



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 233rd Meeting of the
State Commission Assessment Panel
held on Wednesday 9 September 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, present and emerging.

1.2. PRESENT

Presiding Member	Nathan Cunningham
Deputy Presiding Member	David Altmann
Ordinary Members	Mario Dreosti Stuart Headland Jenny Newman
Executive Officer	Sharon Butler Senior Governance Officer, Department for Housing and Urban Development
DHUD Staff	Andrew Houlihan Phil Mabbs Hannah Connell

1.3 APOLOGIES

Emma Barnes

2. DEVELOPMENT ASSESSMENT APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Arisvi Holdings Pty Ltd C/- Masterplan 26014332 10 Panorama Court, Paringa

Variation to Development Application 23005439 - Amendment to Earthworks and Levels.

Member, Emily Nakinvell, declared a conflict of interest due to the existing service contract between her employer and Renmark Paringa Council and according, was not present for the item.

Deputy Presiding Member, David Altmann, declared a conflict of interest due previous advice provided to Renmark Paringa Council and according, was not present for the item

Applicant:

- Kyle Tapscott, Masterplan
- Stewart Hocking, Masterplan

Representors:

- David and Kerry Ridgway
- Kerry and Garry Twyford (MS Teams)

Council:

- Greg Marlor, Renmark Paringa Council (MS Teams)

Observing:

- Amelia Walters (MS Teams)
- Daniel Giles (MS Teams)

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 26014332, by Arisvi Holdings Pty Ltd is granted Planning Consent subject to the following conditions and notes:

RESERVED MATTERS

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

Reserved Matter 1

A revised civil plan shall be provided indicating batters and earthworks to the north-western boundary interface consistent with the Court Order Exhibit A dated 16 April 2026 with geotechnical certification of the long-term stability escarpments and batters to the satisfaction of the State Planning Commission.

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

The plans and conditions with respect to Development Application **23005439** must be fully complied with except where varied by this variation application and conditions.

Conditions imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act

Condition 3

Locally indigenous plant species are to be incorporated into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.

Condition 4

During works or construction activities associated with the development, the subject land must be managed in a manner as to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.

Condition 5

Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

Condition 6

Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:

- be located within the floodplain of any watercourse;
- impede the natural flow of any surface waters;
- allow sediment to enter any water body;
- adversely impact native vegetation;
- facilitate the spread of pest plant and pathogenic material.

Condition 7

Any exposed areas created or exacerbated during the works must be appropriately stabilised to minimise the potential for erosion and the entry of sediment into the River Murray.

Condition 8

Appropriate measures must be undertaken to minimise water quality impacts during works on or near the riverbed.

Condition 9

The management of stormwater runoff from the subject land (including the adjoining Crown land reserve) is to ensure discharge of water does not cause flooding or erosion and is of the same or better quality of the receiving waters in accordance with the Murraylands and Riverland Landscape Board's *Water Affecting Activities Control Policy*.

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

This variation consent or approval will lapse at the expiration of 24 months from the operative date of the original consent or approval (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 Notes imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act**Advisory Note 4**

The applicant is reminded of the General Duty of Care under Section 23 of the *River Murray Act 2003*, which requires that a person must take all reasonable measures to prevent or minimise any harm to the River Murray through his or her activities.

Advisory Note 5

Further details on stormwater management arrangements, works and structures may be required in order to facilitate an assessment of any Crown land licence application.

Prior to the commencement of any works on Crown land, the applicant is advised to seek and obtain the approval of the Minister for Climate, Environment and Water to authorise the commencement of works and occupation of Crown land pursuant to the *Crown Land*

Management Act 2009. The applicant may be required to submit either an application for a new Licence to Occupy or an application to amend an existing Licence to Occupy. Application forms can be obtained from the following link: <http://www.environment.sa.gov.au/topics/crown-land/application-forms-and-fees>. For further information on Crown land tenure requirements please visit: <http://www.environment.sa.gov.au/topics/crown-land> or contact the Department for Environment and Water (Crown Lands Program, Berri) on email: DEW.CrownLands@sa.gov.au or telephone 08 8595 2105 and quote the Development Application number.

Native Title rights continue to exist on Crown land and particularly along the River Murray and its surrounding floodplains. Native Title notification may be required as a pre-requisite to the issue/amendment of a Licence to Occupy, pursuant to the provisions of the *Native Title Act 1993* (Cth) and or any associated Indigenous Land Use Agreement.

Advisory Note 6

The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or remains may be present on the subject land. Under section 20 of the *Aboriginal Heritage Act 1988* (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects or remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains.

It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object or remains (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site, object or remains, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act. For further information and to request a search of the Register of Aboriginal Sites and Objects from the Attorney-General's Department - Aboriginal Affairs and Reconciliation visit: <http://taawika.sa.gov.au>.

