



# STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

## AGENDA

Meeting No. 197

<b>Date</b>	Wednesday 12 February 2025 at 9:30am
<b>Venue</b>	Inparri Kuu Seminar Room, Level 9, 83 Pirie Street, Adelaide Microsoft Teams video conferencing
<b>Members</b>	Rebecca Thomas (Presiding Member) Rebecca Rutschack (Deputy Presiding Member) David Altmann Don Donaldson John Eckert Paul Leadbeter Jenny Newman
<b>In attendance</b>	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).

**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**

**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**