



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 99th Meeting of the
State Commission Assessment Panel
held on Thursday, 25 November 2020 commencing at 9.30am
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 Grant Pember
Secretary	Sara Zuidland
DPTI Staff	Karl Woehle (Agenda Item 2.2.1) Gabrielle McMahon (Agenda Item 2.2.1) Jason Cattonar (Agenda Item 2.2.1)

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 – Nil

2.2. NEW APPLICATIONS

2.2.1 Zhengtang Precinct Loft Pty Ltd

DA 020/A158/20

156-172 Franklin Street, Adelaide

Adelaide City Council

Proposal: Partial demolition of an existing building and construction of a 16 storey mixed-use building comprising residential apartments, ground floor commercial tenancies and two (2) levels of basement car parking.

Emma Herriman declared a conflict of interest and was not present for this item.

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

Applicants

- Greg Vincent – Masterplan
- Bill Couros – Greaton Development
- Wendy Liang – Greaton Development
- Mariano De Duonni - Baukultur

Agency

- Sophie Newland – ODASA
- Kirsteen Mackay – Govt Architect

Observers

- Ross McPherson
- William Stuart
- Lucy Hood

RESOLVED

The State Commission Assessment Panel discussed the application, confirmed its support for the overall design and massing of the building and resolved to:

- 1) DEFER determination of the application pending written confirmation from the City of Adelaide that Council agrees to amend the Land Management Agreement to remove reference to the overall height of the development on the subject site.
- 2) DELEGATE the determination of the application to the Manager Development Assessment upon resolution of the reason for the deferral and subsequent to this, further delegate resolution of any Reserve Matters imposed.

2.3. **RESERVED MATTERS** - Nil

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

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

5. **OTHER BUSINESS**

6. **NEXT MEETING**

- 6.1. Wednesday 9 December 2020 at Kardi Munaintya, 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 12.13pm.

Confirmed 25/11/2020



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Rebecca Thomas
PRESIDING MEMBER