



# STATE COMMISSION ASSESSMENT PANEL

**A COMMITTEE OF THE STATE PLANNING COMMISSION**

Minutes of the 109<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 14<sup>th</sup> April 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
Secretary	Ben Sieben, Governance Officer
AGD Staff	Jason Cattonar Troy Fountain Malcolm Govett

### 1.2. APOLOGIES

Grant Pember

**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 Mount Carmel College

040/E186/21

#### **2-6 Miles Street, 2-6 Mabel Street, 5 Miles Street & 48-50 Russell Street, Rosewater**

Alterations, additions to and expansion of the existing educational establishment (Rosewater Trade Training Centre) with a 1 and 2 storey building containing a new fabrication and material storage area, relocated wet trades area, refurbished automotive training area, refurbished existing wet trades area and a new building with undercroft area.

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

#### **Applicants**

- Marcus Rolfe
- John Kanopka
- Deb James – via Teams
- Pino Dichiera – via Teams
- Phil Weaver – via Teams
- Uby Faddoul – via Teams
- Peter Smith – via Teams
- Shane Gubbin – via Teams
- Garth Hall – via Teams

#### **Council**

- Tim Hicks

#### **Representors**

- Rebecca Taylor – via Teams
- Louise Adamson – via Teams

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 Port Adelaide Enfield Council Development Plan.
- 3) To grant Development Plan Consent to the proposal by Mount Carmel College for alterations and additions to the existing Rosewater Trade Training Centre at Miles Street, Mabel Street and Russell Street, Rosewater subject to the following reserved matters and 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).

- All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossover, 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.

*Reason: To ensure appropriate reinstatement of any Council, utility or state-agency maintained infrastructure affected by construction activities.*

- All pipes, vents and/or other equipment servicing the building shall be adapted to blend with the building such that they are unobtrusive and/or shall otherwise be hidden from view, to the reasonable satisfaction of Council.

*Reason: To ensure the visual amenity of the site is as proposed.*

### **Acoustics**

- The acoustic attenuation measures (both structural engineering and operational) recommended to achieve compliance as stated in Environmental Noise Assessment report dated 19 February 2021 (A2001153RP3 Revision 0) by Deb James of Resonate Consultants shall be fully incorporated into the detailed design of the development and corresponding building rules documentation to the reasonable satisfaction of the State Planning Commission. Such acoustic measures shall be made operational prior to the occupation or use of the development.

*Reason: To protect the amenity of adjoining and nearby residents.*

- Roller doors to buildings shall be closed at all times when any equipment is operated.

*Reason: To protect the amenity of adjoining and nearby residents.*

- Hours of machinery or equipment operation shall not exceed 8:00am to 4:00pm, Monday to Friday.

*Reason: To protect the amenity of adjoining and nearby residents.*

- Brick cutting may not occur for more than 2 hours per school term.

*Reason: To protect the amenity of adjoining and nearby residents.*

- With the exception of the 2 hours per school term during which brick cutting is permitted, the average LAeq noise level in relation to the development shall not exceed 52db(A) when measured at any adjacent vacant land or 50db(A) when measured at the outdoor area of any adjacent residence.

*Reason: To protect the amenity of adjoining and nearby residents.*

- The development shall accommodate a maximum of 150 students only throughout the entire technical college.

*Reason: To protect the amenity of adjoining and nearby residents.*

### **Traffic, Parking & Access**

- All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall 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.

*Reason: To ensure safe and convenient movement for vehicles.*

11. Driveway, manoeuvring areas, car parking spaces, and landscape areas shall not be used for the storage or display of any materials or goods.

*Reason: To ensure the safe and efficient movement of vehicles.*

12. Vehicles larger than B99 shall only enter the waste collection area from Miles St and Wet Trades area from Russell St by reversing into the site and shall exit in a forward manner.

*Reason: To ensure the safe and efficient movement of vehicles.*

13. Delivery vehicles and waste collection vehicles shall not arrive or leave the subject land between 15 minutes before and after the school starting and finishing times (i.e. shall not arrive or leave between 8:15am to 8:45am if school starts at 8:30am).

*Reason: To ensure the safe and efficient movement of vehicles.*

### **Environment**

14. 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.*

15. 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: To ensure the visual amenity of the site is as proposed.*

### **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, (telephone number 8204 0289).
- d. The applicant is advised that prior to occupation, a report shall be prepared by a qualified acoustic engineer and submitted to Council confirming that the noise from the simultaneous operation of all plant and equipment associated with the development (including fixed equipment, equipment which has been relocated due to the development such extraction and ventilation systems, roof mounted air conditioning, ventilation and extraction systems and manually operated equipment and tools but excluding brick cutting and hammering) achieves 47 dB(A) at any existing dwelling or 52 dB(A) at vacant land when adjusted in accordance with the Environment Protection (Noise) Policy 2007.
- e. 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 Port Adelaide Enfield Council by telephone (08) 8405 6600 or email to [service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au)

- f. Prior to commencement of construction the applicant is encouraged to prepare a construction management plan to the satisfaction of the Port Adelaide Enfield Council, with consideration given (but not limited) to traffic management strategies, dust suppression, prevention of silt run-off and the management of noise and waste. For further information about appropriate management of construction sites, please contact the Port Adelaide Enfield Council by telephone (08) 8405 6600 or email to [service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au)
- g. Prior to full development approval the applicant is advised that final siteworks engineering plans are to be provided to the reasonable satisfaction of Council.
- h. The applicant is advised that all external lighting on the site shall be designed and constructed to conform to Australian Standard AS 4282-1997 (Control of the obtrusive effects of outdoor lighting).

**2..2.2 Craven Stores Pty Ltd C/- Andrew Davidson Property Development Consultants**

312/D042/18

**41-53 Gawler River Road, Lewiston**

Land division to create 67 additional allotments – 2 into 69.

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

**Agencies**

- Robert de Zeeuw - Environment Protection Authority – via Teams
- Tracy Corbin - Environment Protection Authority – via Teams

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 Plains Council Development Plan.
- 3) To CONCUR, pursuant to section 35(3)(b)(i) of the *Development Act 1993*, and section 7(5) of the *Planning, Development and Infrastructure Act 2016*, with the proposal of the Adelaide Plains Council to grant Development Plan Consent to Development Application 312/D042/18 (312/375/2018) by Craven Stores Pty Ltd C/- Andrew Davidson Property Development Consultants for land division to create 67 additional allotments at 41 – 53 Gawler River Road, Lewiston.

2.3. **RESERVED MATTERS – Nil**

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

3.2. **DEFERRED APPLICATIONS – Nil**

3.3. **NEW APPLICATIONS – Nil**

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

5. **OTHER BUSINESS**

6. **NEXT MEETING**

6.1. Wednesday 28 April 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 2.30pm

Confirmed 14/04/2021



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Rebecca Thomas  
PRESIDING MEMBER