



# STATE COMMISSION ASSESSMENT PANEL

## A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 205<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 11 June 2025 commencing at 9:30am  
Level 9, 83 Pirie Street Adelaide and Microsoft Teams video conferencing

### 1. OPENING

#### 1.1. ACKNOWLEDGEMENT OF COUNTRY

The Deputy 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	Rebecca Rutschack (Deputy Presiding Member)
Members	David Altmann Don Donaldson James Hayter (Occasional Member) Craig Holden (Appointed Member)
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Ben Scholes Tegan Lewis

#### 1.3. APOLOGIES

Rebecca Thomas (Presiding Member)

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## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Walker Riverside (Retail) Pty Ltd

25008091

Lot 602 King William Road, Adelaide

Construction of a 38-level mixed use building comprising office, shop, civic space, office and hotel uses and an elevated public plaza, nomination of three (3) advertising signage zones with ancillary landscaping, solar photovoltaic panels and alterations to basement and public plaza.

Member, John Eckert, declared a conflict of interest due to his employers involvement with the application and according, did not attend the meeting for this agenda item.

Member, Paul Leadbeter, declared a conflict of interest due to his involvement with the National Trust of South Australia and according, did not attend the meeting for this agenda item.

Member, Jenny Newman, declared a conflict of interest due to her employers involvement with the adjacent Parliament House building and according, did not attend the meeting for this agenda item.

In accordance with section 29 of the *Planning, Development and Infrastructure Act 2016*, Craig Holden, Chair of the State Planning Commission, was appointed as a temporary member of the State Commission Assessment Panel to assist with the hearing of the matter due to declared conflicts and absences of Ordinary and Occasional Members.

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

#### Applicant(s):

- Nathan Thompson (Walker Corporation)
- Ben Schnell (Ekistics)
- Graeme Dix (Johnson Pilton Walker Architects)
- Walter Brindle (Johnson Pilton Walker Architects)
- Jessica Jordan (Walker Corporation)
- Sam Hosking (Hosking Willis Architecture)
- Tim Conybeare (Aspect Studios)

#### Agencies:

- Michael Queale (Heritage SA)
- Belinda Chan (ODASA)
- Kirsteen Mackay (ODASA)

#### Council:

- Janaki Benson (City of Adelaide)

#### Observing:

- Stewart Sweeny
- Christel Mex
- Elizabeth Vines
- Robert Farnan
- Geoff Short
- Evonne Moore

- Donna Ferretti
- Michael Llewellyn-Smith
- Iris Iwanicki
- Loine Sweeny
- Elizabeth Crisp
- Elbert Brooks
- Caroline Faulkner
- Carmel Ellul
- Meredith Ide
- Mitchell Sariovski
- April Cretan
- Alan Murrell
- Tim Jackson (MS Teams)

The Deputy 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 25008091, by Walker Riverside (Retail) Pty Ltd is GRANTED Planning Consent subject to the following Reserved Matters and Conditions:

## 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 SCAP (as delegate of the State Planning Commission).

#### Reserved Matter 1

Consideration of the western end of the ground floor plan containing the five (5) retail areas, with design solutions that facilitate enhanced views and physical connection, taking account of the relationship and views to Parliament House informed by City Riverbank Zone (Built Form and Character) PO 2.6 and achieving an improved single plane outcome desired by City Riverbank Zone (Movement, Parking and Access) PO 4.2, in consultation with the Government Architect.

#### Reserved Matter 2

Final architectural detailing, external material and landscaping selections (supported by provision of physical material samples and evidence of physical prototypes) prepared in consultation with the Government Architect, with appropriate consideration given to matters including:

- detailing of the three proposed façade types (namely diagrid pleats, vertical pleats and the tower secondary façade);
- treatment of the west wall of the lift core;
- external materials for each component of the development (including soft and hard landscape elements intended within the public realm),

- the design and materiality of canopies proposed over public areas, and the wind barriers recommended by MEL Consultants;
- potential modification of the fence to the north of Parliament House;
- specification of vegetation species and anticipated plant height/s and canopy coverage (as applicable) at maturity;
- paving treatments, public realm furniture and lighting infrastructure; and
- detailed design of wayfinding signage.

