



# STATE COMMISSION ASSESSMENT PANEL

## A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 229<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 8 July 2026 commencing at 9:15am  
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

|                                |                                                                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Presiding Member</b>        | Nathan Cunningham                                                                                                    |
| <b>Deputy Presiding Member</b> | David Altmann                                                                                                        |
| <b>Ordinary Members</b>        | Mario Dreosti<br>Stuart Headland<br>Jenny Newman                                                                     |
| <b>Occasional Members</b>      | Emma Herriman<br>Catherine Orford                                                                                    |
| <b>Executive Officer</b>       | Sharon Butler                                                                                                        |
| <b>DHUD Staff</b>              | Andy Humphries<br>Andrew Houlihan<br>Duncan Shearer<br>Hannah Connell<br>Nathan Grantham<br>Adnan Khan<br>Ben Sieben |

#### 1.3. APOLOGIES

Emma Barnes

### 2. DEVELOPMENT ASSESSMENT APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS

#### 2.2. NEW APPLICATIONS

- 2.2.1 Urban Renewal Authority**  
26011248  
Lot 14 District, North Terrace and Frome Road, Adelaide

Construction of a 12-level mixed-use building (Innovation Centre), comprised office, retail, education and light industry (research facility).

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

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

Applicant:

- Renae Grida (Future Urban)
- Adey Brecknock (RenewalSA)
- Di Dixon (Lot14)
- Gavin Dixon (Built)
- Adam Hannon (Cox)
- Gianni Fransisco (Cox)
- Richard Little (RCP)
- Sharon MacKay (JPE)

Agency:

- Kirsty Nield (Heritage SA)
- Aya Shirai-Doull (ODASA)
- Susan Avey (Heritage SA)

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 26011248, by Urban Renewal Authority 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 State Planning Commission.

## RECOMMENDATION

It is recommended that the SCAP resolve that:

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*.

Development Application Number 26011248, by Urban Renewal Authority is granted Planning Consent subject to the following reasons/conditions/reserved matters:

**RESERVED MATTERS****Reserved Matter 1**

A final stormwater management plan shall be provided, for review in consultation with City of Adelaide (Council), to the satisfaction of State Planning Commission.

**Reserved Matter 2**

The applicant shall provide a final design of the freestanding canopies, final review of eastern laneway boundary treatments, final schedule of external materials and samples/prototypes of the curtain wall system for review in consultation with the Government Architect, to the satisfaction of State Planning Commission.

**Reserved Matter 3**

A final soft landscaping plan shall be provided detailing, the size, quantity and species selection of planting within ground level, for review in consultation with the Government Architect.

**Reserved Matter 4**

The applicant shall provide a final wind assessment including the final canopy treatment, plaza design and landscaping for review in consultation with the Government Architect, to the satisfaction of State Planning Commission to ensure high comfort spaces can be achieved.

**CONDITIONS**

**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**

Waste collection is to be restricted to 9 am and 7 pm on a Sunday or public holiday and 7 am and 7 pm on any other day.

**Condition 3**

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.

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

#### **Advisory Note 4**

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 5**

***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.

#### **2.2.2 Arkadia Adelaide Pty Ltd C/- D'Andrea Architects 25040657 225-227 Grote Street, Adelaide**

Construction of a mixed-use building comprising of a commercial tenancy and 59 dwellings.

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

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

Applicant:

- Alberto D'Andrea (D'Andrea Architects)
- Joe Santos (D'Andrea Architects)
- Fabian Barone (Fabric)
- Phil Weaver (PWA)

Agency:

- Aya Shirai-Doull (ODASA)

Council:

- Steven Burke – Adelaide City Council (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 25040657, by Arkadia Adelaide Pty Ltd C/- D'Andrea Architects 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 State Planning Commission.

## RECOMMENDATION

It is recommended that the State Commission Assessment Panel resolve 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 25040657, by Arkadia Adelaide PL C/- D'Andrea Architects 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 matters shall be reserved for further assessment prior to the granting of Development Approval.

### Reserved Matter 1

Final architectural detailing and external material selections with alterations to the design and appearance of the eastern facade (supported by provision of physical material samples) prepared in consultation with the Government Architect and to the satisfaction of the State Planning Commission.

### Reserved Matter 2

A final stormwater management plan prepared in consultation with the City of Adelaide, including confirmation of hydrological calculations.

## 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 development shall be undertaken in strict accordance with the acoustic attenuation measures set out in the approved Acoustic Assessment report (Document Reference S8840C2) prepared by Sonus Pty Ltd dated May 2026.

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

#### Condition 3

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 certifying that the required remediation has been undertaken, and the land is suitable for the proposed use.

**Condition 4**

For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination auditor informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

**ADVISORY NOTES****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**

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 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 City of Adelaide.

***Advisory Note 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 6**

The application has been assessed and the development with a building height of approximately RL 95.56 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.

For Adelaide Airport to commence the approval, the overall building height including all structures is required to be provided in AHD. The development will infringe the OLS by approximately 35.56 metres. Crane operations associated with construction require approval in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*.

***Advisory Note imposed by the Environment Protection Authority under Section 122 of the Act***

**Advisory Note 7**

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.

**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**

**7.1 Delegation Policy Updates**

The Presiding Member welcomed the Manager, Governance and Legislation and Director for Development to the meeting for the presentation of delegation policy updates.

The State Commission Assessment Panel discussed the delegation policy updates.

The Presiding Member thanked all in attendance.

**8. OTHER BUSINESS**

**9. NEXT MEETING**

**9.1.** Wednesday 22 July 2026, Level 9, 83 Pirie Street, Adelaide SA 5000 / Microsoft Teams video conferencing.

**10. CONFIRMATION OF MEETING MINUTES**

**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 12:00PM

Confirmed: 08/07/2026

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Nathan Cunningham  
PRESIDING MEMBER