## **OFFICIAL**



### A COMMITTEE OF THE STATE PLANNING COMMISSION

## **AGENDA**

Meeting No. 197

Date Wednesday 12 February 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)

David Altmann Don Donaldson John Eckert Paul Leadbeter

James Hayter ((Occasional Member) Items 2.2.5 / 2.2.6)

**1.3. Apologies**: David Altmann (Items 2.2.4 / 2.2.5 / 2.2.6)

Jenny Newman (Items 2.2.5 / 2.2.6)

### 2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

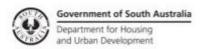
#### 2.2. NEW APPLICATIONS

9:30AM

2.2.1. John Hickmott 22033427

202 Flagstaff Road, Brinkley

Torrens Title land division - 12934 - 1 into 9 Land Division with Public Road Proposed Staging of land division: Stage 1: allotments 1-5 inclusive Stage 2: allotments 6-9 inclusive (public road).



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10:15AM

## 2.2.2. Flagstaff Park Holdings Pty Ltd 22005730

### Lot 1107 Flagstaff Road, White Sands

Land Division - one allotment into three. Modifications to an existing public road (Flagstaff Road) where not undertaken by a Council or State Agency.

11:15AM

## 2.2.3. Ika Shima Trading Pty Ltd c/- URPS 22043281

Lot 384 Louth Bay

Tourist accommodation resort comprising:

- 26 single bed villas and 1 day spa of earth bermed construction.
- Desalination plant using to provide a water supply from sea water.
- · Ground mounted solar panels.
- Access tracks, which will be formed and levelled using the existing natural surface (e.g. sand and earth)
- Ancillary outdoor recreation facilities including a tennis court, outdoor gym, yoga/meditation area and outdoor hot tubs/spa.
- Revegetation and landscaping.

#### 12:30PM

# 2.2.4. Marko Separovic & Michael Loucas 24032994

#### 75-79 King William Street, Adelaide

Alterations to change use of existing office and retail building to tourist accommodation inclusive of restaurant, meeting rooms and amenities at basement level, shop tenancies at ground level and construction of five additional levels to create a twelve (12) level building (ground + eleven levels).

1:45PM

## 2.2.5. Mark Kwiatkowski & Joe Pedicini 22020910

Lot 33 Evan Street, Blinman

Tourist Accommodation involving the construction of one self-contained tourist accommodation building.

3:15PM

# 2.2.6. 299 Pirie Street Pty Ltd 24029788

299-311 Pirie Street, Adelaide

Construction of a 29 storey (87.8m) mixed use building comprises a 242-room hotel (tourist accommodation) with restaurant, bars and meeting rooms, 89 residential apartments including 14 affordable housing studios, communal recreational areas (pool, spa and gym) and associated carparking, landscaping and plant & equipment.

#### 2.3. RESERVED MATTERS

- 3. CROWN DEVELOPMENTS (ADVISORY ITEMS)
  - 3.1. DEFERRED APPLICATIONS
  - 3.2. NEW APPLICATIONS
- 4. MAJOR DEVELOPMENTS VARIATIONS
- 5. REPORTING



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- 6. COURT COMPROMISE
- 7. BRIEFINGS
- 8. PROCEDURAL MATTERS
- 9. OTHER BUSINESS
- **10. NEXT MEETING** 
  - **10.1.** Wednesday 26 February 2025 in the Inparri Kuu Seminar Room, Level 9, 83 Pirie Street, Adelaide / 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

