



# STATE COMMISSION ASSESSMENT PANEL

**A COMMITTEE OF THE STATE PLANNING COMMISSION**

Minutes of the 117<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 14<sup>th</sup> July 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	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Jason Cattonar Malcolm Govett (2.2.1, 2.2.3) Matthew Henderson (2.2.2) Adnan Khan (2.2.1)

### 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.

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## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Ginos Group Pty Ltd C/- Phil Brunning & Associates Pty Ltd

040/W083/20

##### **138-144 St Vincent Street, Port Adelaide**

The integration of the existing hotel and shops with a seven (7) storey tourist accommodation building containing 64 rooms.

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

##### **Applicant**

- Phillip Brunning (Phil Brunning & Associates)
- Tom Michele (Hardy Milazzo)

##### **Agencies**

- Kirsteen Mackay (ODASA)
- Sophie Newland (ODASA)

##### **Council**

- Steve Hooper (City of Port Adelaide Enfield)

The State Commission Assessment Panel discussed the application.

### **RESOLVED**

To defer further consideration of the proposal by the Ginos Group Pty Ltd C/- Phil Brunning and Associates Pty Ltd for the integration of the existing hotel and shops with a seven (7) storey tourist accommodation building containing 64 rooms at 138-144 St Vincent Street, Port Adelaide, to request the Applicant:

- 1) To further consider opportunities to increase the availability of car parking;
- 2) To confirm that satisfactory arrangements are in place for the delivery of goods and removal of waste to and from the site; and
- 3) To resolve the arrangement for visitor drop off and pickups to and from the site.

#### 2.2.2 Lost Retreats

180/L034/20

##### **Mount Osmond Road, Mount Osmond**

Installation of a modular tourist accommodation retreat.

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

##### **Applicant**

- Damien Chwailsz (Damien Chwailsz Architects & Builders)
- Steve Brooks (Lost Retreats)

##### **Representors**

- Callum McDonald
- Colin Hackett

##### **Agencies**

- Joel Taggart (CFS)
- Annie Pomeroy (CFS)

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 Burnside Development Plan.
- 3) To grant Planning Consent to the proposal by Lost C/- Ben Green & Associates for installation of a modular tourist accommodation retreat at 60 Mount Osmond Road, Mount Osmond subject to the following conditions of consent.

## PLANNING CONDITIONS

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

*Reason: To ensure the development is undertaken in accordance with the plans and details.*

2. The building approved shall only be used for the purposes of tourist accommodation.

*Reason: To ensure the development is undertaken in accordance with the approved use.*

3. The access point, car parking and vehicle manoeuvring areas shall be of an all-weather surface and must be maintained in a good condition at all times.

*Reason: To ensure the trafficable areas are of sound surface condition.*

## Country Fire Service (CFS) Conditions

4. Access to Habitable Buildings

The Minister's Specification SA78 - Part 2.3.3.1 requires the mandatory provision for 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large Bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres.

- a. Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- b. The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
  - i. A loop road around the building, OR
  - ii. A turning area with a minimum radius of 12.5 metres, OR
  - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres
- c. Private access shall have minimum internal radii of 9.5 metres on all bends.
- d. Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

5. Access to a dedicated water supply

The Minister's Specification SA78 Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

- a. The water supply outlet shall be easily accessible and clearly identifiable from the access way and at a distance of no greater than 30 metres from the proposed dwelling.
- b. The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").

- c. Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- d. Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- e. SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- f. A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- g. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- h. All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

## 6. Water Supply

The Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October

2012) Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to

be made available at all times for fire-fighting. Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- a. A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- b. The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- c. The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- d. The water storage facility (and any support structure) shall be constructed of non-combustible material.
- e. The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  - i. A minimum inlet diameter of 38mm, AND
  - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- f. The dedicated fire-fighting water supply pump shall be located at or adjacent to the habitable building to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- g. The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- h. All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- i. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- j. A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the habitable building).
- k. All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- l. All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.

- m. All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- n. All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- o. All fire-fighting hoses shall be readily available at all times.

