STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 237th Meeting of the
State Commission Assessment Panel
held on Wednesday 11 November 2026 commencing at 10:00AM
Level 9 / 83 Pirie Street Adelaide or Microsoft Teams video conferencing

PUBLIC MINUTES

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, present and emerging.

1.2. PRESENT

Deputy Presiding Member	David Altmann
Ordinary Members	Emma Barnes Mario Dreosti Stuart Headland Emily Nankivell Jenny Newman
Occasional Members	Nil
Executive Officer	Andrew Houlihan, Manager Commission Assessment Kate Southcott, Team Leader Governance
DHUD Staff	Andy Humphries Joanne Reid Duncan Shearer Phil Mabbs Eric Alessi

1.3. APOLOGIES

Nathan Cunningham

2. DEVELOPMENT ASSESSMENT APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

10.00AM

2.2.1 URPS

25038398

Lot 117, Lot 206, Lot 207 and 200 Ward Court, 185-199 Archer Street, North Adelaide

Partial demolition of a local heritage place (LHP), a residential flat building comprising a three-level (3), a seven-level (7), and a nine-level (9) building, ground floor resident amenities, adaptive reuse of office (LHP) to residential dwellings, swimming pool, masonry fencing, common walkway (accessible to public), solar photovoltaic panels, basement care parking, landscaping and removal of three (3) regulated trees.

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

Applicant:

- Will Gormly – URPS
- Tom Game – McDonald Game Lawyers
- Stephen McGarry – Carr Architects
- Ben Wilson – CIRQA
- Aaron Hesse – CIRQA
- Matthew King – URPS
- Daley Mackenzie – Otello
- Daniel Harris – Otello
- Joel Phillips – Colby Phillips

Representors:

- Deborah Hamilton & on behalf of Louise Rigoni and Airlie Hamilton
- Elbert Brooks on behalf of The North Adelaide Society Inc
- Phillip Brunning on behalf of Yajing Wu

Agency:

- Belinda Chan – Government Architect

Council:
City of Adelaide

- Phil Crysostomou – Senior Planner
- Simon Carter - Heritage Advisor
- Rebecca Rutschack – Team Leader, Development Assessment

Observing:

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 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 25038398, by URPS is granted Planning Consent subject to the following conditions and reserved matters:

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 details to reflect the depth and textures of the 3D renders, 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 sustainability report during the detailed design stage, in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 3

A final detailed stormwater drainage design plan shall be provided incorporating on-site detention and retention, and detailing management of stormwater within the site. It shall be prepared in consultation with the City of Adelaide and accordance with relevant P&D Code requirements, National Construction Code, AS3500.3 and Council Standards and Guidelines.

Reserved Matter 4

The applicant shall submit a final detailed landscape strategy and plan which provides a schedule of plantings at ground level and within the planters and balcony terraces, prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 5

The applicant shall submit a wind analysis and assessment to quantify the wind conditions and to develop wind mitigation strategies for the outdoor seating areas and terraces, to the satisfaction of the State Planning Commission.

Reserved Matter 6

Plans and final details of the proposed privacy measures that mitigate direct overlooking to the private open spaces of adjacent residential uses from the western and southern side of the development in consultation with the Government Architect, and to the satisfaction of the State Planning Commission.

Reserved Matter 7

That the road closure for the existing public road within the site of development (off of Ward Court) by the Council be approved by the Minister pursuant to the *Roads (Opening and Closing) Act 1991* and the existing public road be formally closed prior to the issue of Development Approval to DA 25038398.

Reserved Matter 8

Final details of the electricity transformer doors in consultation with the City of Adelaide, and 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 bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3- 2015.

Condition 4

Waste collection shall be scheduled to occur between the hours of 9am and 7pm on a Sunday or public holiday and 7am and 7pm on any other day.

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

Replacement trees must be planted within 12 months of completion of the development at the following rates:

- if the development relates to a regulated tree—2 trees to replace a regulated tree; or
- if the development relates to a significant tree—3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Condition 7

To protect the Significant and Regulated Trees on the Council verge, the development must be undertaken in accordance with the Tree Protection Plan in *Appendix C – Tree Protection Plan (TPP)* of the *Arboricultural Impact Assessment Report* prepared by URPS with reference 24ADL-0839 dated 3 December 2025.

Condition 8

The pedestrian walkway linking Archer Street to Ward Court shall remain open and accessible between the hours of 8am and 6pm, Monday to Sunday.

