



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## Minutes of the 44<sup>th</sup> Meeting of the State Commission Assessment Panel held on Thursday 24 January 2019 commencing at 9.30am ODASA, 28 Leigh St, Adelaide

### 1. OPENING

#### 1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Dennis Mutton (Deputy Presiding Member) Mark Adcock (Agenda Items 3.1.1, 3.1.2) Chris Branford Peter Dungey Sally Roberts
Secretary	Alison Gill
DPTI Staff	Simon Neldner Laura Kerber (Agenda Item 3.1.1, 3.1.2) Janine Philbey (Agenda Item 3.1.1, 3.1.2)

#### 1.2. APOLOGIES

Nil

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### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS

##### SCAP AGENDA ITEMS 2.1.1 - 2.1.6

- 2.1.1 – S & A Cane
- 2.1.2 – P Reeves
- 2.1.3 – N McArthur
- 2.1.4 – S Lombe
- 2.1.5 – R Offord
- 2.1.6 – Weston Medical Devices

Mark Adcock declared an interest (due to previous involvement with the assessment of the applications) and did not participate as a SCAP member.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Mark Baade - presented
- Scott Cane (2.1.1) - presented
- Peter Reeves (2.1.2) - presented
- Neil McArthur (2.1.3) - presented

2.1.1 **S & A Cane**

DA 010/U060/12

**Lot C, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**

Out of Council

Proposal: Caravan shelter, verandah and solid annex.

The State Commission Assessment Panel discussed the application.

**RESOLVED**

To DEFER consideration of this application for the following reasons:

1. Additional design changes are required to meet the minimum design intent to emphasise the camping land use;
2. To enable the applicant to adopt the 'slatted wall' design sought (definition provided below);
3. To enable the applicant to consider the provision of storage (definition provided below);

*Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*

*Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

To delegate the power to grant Development Plan Consent to the proposal by S & A Cane to construct a caravan shelter and associated improvements at Lot C, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment, pending the provision of this information.

2.1.2 **P Reeves**

DA 010/U097/12

**Lot B, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**

Out of Council

Proposal: Caravan shelter and storage.

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 proposal sufficiently accords with the related Objectives and Principles of Development Control of the Land Not Within a Council Area (Eyre, Far North, Riverland and Whyalla) Development Plan.
3. Following the provision of scaled building plans that detail the nature and scope of the modifications outlined in the applicant's correspondence of 21 December 2018, to delegate

the power to grant Development Plan Consent to the proposal by P Reeves to construct a caravan shelter and associated improvements at Lot B, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment and subject to the following conditions:

#### **Conditions – General**

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans, amended documentation and correspondence submitted in Development Application No 010/U097/12.
2. That all external cladding up to the roof line shall be slatted (as defined in the advisory notes).
3. Vehicle access and manoeuvring areas shall be confined to the access tracks existing as at the date of application.
4. No further clearance of native vegetation shall be undertaken on the subject land (unless approved under the Native Vegetation Act).
5. The site shall be maintained in an orderly and tidy manner at all times, and all rubbish be stored in sealed containers prior to removal and disposal off-site to the satisfaction of the State Commission Assessment Panel.
6. All external finishes shall have surfaces which are of a low light reflective nature and be of muted natural colours to the satisfaction of the State Commission Assessment Panel.
7. A Bushfire Survival Plan shall be developed and implemented to ensure all visitors to the development are aware of specific measures to safeguard the property and what actions need to be taken on fire risk days or if a fire threatens.
8. The development shall not be permanently occupied.
9. Prior to development approval being granted final details of any internal storage spaces shall be provided to the reasonable satisfaction of the State Commission Assessment Panel (as defined in the advisory notes).

#### **Advisory Notes**

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the SCAP.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the SCAP.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan 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 Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- e. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause

any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.

### **Definitions**

- *Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*
- *Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

2.1.3 **N J McArthur**  
DA 010/U033/13  
**Lot H, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**  
Out of Council  
Proposal: Caravan shelter and decking.