## 7. Vegetation

The Minister's Specification SA78 Part 2.3.5 requires landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property:

- a. A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:
  - i. The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
    - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
    - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
    - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
    - v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
    - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
    - vii. No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
    - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
    - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.
- b. A single row of trees or shrubs are permitted closer to the building than their mature height for screening purposes, providing they are not connected to other hazardous vegetation, are not within close proximity of timber building elements, windows and doors and do not touch or overhang any part of the building. Screening plants should have low flammability characteristics, be kept in optimum health, pruned regularly and any dead vegetation removed.

## 8. Bushfire Survival Plan

- a. The applicants shall prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.
- b. This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- c. The BSP should address the possibility that the owners may not be present at the time of the bushfire event. The BSP should not expect guests to be involved in fire-fighting operations.
- d. The SA CFS 'Bushfire Safety and Survival for Business and Organisations' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- e. The applicant should consider reducing operating hours and restrictions on days of extreme weather or bushfire events

## 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 Planning 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, (telephone number 8204 0289).
- d. All wastewater from the premises must be discharged to a waste control system that complies with the provisions of the South Australian Public Health Act 2011.
- e. Retaining walls constructed to retain a difference in ground levels exceeding (1) metres in height require development approval.
- f. The land owner/developer is responsible for ensuring that building work is sited in the approved position. This may necessitate a survey being carried out by a licensed land surveyor.
- g. 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>

### 2.2.3 Clayton Church Homes C/- Brown Falconer 473/E066/20

#### 1144 Greenhill Road, Uraidla

Demolition of existing aged care accommodation facility and the construction of a new 60 bedroom aged care accommodation facility with solar array panels, common areas, activity spaces, administration rooms, ancillary café, 31 car parks, bin and storage areas, landscaped gardens, sewer holding tanks and sewer truck parking bay, essential service and utility infrastructure, and excavation works.

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

#### Applicant

- Daniel McKenna (Masterplan)
- Simon Tonkin (Masterplan)
- Mario Dreosti (Brown Falconer)
- Daniel Aitchison (Clayton Church Homes)
- Trevor Johnson (Clayton Church Homes)
- Greg Adey (Clayton Church Homes)

#### Representors

- Merrilyn Hannaford

#### Agencies

- Joel Taggart (CFS)
- Greg Ahrens (EPA)
- Clive Jenkins (EPA)

## **Council**

- Melanie Scott (Adelaide Hills Council)
- Vanessa Nixon (Adelaide Hills Council)

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 Adelaide Hills Council Development Plan.
- 3) To grant Development Plan Consent to the proposal by Clayton Church Homes C/-Brown Falconer for the demolition of the existing 25 bed aged care accommodation facility and the construction of a new 60 bed aged care accommodation facility at 1144 Greenhill Road, Uraidla subject to the following reserved matters and conditions of consent.

## **RESERVED MATTERS**

1. Pursuant to regulation 10 of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*, and 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, prior to the granting of final Development Approval:
  - a. The applicant shall provide written confirmation that the water supply for the proposed development is to be supplemented by a private water supply company. Such confirmation shall be to the reasonable satisfaction of the State Planning Commission prior to the issue of Development Approval.

## **PLANNING CONDITIONS**

1. The development granted Development Plan Consent 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.

*Reason: To ensure the development is undertaken in accordance with the plans and details.*

## **Vehicle Movements and Parking**

2. The hours for waste collection shall be scheduled to occur between 7:00 am – 7:00 pm on any day.

*Reason: To minimise potential for traffic impacts and vehicle congestion during waste collection periods*

3. All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

*Reason: To ensure the safe and convenient storage of bicycles.*

## **Environment**

4. A landscaping plan detailing species, size and spacing along the northern and western boundaries and around bushfire tanks shall be submitted for approval by the State Planning Commission and CFS prior to the issue of development approval.

*Reason for condition: To ensure the visual amenity of the site and locality are as proposed.*

5. Landscaping shown on the approved plans shall be established prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced.

*Reason for condition: To ensure the visual amenity of the site and locality are as proposed.*

6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.

*Reason: To ensure appropriate stormwater management.*

#### **Conditions directed to be applied by the SA Country Fire Service**

7. Access to the building shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
8. The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
  - A loop road around the building, OR
  - A turning area with a minimum radius of 12.5 metres, OR
  - A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres (for each 'leg') and minimum internal radii of 9.5 metres.
9. Private access shall have minimum internal radii of 9.5 metres on all bends.
10. Private access shall provide overhead clearances of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.
11. The water supply outlets shall be easily accessible and clearly identifiable from the access way.
12. The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").
13. Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
14. Provision shall be made adjacent to the water supply and outlets for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlets.
15. SA CFS appliance's inlet is rear mounted; therefore the outlets/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
16. A vegetation management zone (VMZ) shall be established and maintained within 30 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:
  - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
  - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height from the trees' lowest branches.
  - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.



