



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 230th Meeting of the
State Commission Assessment Panel
held on Wednesday 22 July 2026 commencing at 9:00am
Level 9, 83 Pirie Street Adelaide or Microsoft Teams video conferencing

1. OPENING

1.1. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member acknowledged the traditional custodians of the land on which the State Commission Assessment Panel meets, and paid respect to Elders past and present.

1.2. PRESENT

Presiding Member	Nathan Cunningham
Deputy Presiding Member	David Altmann
Ordinary Members	Emma Barnes Stuart Headland Jenny Newman
Occasional Members	John Eckert Greg Vincent
Executive Officer	Sharon Butler Governance Officer
DHUD Staff	Andrew Houlihan Joanne Reid Hannah Connell

1.3. APOLOGIES

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2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Okin Capital C/- Enzo Caroscio Architecture 25040461 3 Patawalonga Frontage, Glenelg North

Five-level residential flat building containing 14 dwellings, basement car parking and landscaping.

Member, Emily Nankivell, declared a conflict of interest due to her employers engagement with the application and according, was not present for the item.

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

Applicant:

- Enzo Caroscio
- Fabian Barone
- James Levinson
- Thomas Wilson
- Thomas Lu
- Ben Wilson via MS Teams

Representors:

- Garrin Ross
- Richard Layland & Sara Layland
- Bruno Arboit via MS Teams

Agency:

- Belinda Chan (ODASA)

Council:

- Dylan Eggelstone (City of Holdfast Bay)

Observing:

- Frank Napoli
- Sean Elliot
- Ben Tonkin
- Mark Berlangieri
- Dale Sweeney
- Joel Williams
- Richard Stranger
- Zamina Blenkiron

The Presiding Member thanked all in attendance and closed the public hearing.

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
- 2) Development Application Number 25040461, by Okin Capital C/- Caroscio Architecture is **GRANTED** Planning Consent subject to the following Reserved Matters, Conditions and Advisory Notes:

RESERVED MATTERS

Planning Consent

Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act* of 2016, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval to the satisfaction of the State Planning Commission.

Reserved Matter 1

The applicant shall submit a final detailed schedule of external materials and finishes, and a physical samples board prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 2

The applicant shall submit a sustainability report in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 3

Plans and final details of the proposed privacy screening measures and additional considerations that may be required that mitigates direct overlooking from upper-level windows and balconies to habitable rooms and private open spaces of adjoining residential uses shall be provided to the satisfaction of the State Planning Commission.

Reserved Matter 4

Mechanical plant and ventilation details associated with the basement carpark, with an accompanying updated environmental noise assessment report shall be provided to the satisfaction of the State Planning Commission.

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

All on-site vehicle parking be constructed in accordance with AS/NZS 2890.1:2004 and AS 5124:2017.

Condition 3

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.

Condition 4

The planting and landscaping identified on the stamped and approved plans granted Planning Consent shall be undertaken in the first planting season concurrent with or following substantial completion of the development. Such planting and landscaping shall be irrigated and maintained thereafter with any plants which become diseased, or die must be replaced within the next available growing season with suitable species, to the satisfaction of the State Planning Commission.

Condition 5

Where provided for by any relevant off-set scheme established under section 197 of the Planning, Development and Infrastructure Act 2016 (as at the date of lodgement of the application), payment of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

Condition 6

The acoustic measures identified in the Sonus Acoustic Report S8707C3 to satisfy the identified noise levels shall be installed prior to the commencement of use and shall be maintained for the life of the development to the satisfaction of the Relevant Authority thereafter.

ADVISORY NOTES**Planning Consent****Advisory Note 1**

The approved development must be substantially commenced within 24 months of the date of Development Approval and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 4

The gym and yoga studio are for residents' private use only and are not to be used for commercial purposes. Any commercial use would require the lodgement of a development application for consideration of a change of use.

Advisory Note 5

The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, regarding the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction site, please contact the relevant Local Government Authority.

Advisory Note 6

All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

Advisory Note 7

A Construction Environmental Management Plan (CEMP) should be prepared in collaboration with, and to the satisfaction of, the Local Government Authority prior to the issue of Development Approval.

The approved CEMP shall be implemented throughout the development and should incorporate, without being limited to, the following matters:

- Car parking and access arrangements for tradespersons
- Siting of materials storage
- Site offices
- Work in the Public Realm
- Hoarding
- Site amenities

- Traffic requirements including construction access/egress and heavy vehicle routes
- Reinstatement of infrastructure
- Site contamination management, if required (prepared by a suitably qualified and experienced site contamination consultant in accordance with EPA guidelines)

2.3. VARIATION TO APPLICATIONS

2.4. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.3. VARIATION TO APPLICATIONS

4. REPORTING

5. BRIEFINGS

6. COURT COMPROMISE

7. PROCEDURAL MATTERS

8. OTHER BUSINESS

9. NEXT MEETING

- 9.1.** Wednesday 12 August 2026, Level 9, 83 Pirie Street, Adelaide SA 5000 / Microsoft Teams video conferencing.

10. CONFIRMATION OF MEETING MINUTES

- 10.1** The State Commission Assessment Panel confirmed the Minutes of the meeting.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. MEETING CLOSE

- 12.1.** The Presiding Member thanked all in attendance and closed the meeting at 12:14PM

Confirmed: 22/07/2026



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Nathan Cunningham
PRESIDING MEMBER