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 proposal sufficiently accords with the related Objectives and Principles of Development Control of the Land Not Within a Council Area (Eyre, Far North, Riverland and Whyalla) Development Plan.
3. Following the provision of scaled building plans that detail the nature and scope of the modifications outlined in the applicant's correspondence of 21 December 2018, to delegate the power to grant Development Plan Consent to the proposal by N McArthur to construct a caravan shelter and associated improvements at Lot H, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment and subject to the following conditions:

### **Conditions – General**

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the stamped plans, amended documentation and correspondence submitted in Development Application No 010/U033/13.
2. The gable end cladding of the building shall be removed and all external cladding up to the roof line shall be slatted (as defined in the advisory notes).
3. Vehicle access and manoeuvring areas shall be confined to the access tracks existing as at the date of application.
4. No further clearance of native vegetation shall be undertaken on the subject land (unless approved under the Native Vegetation Act).
5. The site shall be maintained in an orderly and tidy manner at all times, and all rubbish be stored in sealed containers prior to removal and disposal off-site to the satisfaction of the State Commission Assessment Panel.

6. All external finishes shall have surfaces which are of a low light reflective nature and be of muted natural colours to the satisfaction of the State Commission Assessment Panel.
7. A Bushfire Survival Plan shall be developed and implemented to ensure all visitors to the development are aware of specific measures to safeguard the property and what actions need to be taken on fire risk days or if a fire threatens.
8. The development shall not be permanently occupied.
9. Prior to development approval being granted final details of any internal storage spaces shall be provided to the reasonable satisfaction of the State Commission Assessment Panel (as defined in the advisory notes).

#### **Advisory Notes**

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the SCAP.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification (unless amended by condition) must be completed within 3 years of the date of the Notification unless this period is extended by the SCAP.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan 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 Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- e. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.

#### **Definitions**

- *Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*
- *Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

2.1.4 **S Lombe**  
 DA 010/U055/13  
**Lot G, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**  
 Out of Council  
Proposal: Caravan shelter and storeroom.

The State Commission Assessment Panel discussed the application.

## RESOLVED

To DEFER consideration of this application for the following reasons:

1. Additional design changes are required to meet the minimum design intent to emphasise the camping land use;
2. To enable the applicant to adopt the 'slatted wall' design sought (definition provided below);
3. To enable the applicant to consider the provision of storage (definition provided below);

*Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*

*Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

To delegate the power to grant Development Plan Consent to the proposal by S Lombe to construct a caravan shelter and associated improvements at Lot G, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment, pending the provision of this information.

### 2.1.5 R Offord

DA 010/U022/12

**Lot E, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**

Out of Council

Proposal: Caravan shelter and storage.

The State Commission Assessment Panel discussed the application.

## RESOLVED

To DEFER consideration of this application for the following reasons:

1. Additional design changes are required to meet the minimum design intent to emphasise the camping land use;
2. To enable the applicant to adopt the 'slatted wall' design sought (definition provided below);
3. To enable the applicant to consider the provision of storage (definition provided below);

*Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*

*Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

To delegate the power to grant Development Plan Consent to the proposal by R Offord to construct a caravan shelter and associated improvements at Lot E, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment, pending the provision of this information.

2.1.6 **Weston Medical Devices**

DA 010/U034/13

**Lot J, Q12 in DP55064, Hundred of Kevin (CT 6127/543)**

Out of Council

Proposal: Caravan shelter, storage and rainwater collection.

The State Commission Assessment Panel discussed the application.

**RESOLVED**

To DEFER consideration of this application for the following reasons:

1. Additional design changes are required to meet the minimum design intent to emphasise the camping land use;
2. To enable the applicant to adopt the 'slatted wall' design sought (definition provided below);
3. To enable the applicant to consider the provision of storage (definition provided below);

*Slatted wall is defined as using timber battens that are spaced to provide visual permeability and avoid the impression of a solid wall or gable end.*

*Storage facilities are acceptable provided they are located within the shelter structure. This could include a lock-up box with a maximum height from ground level of one metre. Other solutions within the structure may also be acceptable, provided they do not present as solid walls or rooms.*

To delegate the power to grant Development Plan Consent to the proposal by Weston Medical Devices to construct a caravan shelter and associated improvements at Lot J, Q12 in DP55064, Hundred of Kevin (CT 6127/543) to the Unit Manager Policy & Strategic Assessment, pending the provision of this information.

