



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

AGENDA

Meeting No. 201

Date	Wednesday 9 April 2025 at 9:30am
Venue	Inparri Kuu Seminar Room, Level 9, 83 Pirie Street, Adelaide / Microsoft Teams video conferencing
Members	Rebecca Thomas (Presiding Member) Rebecca Rutschack (Deputy Presiding Member) David Altmann Don Donaldson John Eckert Paul Leadbeter Jenny Newman
In attendance	Amy Arbon, Senior Governance Officer Department for Housing and Urban Development

1. OPENING

- 1.1. Acknowledgement of Country
- 1.2. Attendance: Rebecca Thomas (Presiding Member), Rebecca Rutschack (Deputy Presiding Member), John Eckert, Paul Leadbeter, Jenny Newman, Don Donaldson
- 1.3. Apologies: David Altmann

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

9:30AM

2.2.1. Palumbo 24042127

2 North Terrace, Kent Town
Lot 103 Terrace, Kent Town
Lot 104 North Terrace, Kent Town

Variation to Development Application 21040597 for 'Works to the Royal Hotel' including:

- re-design of the ground and podium levels to facilitate a six-metre-high clearance above the existing culvert infrastructure, with revised access points, reduced plaza levels, an additional podium level, additional bicycle spaces, an additional 74 car parking spaces;
- revised dwelling and communal space layouts;
- additional 21 dwellings; and
- an additional three levels and 12.64 metres in building height, raising the building to 17 and 18 levels.

10:45AM

- 2.2.2. John Outhred, Paul & Nadia Bellerby**
25003022
30713 Flinders Highway, Eba Anchorage

Dwelling, deck & pool plus shed and ground mounted solar panels. Located in a building envelope of 3800m² - Native vegetation clearance assessment report for clearance of significantly disturbed vegetation. Driveway connection from Flinders Highway to development site.

11:30AM

- 2.2.3. Rosemary Brojatsch**
23031567
9610 Southern Ports Highway, Southend

Torrens title land division comprising one (1) allotment into two (2) allotments for the creation of one (1) additional allotment and the construction of a detached dwelling with an associated outbuilding and earthworks.

2:30PM

- 2.2.4. Mrotek Town Planning**
23033823
Lot 53 Bakers Gully Road, Kangarilla

Land division - 1 into 2 allotments for horticulture purposes.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

12:45PM

- 3.2.1. Photon Energy AUS SPV 4 Pty Ltd & Department for Energy and Mining**
24017660
4543 Birdseye Highway, Cleve
225 Broadview Road, Cleve
Lot 29 Pine Corner Road, Cleve

Construction of a renewable energy facility with a combined maximum generation capacity of 240MW comprising:

- fields of heliostats to direct solar energy to PV Ultra receiver towers.
- Towers convert the solar energy to electricity and heat using PV modules.
- The heat is stored in an insulated water reservoir and the electricity is used to chill water in a second reservoir (or is fed into the grid).
- Electricity from the grid can also be used to chill water.
- The stored water temperature difference is used to generate electricity using an Organic Rankine Cycle engine that operates as a thermal turbine.
- The project predominantly functions as a 720MWh storage capacity 'battery' using the water storage pits and electro-thermal technology.
- The facility would be connected to the national electricity grid via the Yadnarie Substation, which is located next to the site.

4. MAJOR DEVELOPMENTS - VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1.** Wednesday 23 April 2025 in the Inparri Kuu Seminar Room, Level 9, 83 Pirie Street, Adelaide
or 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