



## Agenda Report for Noting

**Meeting Date: 15 September 2022**

<b>Item Name</b>	Update – State Commission Assessment Panel
<b>Presenters</b>	Rebecca Thomas and Margaret Smith
<b>Purpose of Report</b>	Noting
<b>Item Number</b>	6.1
<b>Strategic Plan Reference</b>	4. Discharging Statutory Obligations
<b>Work Plan Reference</b>	4.3 Ensure the State Commission Assessment Panel continues to operate effectively
<b>Confidentiality</b>	Not Confidential (Release Immediately)
<b>Related Decisions</b>	N/A

### Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Note the update from the State Commission Assessment Panel (SCAP).

### Discussion

The purpose of this report is to provide an update on any matters relating to the SCAP that the Commission should be aware of between 1 July 2022 and 31 August 2022.

#### Development Applications and Crown Developments

SCAP considered 10 Development Applications and two Crown Developments in the reporting period, as outlined in the following tables.

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Development Applications		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
<b>Ashbrook Apartments RV Pty Ltd</b>	<p><b>Syme Street, Ashford</b></p> <p>Extension to an existing retirement facility, construction of a five-storey residential flat building (four three-bedroom apartments), a shared recreational space and private hairdresser room at ground level, verandah, fencing, retaining wall and alterations to the existing basement car park (to accommodate four additional spaces).</p>	Approved.
<b>Cucci Investments t/a Kings Head Hotel C/- Future Urban</b>	<p><b>King William Street, Adelaide</b></p> <p>Partial demolition of a State Heritage Place, including internal building works, and construction of a 16-storey mixed-use building comprising hotel, shop, tourist accommodation and dwelling.</p>	Approved.
<b>Future Urban Pty Ltd</b>	<p><b>Greenhill Road, Eastwood</b></p> <p>Construction of a six-storey private hospital with associated consulting rooms, shop (café) and car parking.</p>	Approved.
<b>Woodside (SA) Pty Ltd</b>	<p><b>Nairne Road, Nairne</b></p> <p>Land division to create 31 additional allotments – one-into-32.</p>	Approved (with the decision on land division consent delegated to the Manager, Commission Assessment).
<b>Vintage Property Pty Ltd C/- URPS</b>	<p><b>Jenkins Street, Newport</b></p> <p>Earthworks for site remediation, construction of associated retaining walls and removal of two significant trees and one regulated tree.</p>	Proceed to assess.
<b>Dr Murray Coleman</b>	<p><b>Belvedere Road, Mannum</b></p> <p>Construction of a dwelling and associated siteworks and change in use of existing dwelling to farm workers accommodation.</p>	Proceed to assess.

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<p><b>120 The Parade Pty Ltd C/- Masterplan</b></p>	<p><b>The Parade &amp; Church Avenue, Norwood</b></p> <p>Conservation and adaptive reuse of Local Heritage Items, building demolition, and construction of a multi-storey mixed-use building comprising residential apartments, offices, shops, and ancillary off-street parking.</p>	<p>Approved (following deferral on 8 June 2022).</p>
<p><b>KWS Kent Town Development Pty Ltd C/- Ekistics</b></p>	<p><b>King William Street, Kent Town</b></p> <p>A mixed-use development including a 10-storey building (western building) comprising commercial (café, gymnasium and office tenancies) and residential apartments, and a six-storey building (eastern building) comprising residential apartments, the adaptive reuse of the existing Local Heritage Place for use as an office and demolition of the non-heritage rear lean-to, together with associated carparking, landscaping, shared amenities and public realm upgrades.</p>	<p>Approved.</p>
<p><b>Dock One Pty Ltd C/- Future Urban Pty Ltd</b></p>	<p><b>St Vincent Street, Port Adelaide</b></p> <p>Construction of a four-storey motel.</p>	<p>Approved.</p>
<p><b>The Kooyonga Golf Club Inc</b></p>	<p><b>May Terrace, Lockleys</b></p> <p>Lighting columns and fixtures.</p>	<p>Deferred.</p>

<b>Crown Developments</b>		
<i>Applicant</i>	<i>Summary</i>	<i>Resolved</i>
<b>Department for Infrastructure and Transport</b> <b>C/- JPE Design Studio</b>	<b>Phillips Street, Kensington</b> Demolition of two existing sports courts and existing transportable buildings; relocation of existing fire pump shed and tanks; removal of one Regulated tree and one Significant tree; construction of a new two-storey education building; and associated landscaping and fencing.	Recommendation provided in confidence to the Minister for Planning.
<b>Department for Infrastructure and Transport</b> <b>C/- Brown Falconer</b>	<b>Wright Road, Walkley Heights</b> Construction of a new storage facility comprising demolition of existing structures, removal of seven Significant and 16 Regulated trees; construction of a purpose-built storage facility, ancillary structures, and associated civil works, car parking and landscaping.	Recommendation provided in confidence to the Minister for Planning.

Policy matters

Beyond matters previously raised, no new matters of policy concern or deficiency have been identified through the assessment of the above proposals.

Prepared by: Jaclyn Symons

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Endorsed by: Rebecca Thomas

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Date: 25 August 2022

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