



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 217th Meeting of the
State Commission Assessment Panel
held on Wednesday 10 December 2025 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 and present.

1.2. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) David Altmann Don Donaldson John Eckert Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Ben Scholes Daniel Marotti Adnan Khan Damon Huntley Tegan Lewis Nathan Grantham

1.3. APOLOGIES

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.1.1 Hutt St Development Pty Ltd 25019513 134-144 Hutt Street, Adelaide

Construction of a 10-level mixed-use building comprising residential apartments (floors 1 to 9), shops (ground floor level), two-level basement car park, roof mounted solar panels and associated landscaping.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due her employer's engagement with the application and according, was not present for this agenda item.

The Deputy Presiding Member, Rebecca Rutschack, was an apology for this agenda item.

Member, David Altmann, was Acting Presiding Member for this Item.

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

Applicant:

- Daniel Harris
- Will Gormly
- Matthew King
- Jade Mehonoshen
- Raymond Mah
- Tom Game
- Daley Mackenzie
- Arthur Dendrinis via MS Teams

The Acting 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 25019513, by Hutt St Developments Pty Ltd is GRANTED Planning Consent subject to the following Reserved Matters, Conditions and Advisory Notes:

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.

Reserved Matter 1

The applicant shall submit a final Stormwater Management Plan detailing stormwater quantity and quality measures prepared in consultation with the City of Adelaide and to the satisfaction of the State Planning Commission.

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

Landscaping shown on the approved plans shall be established within two weeks of the issuance of the certificate of occupancy for the development. Plantings shall be irrigated, maintained at all times with any missing, damaged, diseased or dying plants being replaced.

Condition 3

The screening surrounding the ground-level outdoor seating area as detailed on Drawing Numbers TP202 and TP300 (drawn by DKO Architects) shall have a minimum height of 1.2 metres above finished floor level. The screening shall be fitted prior to occupation of the development and maintained at all times thereafter.

Condition 4

The applicant shall provide the State Planning Commission with documentation including modelling demonstrating that the building as designed can achieve a 5-Star Green Buildings v1 certification from the Green Building Council of Australia. All 5-Star Green Star initiatives must be implemented prior to the occupation or use of the development and maintained at all times thereafter.

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

Condition 5

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

Condition 6

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

It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

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

The applicant is to discuss with the City of Adelaide the final arrangements for the short-term pick-up and drop-off zone, including confirmation of final zone length and precise time restrictions for waste collection periods.

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

Advisory Note 8

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 9

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 Environment Protection Authority under Section 122 of the Act

Advisory Note 10

The applicant/owner/operator is reminded of the 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.

2.2. NEW APPLICATIONS

2.2.1 Minuzzo Project Management Pty Ltd 25022529 135 Greenhill Road, Unley

Construction of an eight (8) level residential flat building and two (2) three (3) level dwellings, and demolition and reconstruction of a Local Heritage Place.

Member, Don Donaldson, declared a conflict of interest due his employer's 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:

- Gary Minuzzo
- Chelsea Jurek
- Kendall Aplin
- Josh Mollinson
- Jason Schulz
- David Reynolds
- Grazio Maiorano
- Daniel Minuzzo
- Kirsty Sandler
- Marlew Cook

Representors:

- Lesley Kelly
- Garth Heynen
- Terry Nicholls

Agency:

- Damien Heffernan (ODASA)
- Belinda Chan (ODASA)

Council: City of Unley

- Amelia De Ruvo

Observing:

- Larissa Heynen
- Suzanne Nicholls

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:

The Development Application Number 25022529, by Minuzzo Project Management Pty Ltd is REFUSED Planning Consent for the following reason:

- 1) The proposed demolition of the Local Heritage Place does not demonstrate compliance with Local Heritage Place Overlay (Demolition) Performance Outcomes 6.1 and 6.2 due to its acceptable structural integrity, condition and heritage value.

**2.2.2 Jason Neilly
25018352
112 Tapalin Street, Renmark West**

Torrens Title land division of 1 allotment into 16 with an associated public road and reserve

Member, David Altmann, declared a conflict of interest due his employer's 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:

- Michael Grogan
- Phillip Harnett
- Grazio Maiorano
- Shreepriya Birajdar
- Eric Wong
- Jason Neilly via MS Teams
- Peter Le via MS Teams
- Leanne Le via MS Teams

Representors:

- Dylan Furnell

Council: Renmark Paringa Council

- Greg Marlor
- Jordan Hunt
- Tony Siviour via MS Teams
- Tarik Wolf via MS Teams

Observing:

- Sathya Meepagala

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 25018352, by Jason Neilly is GRANTED Planning and Land Division Consent subject to the following Conditions and Advisory Notes:

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).

