



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 106th Special Meeting of the
State Commission Assessment Panel
held on Wednesday 3rd March 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	Dennis Mutton (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Nick Kretschmer Ben Sieben
AGD Staff	Hannah Connell (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Malcolm Govett (Agenda Item 2.2.2) Troy Fountain (Agenda Item 2.2.2) Jason Cattonar (Agenda Item 2.2.1, 2.2.2)

1.2. 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 – Nil

2.2. NEW APPLICATIONS

- 2.2.1 **TENNIS SA**
DA 020/L183/21
Lot 100 War Memorial Drive, North Adelaide

City of Adelaide

Proposal: Construction of northern and eastern grandstands and associated works.

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

Applicants

- Lynton Franzi – Tennis Australia
- Adam Hannon – Cox Architecture
- Brenton Burman - AECOM

Agencies

- Ellen Liebelt – ODASA
- Kirsteen Mackay – ODASA [Government Architect]

Council

- Ray Scheuboeck – City of Adelaide

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Development Plan.
- 3) RESOLVE to grant Development Plan Consent to the proposal by Tennis SA C/- AECOM for construction of northern and eastern grandstands and associated works at Lot 100 War Memorial Drive, North Adelaide subject to the following conditions of consent.

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).

Reason: For the avoidance of doubt and the interests of proper planning.

2. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule and sample of external materials and finishes in consultation with the Government Architect to the reasonable satisfaction of the State Planning Commission.

Reason: To ensure that the State Planning Commission is satisfied with the external appearance of the grandstands.

3. Prior to Development Approval being issued for superstructure works, final details of the waste collection arrangements which identify how waste would be stored, transported and disposed of, shall be submitted in consultation with the (Adelaide City Council) to the satisfaction of the State Planning Commission.

Reason: To ensure that waste is suitably controlled and managed at the site.

4. The stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) and connect into the existing roof structure system.

Reason: To ensure that stormwater is suitably controlled and managed at the site.

5. Prior to completion of superstructure works, the applicant shall submit to the State Planning Commission a detailed landscaping plan which includes soft landscaping measures to be applied in support of the development.

Reason: To provide visual amenity to the locality.

ADVISORY NOTES

- a. This Development Plan Consent will expire after 24 months from the date of this Notification, unless final Building Rules Consent from Council has been received within that period or this Consent has been extended by the State Planning Commission
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 2 years of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. 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, and (telephone number 8204 0289).
- d. Any damage caused to City of Adelaide's road, footpath and kerbing infrastructure during development will be the responsibility of the developer to rectify to a standard that equals or improves the pre-development condition.
- e. The applicant is advised of the comments provided in the response by the City of Adelaide dated the 17th February 2021.
- f. A Construction Environment Management Plan (CEMP) shall be prepared in collaboration with the City of Adelaide (Council) 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 and parking 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 **Pyper Leaker Surveying C/- J D Lewis**
DA 960/D008/20
19D Goldfields Road, Cockatoo Valley
The Barossa Council

Proposal: Land Division to create 1 additional allotment

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

Council

- Janine Lennon – The Barossa Council

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is not satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of The Barossa Council Development Plan.
- 3) RESOLVE to NOT CONCUR, pursuant to section 35 (3) (b) (i) of the Development Act 1993, and section 8 (2) of the Character Preservation (Barossa Valley) Act 2012, with the proposal of The Barossa Council to grant Development Plan Consent to Development Application 960/D008/20 (960/206/2020) by J D Lewis C/- Pyper Leaker Surveying Services Pty Ltd for land division to create one additional allotment at 19D Goldfields Road, Cockatoo Valley

Reasons for not concurring:

- The proposal would encourage the densification of the Policy Area and so would not retain or protect the valuable scenic and rural landscape, and would adversely impact the amenity of the locality. (Character Preservation District Overlay: Objective 1 & Principle of Development Control 1).
- The proposal would lead to the expansion of the rural living zone (Character Preservation District Overlay: Objective 3 & Principle of Development Control 1).

2.3. **RESERVED MATTERS** - Nil

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

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** – Nil

4. **MAJOR DEVELOPMENTS – VARIATIONS** - Nil

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Wednesday 10 March 2021 at Ground Floor, 50 Flinders Street, Adelaide SA 5000/ Via Microsoft Teams video conferencing

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 11.22am.

Confirmed 03/03/2021

Rebecca Thomas

.....
Rebecca Thomas
PRESIDING MEMBER

