



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 234th Meeting of the
State Commission Assessment Panel
held on Wednesday 23 September 2026 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, present and emerging.

1.2. PRESENT

Presiding Member	Nathan Cunningham
Ordinary Members	Stuart Headland Emily Nankivell
Occasional Members	Mark Adcock Catherine Orford
Executive Officer	Sharon Butler Senior Governance Officer
DHUD Staff	Andy Humphries Andrew Houlihan Adnan Khan Daniel Marroti Hugh Wang Ken Tam Hannah Connell Ben Scholes

1.3 APOLOGIES

David Altmann
Jenny Newman
Emma Barnes
Mario Dreosti

2. DEVELOPMENT ASSESSMENT APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

- 2.2.1 Future Urban**
26018969
1-3 & 5-7 Moseley Street, Glenelg SA 5045

Variation of Development Application 24033554 - Comprising an increase in total building height (+13.49 metres), an additional four (4) building levels, addition of rooftop bar, terrace and swimming pool and alterations to approved floor layouts.

Member Emily Nankivell, declared a conflict due to her employer being engaged with this project and as such, was absent for this item.

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

Applicant:

- Gregg Jenkins – Future Urban
- Chris Vounasis – Future Urban
- Jeremy Bayly – Cirqa
- Tom Jarrett – PACT
- Anthony Lenzi – Thirteen Commercial

Representors:

- Marcus Rolfe
- Felicity Neimann
- Greg Vincent
- Gareth Aldis (MS Teams)

Agency:

- Aya Shirai-Doull - ODASA

Observing:

- Chris Thomson (MS Teams)
- Brad Johnason
- Joe Calabria
- Tegan Lewis

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 26018969, by Moseley Street 1878 Pty Ltd C/ Future Urban is granted Planning Consent subject to the following reasons/conditions/reserved matters:

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

A final Acoustic Design Report, prepared by a suitably qualified acoustic consultant, shall be provided demonstrating that the recommendations of the Acoustic Assessment prepared by Echo Acoustic Consulting, dated 4 September 2026 (Reference 567-6), have been incorporated into the final design. The report shall assess representative music and other commercial noise from surrounding premises and specify the acoustic performance of the external walls, glazing and ventilation systems required to achieve the nominated internal noise criteria and demonstrate compliance with Ministerial Building Standard 010, to the satisfaction of the State Planning Commission.

Reserved Matter 2

A final quantitative Wind Assessment, prepared by a suitably qualified wind engineer, shall be provided demonstrating that the recommendations of the Wind Impact Assessment prepared by Vipac Engineers and Scientists Limited, dated 29 May 2026, have been incorporated into the final design. The assessment shall use project-specific wind-tunnel testing or computational modelling to confirm achievement of the nominated pedestrian comfort and safety criteria and specify any additional wind-mitigation measures required, to the satisfaction of the State Planning Commission.

Reserved Matter 3

Final detailed plans for the Elizabeth Street access and loading area, prepared in consultation with the City of Holdfast Bay, shall be provided demonstrating that pedestrian safety will be maintained during reversing service and waste-collection vehicle movements. The plans shall detail all necessary sightlines, warning systems, signage, pavement markings, lighting, mirrors, barriers and access-control measures, to the satisfaction of the State Planning Commission.

Reserved Matter 4

A final passenger pick-up and drop-off plan, prepared in consultation with the City of Holdfast Bay, shall be provided demonstrating that the proposed arrangements respond to the kerbside configuration following completion of the Jetty Road upgrade, 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 plans and conditions with respect to Development Application 24033554 must be fully complied with except where varied by this variation application and conditions.

Condition 3

Waste management shall be undertaken in accordance with the Waste Management Plan prepared by Colby Phillips Advisory Pty Ltd, Revision 2, dated 8 May 2026.

Condition 4

The rooftop bar and pool deck and the two lower outdoor terraces associated with the restaurant and bar shall be restricted to hotel patrons only between 7:00 am and 10:00 pm daily.

Condition 5

Patron numbers within the outdoor areas shall be limited to no more than 100 within the rooftop bar and pool deck, 20 within the footpath-level terrace and 20 within the elevated lower terrace, with a combined maximum of 40 patrons across the two lower terraces.

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

This variation consent or approval will lapse at the expiration of 24 months from the operative date of the original consent or approval (unless this period has been extended by the Relevant Authority).

Advisory Note 5

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 6

The owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connections to the street water table.

Advisory Note 7

If you are a developer or owner-builder, there are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind.

Advisory Note 8

The owner/applicant is advised that consent from any relevant easement or encumbrance owner may be required prior to any construction.