Land Division Consent

Condition 1

All work relating to the forming of roads and the construction of roads, swales, and services must be carried out in a manner satisfactory to the Remark Paringa Council (Council) and in conformity with detailed construction plans and specifications signed by a professional engineer and approved by Council before the commencement of work.

To satisfy this requirement, prior to the commencement of the proposed work, Engineering Approval must be obtained from Council. Suitable documentation shall be prepared by a Professional Engineer and submitted to Council which should include (but not be limited to):

- Identification and detail survey to Australian Height Datum (AHD)
- General construction plans
- Road and drainage layout, long and cross section plans
- Intersection design contour and set out plans
- Reserve earthworks plans
- Landscaping plans
- Surface treatment plans (pavement and verge treatments)
- Traffic control plans (line-marking, traffic control devices, traffic & parking signage)
- Combined services plans (including existing and proposed underground & aboveground services)
- On-street parking and driveway crossover plans
- Waste collection area and garbage truck manoeuvring plans
- Vehicle swept path diagrams
- Stormwater report and calculations (including program files)
- Public lighting design plans
- Construction details and specifications
- Soil erosion and drainage management plans
- CBR testing and pavement calculations
- Retaining wall details and calculations (where applicable)
- Staging plans (where applicable)
- Any other relevant plans, reports, files, or calculations.

The above should also satisfy Infrastructure Guidelines SA, Council's Land Division Guidelines, Austroads publication Guide to Traffic Engineering Practice part 5- Intersections at Grade.

Condition 2

Prior to Section 138 Clearance being granted, a detailed Stormwater Report and Calculations shall be submitted and approved by Council in accordance with the following:

- Complies with Council's Engineering Technical Specifications (refer below).
- DRAINS .drn and MUSIC .SQZ & .MRT software files should be submitted to Council.
- Where MUSIC stormwater quality calculations are undertaken, independent verification of the MUSIC model should also be completed and submitted to Council in the form of a report prepared using the MUSIC Auditor tool for South Australia:

<https://www.musicauditor.com.au/auditor>.

- Testing data shall be provided for propriety stormwater quality improvement devices to confirm claimed stormwater pollutant removal efficiencies.
- Calculations shall be provided to confirm the treatment and bypass flow rate (where applicable) through proposed stormwater quality improvement systems. Accompanying Manufacturer specification shall be provided for the nominated stormwater quality improvement systems to confirm that they are suitably sized to manage design flow rates.
- A summary of permitted discharge rates, minor / major peak tailwater levels, and estimated detention volumes should be provided for all allotment stormwater connections to assist with the design of future developments.
- Where developments are proposed to be staged, the stormwater report and calculations should provide details for both the overall development and stages to be constructed.
- Any drain which is necessary in accordance with recognised engineering practice for the safe and efficient drainage of the land and for the safe and efficient disposal of stormwater and effluent from the land must be provided and constructed.

Condition 3

During the period of construction, the applicant shall install and maintain an appropriate shaker device within the development to minimise soil/dust particles leaving the site on wheels of transport devices.

Condition 4

Street lighting is required in all new roadways. Street Lighting must be designed and constructed in accordance with Council's engineering standards, Infrastructure Guidelines SA, rev 1.1 April 2020

Condition 5

The manner of forming any proposed road, footpath, water table, kerbing, culvert or drain must be in conformity with a road location and grading plan signed by a licensed surveyor and approved by the Council before the commencement of the work.

Condition 6

Prior to Section 138 Clearance being granted, detailed Landscaping and Irrigation Plans shall be submitted and approved by Council for all reserves and road verges.

Condition 7

Prior to Section 138 Clearance being granted, Soil Erosion and Drainage Management Plans shall be submitted and approved by Council. Plans shall be developed in accordance with the EPA Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (March 1999). Management of other environmental impacts such as air quality (dust suppression), noise emission etc. should also be considered by means of developing and implementing a Construction Environmental Management Plan (CEMP).

Condition 8

Prior to Section 138 Clearance being granted, Combined Services Plans confirming the location of all services (e.g. electrical, gas, water, sewer and telecommunications) shall be submitted and approved by Council. Easements and infrastructure will not be accepted in Council reserves unless they are agreed to by Council prior to Land Division consent being granted.

Condition 9

During construction, a suitably qualified Engineer shall be engaged by the Developer to superintend the proposed works and ensure all works are completed in accordance with approved plans and conditions.

Condition 10

Street name plates conforming with AS 1742.5 Manual of Uniform Traffic Control Devices Part 5: Street Name and Community Facility Name Signs, shall be provided at each new intersection.