- vii. No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
- viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves.
- ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

*Reason: To provide a measure of protection to the habitable building from the approach, impact and passing of a bushfire.*

#### **Conditions advised by the Environment Protection Authority**

17. The wastewater treatment system must be installed and operational in accordance with the development application documentation prior to operating the expanded 60 bedroom aged care facility.
18. Prior to the commencement of operations of the expanded 60 bedroom aged care facility the aboveground septic tanks and effluent holding tanks must be bunded to ensure a net capacity of at least 120% of the volume of the largest tank within each bunded area. Note: Information on bunding is available in the EPA Guideline Bunding and spill management (2016) [http://epa.sa.gov.au/files/47717\\_guide\\_bunding.pdf](http://epa.sa.gov.au/files/47717_guide_bunding.pdf)
19. The stormwater management system must be implemented prior to the operation of the development in accordance with the development application documentation, including the amended Stormwater Report prepared by PT Design dated 17/12/20 revision 3 and must:
  - a. meet the following quality targets:
    - i. suspended solids (SS) - 80% reduction in average annual pollutant load compared to an equivalent urban catchment with no water quality management
    - ii. total phosphorous (TP) - 60% reduction in average annual pollutant load compared to an equivalent urban catchment with no water quality management
    - iii. total nitrogen (TN) - 45% reduction in average annual pollutant load compared to an equivalent urban catchment with no water quality management
  - b. ensure runoff is maintained at pre-development levels
  - c. ensure groundwater resources are not impacted
  - d. mitigate flood risk.
20. All effluent must be removed from the site by EPA licensed waste transporters.

*Reason: To ensure the protection of surface and underground water resources in the Mount Lofty Ranges Watershed.*

21. Every six months, the operator of the aged care accommodation facility shall provide a report to the Adelaide Hills Council detailing the operation and management of the wastewater management system. Such details shall include the frequency of desludging of the septic tanks and pump out of the holding tanks, and copies of any relevant inspections and pump out dockets.

*Reason: To ensure the wastewater is being managed and disposed of to a licensed wastewater facility.*

#### **ADVISORY NOTES**

- a. This Development Plan Consent will expire after 24 months from the date of this Notification, unless final Development Approval 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 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 the construction site, please contact the Adelaide Hills Council by telephone (08) 8408 0400 or email to mail@ahc.sa.gov.au

- d. Prior to commencement of construction the applicant shall prepare a Construction and Environment Management Plan to the satisfaction of the Council, with consideration given (but not limited) to traffic management strategies, the management of toxic building material during the demolition process, dust suppression, prevention of silt runoff and management of construction noise and waste. For further information about appropriate management of construction sites, please contact the Adelaide Hills Council by telephone (08) 8408 0400 or email to mail@ahc.sa.gov.au
- e. The *Environment Protection (Noise) Policy 2007* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to meet indicative noise factors for different land use categories. The policy creates offences that can result in on-the spot fines or legal proceedings. Environment Protection Authority information sheets, guidelines documents, codes of practice, technical bulletins and other materials can be accessed via the following website: <http://www.epa.sa.gov.au>.
- f. The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- g. The applicant is reminded that all construction on site should be undertaken in a manner that does not allow the escape of soil, sediment or other pollutants into waters, including groundwater, at levels that breach the *Environment Protection (Water Quality) Policy 2015*. Guidance for the building and construction industry on pollution prevention of waters can be found by referring to the Handbook for Pollution Avoidance on Building Sites and the Stormwater Pollution Prevention Code of Practice, both available at: <http://www.epa.sa.gov.au>
- h. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>
- i. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All expenses associated with these works shall be met by the proponent.
- j. All vehicle car parks, driveways and vehicle entry and manoeuvring areas should be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Planning Commission prior to the occupation or use of the development.

### 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 21 July 2021 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 3.15pm.

Confirmed 14/07/2021



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Rebecca Thomas  
PRESIDING MEMBER