



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 224th Meeting of the
State Commission Assessment Panel
held on Wednesday 22 April 2026 commencing at 8:30am
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 Rutschack
Members	David Altmann (Deputy Presiding Member) Don Donaldson John Eckert (Occasional Member) Mark Adcock (Occasional Member)
DHUD Staff	Hannah Connell Ben Williams Phil Mabbs Andy Humphries Clare Ashmeade
1.3. APOLOGIES	Jenny Newman Paul Leadbeter

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Aged Care & Housing Group Incorporated 25038696 141 Fullarton Road, Rose Park

Partial demolition of Local Heritage Place, construction of a multi-level retirement facility, including a basement, erection of perimeter fencing, solar panels and removal of a significant tree.

Member, Jenny Newman, declared a conflict of interest due her employer's engagement with a Representor and accordingly, was not present for this agenda item.

Member, Paul Leadbeter, declared a conflict of interest due his engagement with a Representor and accordingly, was not present for this agenda item.

NOTE: An addendum was provided to the SCAP in addition to the agenda report for consideration prior to the meeting.

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

Applicant:

- Linda Felt
- Kate Harris
- Ben Ward
- Renae Grida
- Chris Vounasis
- Adam Jack
- Mario Dersoti
- Lochie Pellew
- James Levinson
- David Kwong
- Jason Schulz
- Brooklyn Hassold via MS Teams

Representors:

- Ian Miles via MS Teams
- Tony Braxton-Smith via MS Teams
- Vince Scanlon via MS Teams
- Alex Scanlon
- Jack Batty MP
- Emily Barbour
- Nicholas Dean
- Christine Esau
- Rebeca Gigny and Josh Romanwicz
- Lilly Romanwicz
- Ian Henschke
- Carolyn Hewson
- Craig Pickering
- Mark Thomson
- Andrew McCarcken
- Colleen Dundon
- Elizabeth Beath
- Barbara King
- Prue McMichael

- Steve McMichael
- Amanda Price-McGregor
- Martine van Reesema
- Greg Vincent
- Emma Herriman via MS Teams

Agencies:

- Sophie Newland, ODASA

Council:

- Julia Grant
- Gavin Leydon
- Magnus Heinrich
- Martin Cooper via MS Teams
- Alison Cusack via MS Teams
- Barry Cant via MS Teams

The Presiding Member thanked all in attendance and closed the public hearing at 4.31PM and adjourned the meeting at 4.42PM on Wednesday 22 April 2026.

The Presiding Member re-convened the meeting at 11:25AM on Thursday 23 April 2026 for deliberations to occur.

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 25038696, by Aged Care & Housing Group Incorporated is **REFUSED** Planning Consent for the following reasons:

Urban Corridor (Boulevard) Zone

1. The proposal does not meet Performance Outcome 3.1 as the building height does not positively respond to the local context in terms of:
 - adjacency to the Established Neighbourhood Zone covered by the Historic Area Overlay
 - the low-scale development in the locality, and
 - the envisaged built form fronting Fullarton Road.
2. The proposal does not meet Performance Outcome 4.1 as the building does not adequately mitigate impacts of building massing to the adjacent Established Neighbourhood Zone.
3. The proposal does not meet Performance Outcome 4.2 as the proposal does not adequately provide an orderly transition to the built form scale envisaged in the adjacent Established Neighbourhood Zone.
4. The proposal does not meet Performance Outcome 5.1 as whilst the proposal is a Significant Development Site, it does not adequately manage offsite impacts with respect to interface matters including bulk and massing.
5. The proposal does not meet Performance Outcome 5.2 as the proposal does not adequately minimise impacts on residential uses in the adjacent zone with regard to massing and building proportions.

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 13 May 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 closed the meeting at 12:48PM on Thursday 23 April 2026.

Confirmed: 23/04/2026



Rebecca Rutschack
PRESIDING MEMBER