Condition 11

The road naming process must be completed in accordance with Council's Road and Public Naming Policy.

Condition 12

Upon the completion of all works, all drainage infrastructure that is necessary to be installed on the land so as to ensure that all roads and allotments that are created within the land division can be adequately drained, shall be constructed to the satisfaction of the Council.

Condition 13

Upon the completion of all works, all drainage infrastructure that is necessary to be installed on the land so as to ensure that all roads and allotments that are created within the land division can be adequately drained, shall be constructed to the satisfaction of the Council.

Condition 14

Adequate road corner cut-offs shall be provided to ensure the provision of adequate sight lines for road users (including cyclists and pedestrians) to the satisfaction of the relevant authority.

Condition 15

The requirements of the Council as a water industry under the Water Industry Act 2012 in relation to the provision of sewerage services must be met prior to the issue of a certificate under section 138 of the Act;

Condition 16

That the Council's requirements for connection to wastewater services be met prior to the granting of the section 138 clearance certificate for the division of the land.

Advisory Notes

Advisory Note 1

Any portion of Council's infrastructure damaged as a result of work undertaken on or associated with the development shall be repaired and/or reinstated to Council's satisfaction at the developer's or its contractors expense with 60 days of the damage occurring.

**2.2.3 Zamia Property Pty Ltd
25017990
Lot 201 Fullarton Road, Glenside**

Two 8-level residential flat buildings connected by a shared basement car park.

Member, Jenny Newman, declared a conflict of interest due her employer's 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:

- Daniel Govier
- Michael Grogan
- Grazio Maiorano
- Ben Wilson
- Jeremy Bayly
- Kathy Kraij
- Gavin Kain
- Caitlin Howard

Agencies:

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

- Tracy Nelson (Affordable Housing)
- Adam Navarro (Affordable Housing)
- Belinda Beltrame (Affordable Housing)

Council: City of Burnside

- James Moss via MS Teams
- Kaushal Karki via MS Teams
- Josh Leong via 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 25017990, by Zamia Property Pty Ltd is GRANTED Planning Consent subject to the following Reserved Matters and Advisory Notes:

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.

Reserved Matter 1

The applicant shall submit a final detailed schedule of high quality and durable external materials and integral finishes, and a physical samples board prepared in consultation with the Government Architect to the satisfaction of the State Planning Commission.

Reserved Matter 2

A final Stormwater Management Plan, prepared in consultation with the City of Burnside, detailing filtering devices (including sediment and contaminant traps) for the shared basement access ramp and basement car park runoff, demonstrating effective removal of pollutants prior to discharge into the stormwater network, to the satisfaction of the State Planning Commission.

Reserved Matter 3

The applicant shall submit a final Acoustic Assessment, specifically detailing the construction methodology for noise mitigation associated with fixed plant and equipment, including the fire pump room and associated separating floors/walls, ensuring the development does not unreasonably interfere with surrounding activities and that internal acoustic amenity achieves requirements in accordance with Ministerial Building Standard (MBS) 010, to the satisfaction of the State Planning Commission.

Reserved Matter 4

A final landscaping plan shall be submitted confirming soil depths for planting in raised garden beds and specifying species selections for proposed trees to ensure their long-term viability, 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 illumination of advertisement displays shall not unreasonably compromise the amenity of adjoining sensitive receivers or create a hazard to drivers, to the satisfaction of the relevant authority.

Condition 3

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips Advisory Pty Ltd and dated 11 June 2025.

Condition 4

The recommendations detailed in the Traffic and Parking Report, dated 17 June 2025, and the response to request for information letter, dated 7 October 2025, both prepared by CIRQA Pty Ltd, shall be fully incorporated into the development. Such measures shall be undertaken prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

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

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 relevant Local Government Authority.

Advisory Note 6

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 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 Note 8

The applicant shall provide a final detailed design of the arrangements for the short-term pick-up and drop-off zone (the time-controlled loading zone on Tea Tree Street), including confirmation of final zone length and precise time restrictions to enable vehicle parking and timed waste collection options in consultation with the City of Burnside.

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**

Member, David Altmann, moved a motion of thanks to Presiding Member, Rebecca Thomas, for her dedicated service to the State Commission Assessment Panel over the previous five and a half years. The members unanimously agreed with the motion of thanks.

10. NEXT MEETING

- 10.1. Wednesday 28 January 2026, Level 9, 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 CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 4:27PM

Confirmed: 11/12/2025



.....
Rebecca Thomas
PRESIDING MEMBER



.....
David Altmann
ACTING PRESIDING MEMBER (Item 2.1.1)