Easements may include, but are not limited to drainage, Council easements (i.e. stormwater, encroachments, access etc), power transmission (SA Power Networks), telecommunications, or other forms of access (such as vehicle) rights of way.

Easements and encumbrances would be registered on the relevant Certificate of Title. The location of easements on the land would be shown on the Deposited Plan. A copy of the Certificate of Title and Deposited Plan can be obtained from the South Australian Integrated Land Information System (SAILIS) at: <https://sailis.lssa.com.au/home/auth/login>.

Advisory Note 9

If excavating, it is recommended you contact Before You Dig Australia (BYDA) (www.byda.com.au) to keep people safe and help protect underground infrastructure.

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 10

The application has been assessed and the development with a building height of RL 54.130 metres Australian Height Datum (AHD) the application will penetrate the Adelaide Airport Obstacle Limitation Surfaces (OLS) which is protected airspace for aircraft operations. The development will infringe the OLS by approximately 5.63 metres.

The application will require approval in accordance with the *Airports (Protection of Airspace) Regulations 2026* with approval by the Department of Infrastructure, Transport, Regional Development, Communication, Sports and the Arts.

Carrying out a controlled activity other than in accordance with an approval that has been granted under the Regulations is an offence under Part 12 of the *Airports Act 1996* (Cth). Providing false or misleading statements in applications or false or misleading information or documents may constitute an offence against Part 7.4 of the *Criminal Code Act 1995* (Cth). Crane operations associated with construction require approval in accordance with *Airports (Protection of Airspace) Regulations 2026*.

2.2.2 URPS

26004730

288 & 292-298 Melbourne St, North Adelaide

Construction of four-level building comprising student accommodation and one dwelling, including tree damaging activity, fencing and retaining walls.

Member, Catherine Orford, declared a conflict as she is currently involved with another development application which is in close proximity to this site, and as such, was absent from this item.

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

Applicant:

- Will Gormly – URPS
- Mia Greenwell – URPS
- Chris Watkins – Baukultur
- Gabrielle Seymour – Baukultur
- Annelise Beck – Baukultur

Agency:

- Belinda Chan - ODASA

Council:

- Kosta Tsekouras – City of Adelaide

Observing:

- Ann Cavanagh
- Robyn Dunstan
- Vicki Niehus
- Philip Martin

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 26004730, by Baukultur, is granted Planning Consent subject to the following reserved matter(s) and condition(s).

RESERVED MATTERS

Reserved Matter 1

Final documentation shall be provided, detailing waste and servicing arrangements and local traffic management measures that caters for the development and is safe and convenient, in consultation with the City of Adelaide, 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 external materials, finishes and colours of the development shall in accordance with the approved architectural plans and maintained in good condition. The patterned formliner concrete, textured render, brickwork and other nominated façade treatments must be implemented in accordance with the approved architectural documentation.

Condition 3

The building shall incorporate and implement the design measures and commitments identified in the Energy and Sustainability Strategy prepared by Lucid Consulting Australia dated 15 May 2026, including the proposed building-fabric, solar-control, energy-efficiency, natural-ventilation, water-management and renewable-energy measures. External solar shading to the full-height northern stair glazing must be installed in accordance with the approved architectural plans prior to occupation of the building.

Condition 4

The planting and landscaping identified on the approved plans 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, and any plants which become diseased or die, must be replaced within the next available growing season with suitable species.

Condition 5

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.

Condition 6

The development shall be undertaken in accordance with the tree protection measures set out in the approved Arboricultural Assessment and Report report, prepared by The Adelaide Tree Surger dated 17 August 2026 and AS 4970-2009 Protection of Trees on Development Sites.

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

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 3

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 4

No works, including site works can commence until a Development Approval has been granted.

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

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' shall be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 8

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.

2.2.3 Intro

26000066

11 Sultram Place, Adelaide

Demolition of existing structures and the construction of a 22-storey mixed-use building, comprising of a residential flat building and shop.

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

Applicant:

- Damien Ellis – Intro
- Da Tong – Tangcheng Group
- Jenny Zeng

Agency:

- Belinda Chan - ODASA

Council:

- Steven Burke – City of Adelaide
- Amber Barnes – City of Adelaide

Observing:

- Chris Thomson (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 26000066, by Damien Ellis, is granted Planning Consent subject to the following reserved matter(s) and condition(s) / reasons:

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

A final external material and finishes selection supported by the provision of physical samples shall be provided in consultation with the Government Architect, and for review and approval by the State Planning Commission.

Reserved Matter 2

A final Stormwater Management Plan detailing stormwater quantity and quality measures and finish floor levels shall be prepared in consultation with the City of Adelaide and for review and approval by the State Planning Commission.