## 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

The use of loading bays within the basement loading dock shall be coordinated to through the implementation of appropriate scheduling and traffic control measures in accordance with recommendations made in the Loading and Car Parking Assessment Report prepared by Wallbridge Gilbert Aztec (reference WGA232086-RP-TT-0002\_B dated 17 March 2025) to reasonably avoid potential for vehicle queuing occurring during peak usage periods. Such measures shall be made operational prior to the occupation or use of the development and maintained at all times to the satisfaction of the State Planning Commission.

#### Condition 3

Solid screens recommended in the Environmental Wind Speed Measurement Report prepared by MEL Consultants (reference 24130A-WT-ENV00 dated 19 March 2025) shall be implemented in the development to ensure acceptable environmental conditions would be achieved for the elevated plaza level and outdoor dining areas. Such measures shall be made operational prior to the occupation or use of the development and maintained at all times to the satisfaction of the State Planning Commission.

#### Condition 4

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.

### ***Conditions imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act***

#### Condition 5

Confirmation of final height clearance and further development of proposed cantilever setback and design detailing to south façade, overhanging Parliament Lane, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final profile of cantilever to be developed further to improve extent of sky view and reduce building bulk/dominance over Parliament House façade will manage adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

#### Condition 6

Provision of south façade architectural detailing and façade materials selection, from plaza level to the soffit of the cantilevered floor slab, to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Documentation to date is not detailed in resolution and may have an adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

**Condition 7**

Design resolution of elevated podium balustrading and 'metal wind canopy' to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Documentation to date is not detailed in resolution and may have an adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

**Condition 8**

Design development of east and north façade architectural detailing and façade materials selection, from plaza level to diagrid and vertical pleated glazing panels, to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final façade detailing and materials selections to be developed further to mitigate adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

**Condition 9**

Design of exposed structural columns to proposed building, located adjacent the Parliament House balcony to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final column profile (tapered, or rectilinear) and material finish to be developed further to mitigate adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

**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 applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

**Advisory Note 5**

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 6**

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 7**

Further consultation for any stormwater drainage connection/s into the City of Adelaide (Council)'s existing drainage system would be required during any future detail design stage, requiring appropriate coordination and consultation with Council representatives.

***Advisory Notes imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act***

**Advisory Note 8**

The application has been assessed and the development with a building height of RL 196.950 metres Australian Height Datum (AHD) the application **will** penetrate the Adelaide Airport Obstacle Limitation surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 with final approval by the Department of Infrastructure, Transport, Regional Development, Communication and the Arts.

The development will infringe the OLS by approximately 85 metres.

Crane operations associated with construction require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

***Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act***

**Advisory Note 9**

Please note the following requirements of the *Aboriginal Heritage Act 1988*.

- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

**Advisory Note 10**

Please note the following requirements of the *Heritage Places Act 1993*.

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

**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 25 June 2025, Level 10, 83 Pirie Street, Adelaide SA 5000 / 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 SCHEDULE**

- 13.1. The Deputy Presiding Member thanked all in attendance and closed the public hearing at 11:47AM.
- 13.2. Deliberations commenced following the closure of the public hearing and continued until 12:27PM.
- 13.3. Deliberations recommenced at 5:00PM with:  
SCAP Members Rebecca Rutshack, David Altman, Craig Holden and James Hayter in attendance, along with Department staff Kate Southcott (Team Leader, Governance), Andy Humphries (Director, Development) and Troy Fountain (Manager, Commission Assessment); and  
SCAP Member Don Donaldson absent.
- 13.4. Deliberations concluded at 5:32PM and the Deputy Presiding Member closed the meeting.

Confirmed: 12/06/2025



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Rebecca Rutshack  
DEPUTY PRESIDING MEMBER