Advisory Note 7

The applicant is strongly encouraged to consult the relevant Aboriginal organisation(s) for advice regarding the protection of cultural heritage at the site, prior to undertaking any works. Aboriginal groups/organisations/traditional owners that may have an interest include:

River Murray and Mallee Aboriginal Corporation (RMMAC)

General Manager: Les Harris
Email: les.harris@rmmac.org.au
Telephone: 0419 845 707
Contact Person: Les Harris
Email: les.harris@rmmac.org.au

Advisory Note 8

Prior to any construction commencing it is recommended that the applicant prepares an appropriately detailed Biosecurity Plan to manage the risk of declared weeds, pests and diseases entering the property during the construction phase (i.e. contractors, vehicles/machinery and fill material). Guidance may be sought from the Murraylands and Riverland Landscape Board (<https://www.landscape.sa.gov.au/mr/pest-plants-animals>) and Primary Industries and Regions SA (<http://pir.sa.gov.au/biosecurity>).

Advisory Note 9

Any works associated with the land division must not:

- Have a detrimental impact on habitat that is significant as a refuge for aquatic biota or affect the migration of aquatic biota;
- Have a detrimental impact on the bed and bank stability of the watercourse;
- Increase the incidence or intensity of flooding or cause or exacerbate any off-site impacts;
- Have a detrimental impact on nearby trees.

Advisory Note 10

Effective measures should be implemented during the works and on-going use of the land in order to prevent soil, silt, sediments or other pollutants leaving the site and entering adjoining properties, roads, water bodies and drains, including (but not limited to):

- Not undertaking construction works a minimum of 3 days before and/or during a high rainfall event (20mm or greater) to reduce the risk of sediment runoff. Weather forecasts reported by the Bureau of Meteorology are available on-line and the seven-day forecast must be checked before work commences;
- use of erosion and sediment control measures such as catch/diversion drains, filter fences, sediment fences, sediment traps and basins, re-vegetation and straw bale barriers;
- stockpiling topsoil carefully so it is not susceptible to wind erosion or within the floodplain of a watercourse;
- cover all exposed faces and spoil on and around scarred areas with suitable ground cover;
- control dust arising from construction and other activities, so as not to be a nuisance to residents or occupiers on adjoining or nearby properties;
- ensure vehicles leaving the site do not transfer soil or mud onto adjacent roadways;
- ensuring that the fuelling site of any vehicles, plant and machinery utilised during construction is a minimum of 20 metres from any watercourse, water body or well;
- ensure that there are post construction arrangements for on-site pollutant and contaminant management in accordance with EPA Guidelines;
- Guidance on pollution prevention from construction sites can be found in the '*Handbook for pollution avoidance on commercial and residential building sites*' and the '*Stormwater pollution prevention code of practice*', which can be accessed at: <http://www.epa.sa.gov.au>

Advisory Note 11

This approval does not obviate any considerations that may apply to the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). For further information visit: <http://www.environment.gov.au/epbc>

**2.2.2 Chasacrown C/- Future Urban
26016966
24 South Esplanade, Glenelg**

Construction of a residential flat building consisting of five building levels and two basement levels, together with associated 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:

- Jason Cattonar, Future Urban
- Louis Kanellos, Chasacrown
- Shreyas Khare, Chasacrown
- Tom Wilson, Cirqa
- Thomas Lu, Cirqa

Agency:

- Aya Shirai-Doull, ODASA

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 26016966, by Chasecrown Pty Ltd C/- Future Urban Pty Ltd is granted Planning Consent subject to the following reserved matters and conditions:

RESERVED MATTERS

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

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 final landscape plan that confirms the final planting schedule, including the size and qualities of selected species, in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 3

A detailed Stormwater Management Plan with stormwater quantity and quality measures shall be prepared and submitted, in consultation with the City of Holdfast Bay, to the satisfaction of the State Planning Commission.

Reserved Matter 4

A final Waste Management Plan shall be provided, in consultation with the City of Holdfast Bay, which identifies the waste collection area and other negotiated collection arrangements, 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

The acoustic treatment shall be implemented in accordance with page 4 and 5 of the Environmental Noise Assessment Report dated 25 March 2026 with reference 58169/6/1 to satisfy the identified noise levels, and shall be installed prior to the commencement of use and maintained for the life of the development to the satisfaction of the Relevant Authority thereafter. Any variations shall require an updated report to be submitted for consideration and approval of the Relevant Authority.

Condition 4

The eastern upper-level windows of dwelling(s) shall have:

- Fixed and obscured glass to a height of 1.2 metres (minimum) above upper floor level

The obscured glass shall be fitted prior to occupation of the development and maintained at all times 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 owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connections to the street water table.

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, in regard to 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

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).

Advisory Note 7

If you are a developer or owner-builder, there are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind.

Advisory Note 8

If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

2.3. VARIATION TO APPLICATIONS

2.3 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 23 September 2026, Level 9 / 83 Pirie Street, Adelaide SA 5000 or 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 11.25AM.

Confirmed: 09/09/2026



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Nathan Cunningham
PRESIDING MEMBER