



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 212th Meeting of the
State Commission Assessment Panel
held on Wednesday 10 September commencing at 9:30am
Level 9, 83 Pirie Street Adelaide / 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

Deputy Presiding Member	Rebecca Rutschack
Members	Don Donaldson John Eckert via MS Teams Mark Adcock (Occasional Member) Jamie Botten (Occasional Member)
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Callum Hastie Joanne Reid Jeremy Wood Tegan Lewis Ducan Shearer

1.3. APOLOGIES

Rebecca Thomas (Presiding Member)
Jenny Newman
Paul Leadbeter
David Altmann

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Ika Shima Trading Pty Ltd C/- URPS 25016498 Lot 384, 385 & 386 Louth Island

Variation of DA 22043281 comprising changes to "Site 1" including:

- Replacing 4 villas with 22 smaller cabins
- Providing 4 timber decks with associated spas
- Reducing excavation and fill
- Reducing native vegetation clearance

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

Applicant:

- Josh Skinner
- Sally Wilson
- Michael De Favari
- Che Metcalfe via 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 25016498, by Ika Shima Trading Pty Ltd C/- URPS is GRANTED Planning Consent and Land Division 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.

Reserved Matter 1

The applicant shall submit a final detailed schedule of external materials and finishes to proposed buildings and structures.

Reserved Matter 2

The applicant shall submit a final landscaping plan that includes:

- The species list for the planting around and on all buildings and structures (including the villas, cabins and day spa and any buildings associated with the development).
- Final details of the location and material of all paths and tracks including the entrance to the site.

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 plans and conditions with respect to DA 22043281 must be fully complied with except where varied by this application and conditions.

Conditions imposed by Coast Protection Board under Section 122 of the Act

Condition 3

All previously approved visitor and environmental management plans shall be reviewed by the original authors (or persons with equivalent expertise) and adapted where necessary to accommodate potential visitor numbers associated with 100 percent occupancy of accommodation facilities, to the satisfaction of the Coast Protection Board.

(Note in relation to the above Condition: Particular attention should be paid to plans associated with the Wedge-tailed Eagle, Fairy Tern, Hooded Plover and other beach nesting birds, Fairy Penguin, migratory coastal birds and marine mammals).

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 advised of the need to obtain approval for the proposed on site wastewater disposal system from SA Health. Details on how to obtain this approval can be found here: <https://www.sahealth.sa.gov.au>

Advisory Notes imposed by Coast Protection Board under Section 122 of the Act

Advisory Note 5

The Coast Protection Board advises that any further significant expansion in tourism development upon the island may exceed the island's capacity in terms of usual environmental aims, and if so, could potentially be at odds with current Board Policy.

2.2.2 Obenox Pty Ltd as trustee for Sue Crafter 24042402 8 Hocking Place, Adelaide

Fourteen (14) level residential flat building containing thirty-six (36) dwellings, all of which are to be offered as affordable housing.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due to her employer's engagement by a Representor.

Member, John Eckert, declared a conflict of interest due his former employer's engagement with the application and according, was not present for this agenda item.

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

Applicant:

- Jason Cattonar
- Sue Crafter
- Tony Giannone
- Nathan Lawry

Representor:

- Janet Giles
- Phil Harris
- Rex Guthrie
- Phil Brunning
- Raffaele Tardivo
- Simon O'Reilly via MS Teams
- Juan Paolo Legaspi via MS Teams

Agencies:

- Sophie Newland (ODASA) via MS Teams

Observing:

- Anne Hastwell

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 24042402, by Obenox Pty Ltd as Trustee for Sue Crafter 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.

Reserved Matter 1

The applicant shall submit a final architectural detailing and external material selections (supported by provision of physical material samples) including the geometric patterning on the northern facade prepared in consultation with the Government Architect, with appropriate consideration given to material finishes, durability and environmental performance.

Reserved Matter 2

The applicant shall submit a comprehensive stormwater management plan prepared in consultation with Adelaide City Council. The plan must demonstrate a gravity-fed system that effectively manages all on-site stormwater without discharging or pumping runoff onto public roads or footpaths, except if otherwise endorsed by the Council.

Reserved Matter 3

The applicant shall submit an updated and coordinated set of architectural plans, including floor plans, elevations, and sections, which demonstrate:

- a) Design Consistency: A consistent and final location and sizing for all windows and external openings across all apartment types and building elevations.
- b) Operability: A clear legend or schedule identifying which windows are fixed, hinged, or otherwise operable, and providing details on their operation type.

Reserved Matter 4

The applicant shall submit a wind tunnel study to quantify the potential wind related impacts with respect to the recommended comfort criteria identified within the ViPAC consultants Wind Impact Assessment. The development of wind mitigation strategies shall be considered for the outdoor areas and building surrounds 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

The applicant must provide to the State Planning Commission documentation, including modelling, demonstrating that the building as designed can achieve an on average 8-star NatHERS rating across the building.

The NatHERS certificate shall be obtained prior to occupation of the development and all measures implemented are to be maintained at all times following occupation.

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 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.

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 6

The application has been assessed and the development with a building height of approximately RL 88.8 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 8.8 metres.

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

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 24 September 2025, Level 9 / 83 Pirie Street, Adelaide or 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 CLOSE

13.1. The Deputy Presiding Member thanked all in attendance and closed the meeting at 3:25PM

Confirmed: 11/09/2025



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Rebecca Rutschack
DEPUTY PRESIDING MEMBER