2.2. **NEW APPLICATIONS** - Nil

2.3. **RESERVED MATTERS** - Nil

3. **CROWN DEVELOPMENTS (ADVISORY ITEMS)**

3.1.1 **Department of Planning, Transport and Infrastructure**

DA 100/V075/18

**Rail corridor and adjacent land (Sturt Road, Mitchell Park and Tonsley); land parcels within Laffers Triangle (Laffer Drive and Sturt Road, Bedford Park); and land parcels within Flinders University (Sturt Road and Main South Road, Bedford Park)**

City of Marion and City of Mitcham

Proposal: Flinders Link Project: extension of the Tonsley rail line and new train station.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Neil Welsh, DPTI - presented
- Simon Tonkin, Masterplan – presented
- Dariusz Fanok, DPTI – presented
- Adam Hannon, Cox Architecture
- Orr Shallev, Cox Architecture

#### Representors

- Aidan Stanger - presented
- Jodie Pearce - presented

#### Council

- Nicholas Timotheou, Marion
- Brett Grimm, Marion

#### Agencies

- Belinda Chan, ODASA
- Simon Lee, ODASA
- Robert deZeeuw, EPA

#### Members of the Public

- Amy Zelinski
- Tyla Clayson
- Sharon Thomson
- Andy Gillan

The State Commission Assessment Panel discussed the application.

#### **RESOLVED**

To DEFER consideration of the proposal and seek further information from the Applicant on the following:

1. Provision of information about how the proposal responds to the following matters:
  - The broader public transport / rail connectivity strategy for the network in this precinct, taking into account existing land use arrangements and the Darlington Upgrade Project.
  - An analysis of existing pedestrian / cyclist movements relative to existing land uses and nodes of activity.
  - An analysis of local population composition and current pedestrian movements, with particular consideration for people with a disability and/or mobility impairment.
  - The envisaged future land uses as outlined by Concept Plan Mar/7 (Laffers Triangle) in the City of Marion Development Plan consolidated 20 February 2018.
2. Provision of detailed plans of how the elevated walkway will integrate within the Flinders Medical Centre to the south and Flinders University to the east (including internal circulation and accurate distances to key destinations).
3. Provision of the multi-criteria assessment, including weightings, used by DPTI to arrive at the preferred public transport design solution.
4. Provision of information for the future relocation and redevelopment of the Clovelly Park station to the Tonsley Innovation Precinct.
5. Clarification of pavement materials for the new pedestrian pathways connecting to the viaduct.
6. Clarification on the project intentions for public art installations and feature lighting.

#### 3.1.2 **Rise Renewables Pty Ltd**

DA 830/V001/18

#### **Reservoir Road and Boundary Track, Baroota Reservoir, Baroota (pumped-hydro); and Cattle Track and Baroota Road, Baroota (solar)**

District Council of Mount Remarkable

Proposal: Baroota Pumped Hydro & Solar Project: (a) a pumped hydro component; and (b) a solar farm component with (c) associated access, infrastructure, civil and ancillary works.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:



Applicants

- Brer Adams, Rise Renewables - presented
- Sam Cooper, Rise Renewables
- Steve Green, JBS&G (consultant to Rise Renewables)

The State Commission Assessment Panel discussed the application.

**RESOLVED**

That the State Commission Assessment Panel provide its recommendation in confidence (included in SCAP Confidential Minutes – 24 January 2019) 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** - Nil

5. **OTHER BUSINESS** - Nil

6. **NEXT MEETING**

6.1. Thursday 14 February 2019 at ODASA, 28 Leigh Street, Adelaide SA 5000

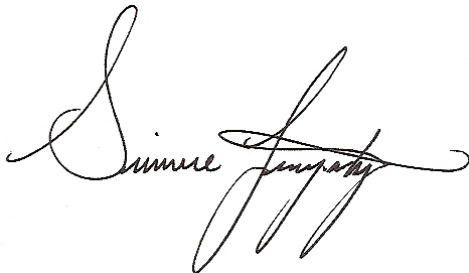
7. **CONFIRMATION OF THE MINUTES OF THE MEETING**

7.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

8. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 3.05pm.

Confirmed 24/01/2019



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Simone Fogarty  
PRESIDING MEMBER