistics)
- Kath McGuigan (Mary MacKillop College)
- James Dujmovic (JPE Design Studio)
- Daniel Currie (Lucid Consulting)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) That the State Commission Assessment Panel provide its recommendation in confidence (included in the SCAP Confidential Minutes – 24 August 2022) to the Minister for Planning.

Note: A Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

3.2.2 Department for Infrastructure & Transport C/- Brown Falconer 361/V049/22

1 Wright Road, Walkley Heights

Construction of a new storage facility comprising: demolition of existing structures, removal of 7 Significant and 16 Regulated trees, construction of a purpose-built storage facility, ancillary structures, and associated civil works, car parking and landscaping.

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

Applicant

- Mario Dreosti (Brown Falconer)
- Wade Kampes (Brown Falconer)
- Frances Caruso (DIT)

Agency

- Belinda Chan (ODASA)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) That the State Commission Assessment Panel provide its recommendation in confidence (included in the SCAP Confidential Minutes – 24 August 2022) to the Minister for Planning.

Note: A Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 14 September 2022 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 3.52pm.

Confirmed 24/08/2022



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Rebecca Thomas
PRESIDING MEMBER



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Rebecca Rutschack
DEPUTY PRESIDING MEMBER (for item 3.2.1 only)