Reserved Matter 3

A final environmental noise assessment report detailing acoustic measures proposed to appropriately attenuate noise generated by mechanical plant and equipment to be included in the development's rooftop plant enclosure, as well as any noise attenuation measures to protect residential amenity from the substation. The report shall also nominate waste collection and delivery times to protect the sites and adjacent sensitive receivers. With all recommendations to be incorporated and revised plans submitted.

Reserved Matter 4

A final Environmentally Sustainable Design Report that includes sustainability targets and initiatives to be implemented shall be provided in consultation with the Government Architect, and for review and approval by the State Planning Commission. With all recommendations to be incorporated and revised plans submitted.

Reserved Matter 5

The recommendations detailed on page 18 in the Desktop Wind Impact Analysis, dated 16 December 2025 prepared by Vipac shall be fully incorporated into the development and in consultation with the Government Architect, and for review and approval by the State Planning Commission.

Reserved Matter 6

Final documentation shall be provided, detailing waste and servicing arrangements and local traffic management measures that caters for the development and is safe and convenient, in consultation with the City of Adelaide, 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

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips and dated 9 September 2026.

Condition 3

The planting and landscaping identified on the 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, and any plants which become diseased or die, must be replaced within the next available growing season with suitable species.

Condition 4

That waste collection and all loading and unloading of goods shall be carried out upon the subject land and no loading of any goods shall be permitted to be carried out in public streets.

Condition 5

The ground floor shop's hours of operation herein approved are as follows:

- Monday to Friday 7 am to 9 pm
- *Saturday 8 am to 5 pm*
- *Sunday 8 am to 5 pm*
- *Public Holiday 8 am to 5 pm*

Any variation to these hours of operation will require a further consent.

Conditions imposed by Environment Protection Authority under Section 122 of the Act**Condition 6**

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 7

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

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 3

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 4

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 5

Pursuant to Regulation 93 of the Planning, Development and Infrastructure (General) Regulations 2017, the Council must be given one business day's notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via Planning@cityofadelaide.com.au or phone 8203 7185.

Advisory Note 6

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 7

The proposed development in whole or in part encroaches upon a public place and cannot be lawfully undertaken unless all encroachment/s have been dealt with in a satisfactory manner. In the case of encroachments over a road, an authorisation under Section 221 of the Local Government Act 1999 will be required and an annual fee payable to Council. In the case of encroachments over other public places owned by the Council, an Encroachment Permit from Council may be required.

Advisory Note 8

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 9

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 10

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(s) imposed by Environment Protection Authority under Section 122 of the Act**Advisory Note 11**

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 Note(s) 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 12**

The application has been assessed and the development with a building height of approximately RL 116.8 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.

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

2.2.4 Masterplan
26018565
101 Grenfell Street, Adelaide

Change in the use of land to student accommodation comprising a building of 36 levels with basement, common facilities and associated infrastructure.

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

Applicant:

- Kyle Tapscott - Masterplan
- Greg Vincent – Masterplan
- Con Kaporis – Synergy Construct
- Michael Gramazio – Synergy Construct
- Darragh Coughlan – Synergy Construct
- Paul Morris - Empirical Traffic Advisory
- Mario Bonomi – LJH Commercial Adelaide
- Damjan Jurkovic – Jurkovic Group
- Ron Martin

Agency:

- Belinda Chan – ODASA
- Melissa Chrystal – EPA
- Bronwyn Rennie – EPA (MS Teams)
- Coen Martin – EPA (MS Teams)

Council:

- Natalie Andersen – City of Adelaide
- Rebecca Rutschack – City of Adelaide

Observing:

- Chris Thomson (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 26018565, by 101 Grenfell Street Pty Ltd, is granted Planning Consent subject to the following reserved matter(s) and condition(s):

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

Final façade articulation, material selection and detailing, including detailed façade material schedules, samples and finishes, to be provided in consultation with the Government Architect, to ensure a high-quality and durable architectural outcome to the satisfaction of the State Planning Commission.

Reserved Matter 2

A final detailed landscape plan for the Wyatt Street frontage, northern access lane and Level 2 communal terrace shall be provided, including species selection, planter dimensions, soil depths, irrigation, drainage, trellis systems, paving, seating and maintenance requirements, in consultation with the Government Architect and to the satisfaction of the State Planning Commission.

Reserved Matter 3

An updated Energy and Sustainability Strategy shall be provided, establishing clear and measurable environmental performance targets for the development, in consultation with the Government Architect and to the satisfaction of the State Planning Commission.

