



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 121st Meeting of the
State Commission Assessment Panel
held on Wednesday 25th August 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 Simon Neldner (3.2.1) Renae Grida (2.2.1) Ben Williams (3.2.1)

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.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 J & K Empire Pty Ltd C/- Phil Brunning & Associates

090/M023/21

126 Rose Terrace, Wayville

Construction of an eight (8) storey mixed-use building comprising residential apartments, café, ancillary car parking, landscaping, and associated building work.

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

Applicant

- Phillip Brunning (Phil Brunning & Associates)
- Mark Beesley (Proske Architects)

Agency

- Kirsteen Mackay (ODASA)
- Aya Shirai-Doull (ODASA)

Council

- David Brown (City of Unley)

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 Unley (City) Development Plan.
- 3) To grant Development Plan Consent to the proposal by J&K Empire Pty Ltd C/- PBA for the construction of an eight (8) storey mixed-use building comprising residential apartments, café, ancillary car parking, landscaping and associated building work at 126 Rose Terrace Wayville subject to the following reserved matters and conditions of consent.

PLANNING CONDITIONS

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

Reason for condition: To ensure the development is constructed in accordance with endorsed plans and application details.

2. Waste management shall be undertaken in accordance with the waste management plan prepared by Cirqa, dated 22 June 2021, that forms part of the stamped documentation.

Reason for condition: To ensure waste management is undertaken in such a way so as to minimise potential for adverse impacts.

3. The recommendations detailed in the Traffic and Parking Report dated 17 December 2020 by Cirqa, forming part of this consent shall be fully incorporated into the development to the reasonable satisfaction of the State Planning Commission. Such measures shall be made operational prior to the occupation or use of the development.

Reason for condition: To ensure safe operation of the development.

4. The development shall be established in accordance with the plan titled *Stormwater Management Plan, Drawing Number 21355-C01, Issue C*. Such measures shall be made operational prior to the occupation or use of the development.

Reason for condition: To ensure safe operation of the development.

5. The establishment of all landscaping shall be undertaken within 3 months of the substantial completion of the development, and in any event prior to the occupation or use of the development. Such landscaping shall be maintained in good health and condition with any dead or diseased plants or trees being replaced.

Reason for condition: To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the Development.

6. Prior to Development Approval, the final schedule of external materials and finishes shall be submitted for consultation with the Government Architect to the reasonable satisfaction of the State Commission Assessment Panel.

Reason for condition: To ensure the development is of high architectural quality.

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 the application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996, with final approval by the Department of Infrastructure, Transport, Regional Development and Communication.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Department of Infrastructure & Transport

080/V070/21

Lot 101 Waite Road, Urrbrae

Decommissioning, relocation and reconstruction of the State Heritage listed Urrbrae Gatehouse (including alterations and additions to the relocated Gatehouse); roadworks and tree damaging activity within a State Heritage place (Waite Arboretum); works that may materially affect the State Heritage listed Original School Building/Headmaster's Residence/Principals Residences; and works that may materially affect the setting of the State Heritage listed Urrbrae House.

Paul Leadbeter declared a conflict of interest and left the meeting for this agenda item.

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

Applicant

- Brenton Burman (AECOM)
- Jon Whelan (DIT)
- Michael Rander (DIT)
- Jason Schulz (DASH Architects)
- Stephen Schrapel (Swanbury Penglase Architects)

Agency

- Michael Queale (Heritage SA)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) That the State Commission Assessment Panel provide its recommendation in confidence (included in the SCAP Confidential Minutes – 25 August 2021) to the Minister for Planning and Local Government.

Note: A Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 8 September 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 1.30pm.

Confirmed 25/08/2021



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Rebecca Thomas
PRESIDING MEMBER