Condition 9

Any external lighting shall be designed to comply with Australian Standard 4282-2023 ‘Control of the obtrusive effects of outdoor lighting’.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 10

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site Contamination Assessment 2021*) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

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, wellbeing areas and ground floor amenities 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

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 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

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 Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 8

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

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.

12.45PM

2.2.2 Major Consultancy Pty Ltd C/- URPS
26008334
115 Devonport Terrace, Prospect

Construction of a seven (7) level mixed use building comprising 22 resident apartments, ground floor shop and basement car park.

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

Applicant:
URPS

- Matthew King – URPS
- Matilda Asser – Senior Planner
- Vanessa Amodeo Major – Architect
- Peter Major – Civil and Stormwater Consultant
- Jemima Kenworthy – Arborist
- Tom Wilson – CIRQA Traffic Consultant

Representors:

- Robin Pearce

Agency:

- Aya Shirai-Doull - Government Architect

Council:
City of Prospect
- Scott McLuskey – Assessment Manager
- Susan Giles – Senior Planner

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 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 26008334, by Major Consultancy Pty Ltd is Refused planning consent as it is contrary to the following provisions of the Planning and Design Code:

Urban Corridor (Boulevard) Zone

PO 2.6

Buildings are:

a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a continuity of street façade to the street

b) setback from side boundaries for parts of the building located behind the street facing elements, to enable building separation to provide access to natural ventilation and sunlight.

PO 2.7

Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.

PO 3.1

Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or positively responds to the local context including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width.

Design Overlay

PO 1.1

Medium to high rise buildings and state significant development demonstrate high quality design.

General Development Policies

Design in Urban Areas

PO 1.4

Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces

b) screening rooftop plant and equipment from view

c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

PO 3.1

Soft landscaping and tree planting are incorporated to:

d) minimise heat absorption and reflection

e) maximise shade and shelter

f) maximise stormwater infiltration

g) enhance the appearance of land and streetscapes.

PO 12.1

Buildings positively contribute to the character of the local area by responding to local context.

PO 12.2

Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

PO 12.3

Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.

PO 12.4

Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.

PO 12.8

Building services, plant and mechanical equipment are screened from the public realm.

PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

Transport, Access and Parking

PO 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

a) availability of on-street car parking

b) shared use of other parking areas

c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared

d) the adaptive reuse of a State or Local Heritage Place

e) proximity to high frequency public transport

1.45PM
2.2.3 URPS
26000366
4366 Victor Harbor Road, Hindmarsh Valley

Land Division – One (1) into two (2) allotments and partial demolition and alterations and additions to a Local Heritage Place (ID 14629).

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

Applicant:
URPS
- Joshua Skinner

Owner
- David Wright

Council:
City of Victor Harbour
- Ben Coventry

Observing:

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. Development Application Number 26000366, by David Wright and Peter Gilbert is refused Planning Consent as the proposed development is at variance with the following Performance Outcomes;

Limited and Division Overlay

PO 1.1
Land division does not result in the creation of an additional allotment.

Rural Zone

PO 1.1

The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

PO 5.1

Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.

PO 11.1

Land division, including boundary realignments, promotes productive, efficient and sustainable primary production by establishing allotments that are of sufficient dimension and area to support these outcomes and the intended use of the land for primary production.

PO 11.2

Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:

(a) the allotments are of a size and configuration to support the existing and proposed land uses

(b) water of sufficient quality and quantity is available to sustain the proposed use

(c) the use will be compatible with adjacent or nearby uses of land.

PO 11.3

Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:

(a) maintain a pleasant rural character and amenity for occupants

(b) manage vegetation within the same allotment to mitigate bushfire hazard.

2.3 VARIATIONS TO APPLICATIONS

2.4 RESERVED MATTERS

3 CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

2.30PM

3.2.1 Renewal SA c/- Future Urban
26027761
Frederick Road, Seaton

Tree damaging activity – removal of two (2) regulated trees and associated replanting.

SCAP Member, Emily Nankivell, declared a conflict of interest due to Future Urban being the applicant's planning consultant and was not present for the item.

RESOLUTION

The State Commission Assessment Panel recommendation is provided in confidence to the Minister for Planning and is included in the State Commission Assessment Panel Confidential Minutes 11 November 2026.

3.3 VARIATION APPLICATIONS

4. REPORTING

5. BRIEFINGS

6. COURT COMPROMISE

7. PROCEDURAL MATTERS

8. OTHER BUSINESS

9. NEXT MEETING

9.1 Wednesday 25 November 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 4:04PM.

Confirmed: 11/11/2026



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David Altmann
DEPUTY PRESIDING MEMBER