Reserved Matter 4

Final design details for the Wyatt Street interface, basement entry and northern access lane shall be provided to improve public realm safety, including lighting, material treatments, passive surveillance, security and access controls, and measures to safely manage interactions between vehicles, pedestrians and cyclists, following consultation with the Government Architect and to the satisfaction of the State Planning Commission.

Reserved Matter 5

An updated Traffic Impact Assessment shall be provided, addressing on-site vehicle movements and basement access, including the ramp and roller-door design, amended basement parking layout, vehicle and pedestrian sightlines, service-vehicle access and the traffic-generation impacts on Wyatt Street. The assessment shall be prepared in consultation with the City of Adelaide and to the satisfaction of the State Planning Commission.

Reserved Matter 6

A revised Stormwater Management Plan shall be provided, including critical-wall catchment calculations, on-site detention, controlled discharge, rainwater reuse, major-storm overflow and underground connection to Council infrastructure. The plan shall be prepared in accordance with the applicable standards, in consultation with the City of Adelaide and to the satisfaction of the State Planning Commission.

Reserved Matter 7

A final Acoustic Design Report, prepared by a suitably qualified acoustic consultant, shall be provided demonstrating that the recommendations of the Acoustic Assessment prepared by BESTEC, dated 15 May 2026 (Reference 58518/1, Revision 01), have been adopted and incorporated into the final architectural. The report shall also assess the final mechanical and fire-services plant selections and specify any acoustic enclosures, attenuators, sound-absorptive treatments and vibration-isolation measures required to achieve the relevant environmental and internal acoustic criteria, 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

Prior to occupation, any vehicle crossover, stormwater outlet or other infrastructure on Council land made redundant by the development shall be removed and the affected area reinstated to the applicable City of Adelaide standard, subject to obtaining the necessary separate Council approvals.

Condition 3

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 Environment Protection Authority under Section 122 of the Act**Condition 4**

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 31

Assessment 2021) is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

Condition 5

If a certificate of occupancy is not required pursuant to regulation 103 of the Planning, Development and Infrastructure (General) Regulations 2017, a person must not occupy the building for the purpose authorised under the development approval until a statement of site suitability is issued certifying that the 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

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 3

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 4

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 5

Separate approval for the proposed building is required under the *Airports (Protection of Airspace) Regulations 2026* from the Australian Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts.

Advisory Note(s) imposed by Environment Protection Authority under Section 122 of the Act**Advisory Note 6**

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 Note(s) imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act**Advisory Note 7**

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 8

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.

2.2.5 URPS**26022568****77 Grenfell Street, Adelaide**

Change in the use of land for an existing multi-level Office to Student Accommodation with ground level retail and office and building alteration.

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

Applicant:

- Marcus Rolfe - URPS
- Matilda Asser – URPS
- William Sharp – RCP
- Mario Dreosti – Brown Falconer
- Bernadette Rigby – Brown Falconer
- David Kwong - Empirical Traffic Advisory
- Les Smith - Applicant/Owner

Agency:

- Aya Shirai-Doull – ODASA

Council:

- Bec Rutschack – City of Adelaide
- Ellen Liebelt – City of Adelaide
- Phil Chrysostomou – City of Adelaide

Observing:

- Chris Thomson (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 26022568, by 77 Grenfell Street Pty Ltd is GRANTED Planning Consent subject to the following reserved matter(s) and reserved matter(s):

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, glazing and 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 documentation shall be provided, detailing waste and servicing arrangements and local traffic management measures, in consultation with the City of Adelaide, to the satisfaction of the State Planning Commission.

Reserved Matter 3

A final Acoustic Assessment Report, reflecting the waste collection arrangements identified in the Waste Management Plan prepared by Colby Phillips dated [insert date], including recommended waste collection hours, shall be submitted 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 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.

Condition 3

All bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3- 2015.

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.

2.3. VARIATION TO APPLICATIONS

2.3 RESERVED MATTERS

3 CROWN DEVELOPMENTS (ADVISORY ITEMS)

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.3. VARIATION TO APPLICATIONS

3. REPORTING

4. BRIEFINGS

5. COURT COMPROMISE

6. PROCEDURAL MATTERS

7. OTHER BUSINESS

8. NEXT MEETING

9.1 Wednesday 14 October 2026, Level 9 / 83 Pirie Street, Adelaide SA 5000 or Microsoft Teams video conferencing.

9. CONFIRMATION OF MEETING MINUTES

10.1 The State Commission Assessment Panel confirmed the Minutes of the meeting.

10. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

11. MEETING CLOSE

11.1. The Presiding Member thanked all in attendance and closed the meeting at 2:13PM.

Confirmed: 23/09/2026



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Nathan Cunningham
PRESIDING MEMBER