



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 225th Meeting of the
 State Commission Assessment Panel
 held on Wednesday 13 May 2026 commencing at 9:00am
 Level 10, 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 Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Nathan Grantham Hugh Wang Ben Williams Phil Mabbs Eric Alessi Rob Kleeman Hannah Connell

1.3. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 The Red Creek Trust 25013426 1488 Keyneton Road, Keyneton Lot 128 Keyneton Road, Moculta

Land Division - 5 allotments into 5.

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

Applicant:

- John Outhred
- Rosemary Durand
- Brenton Hollitt

Representors:

- Matthew Henderson

Council: Mid Murray Council

- Jordan Hunt

Observing:

- Bruce Henderson via MS Teams
- Helen Henderson 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) Pursuant to *Section 110(10) of the Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the Commission has taken into account the relevant provisions of the Planning and Design Code (but is not bound by those provisions) in its assessment of the Restricted Development; and
- 2) Development Application Number 25013426 by The Red Creek Trust, is **GRANTED** Planning Consent and Land Division Consent subject to the following condition(s):

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

Lawful vehicle access points shall be established for all allotments with a frontage to Keyneton Road prior to land division clearance to the satisfaction of The Barossa Council.

Conditions imposed by SPC Planning Services under Section 122 of the Act**Condition 2**

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgement, the Land Division Registration fee (currently \$1190.00) will also be payable. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

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 that water supply capacity from SA Water to each allotment may be limited and may not be sufficient to support future development, including habitable buildings or intensified primary production use. Any future development application for an individual allotment will be required to demonstrate that an adequate and reliable alternative water supply of sufficient quality and quantity is available to service the proposed use.

This may include, but is not limited to, connection to SA Water infrastructure (subject to capacity and approval), provision of rainwater tanks, on-site water storage and/or alternative water supply solutions. All works and connections will be subject to the requirements of the relevant service authority and applicable legislation.

Land Division Consent**Advisory Notes imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act****Advisory Note 5**

The applicant is reminded of the General Duty of Care under Section 23 of the *River Murray Act 2003*, which requires that a person must take all reasonable measures to prevent or minimise any harm to the River Murray through his or her activities.

Advisory Note 6

Prior to the clearance of native vegetation (including reeds) for any purpose, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals.

For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.

Advisory Note 7

It is important to note that the following applies to the subject land under the *Landscape South Australia Act 2019*:

- The Prescription of the Water Resources in the Marne River and Saunders Creek catchments (visit: <https://www.landscape.sa.gov.au/mr/water/water-allocation-plans/marne-saunders> and the Barossa catchment (visit: <https://www.landscape.sa.gov.au/ny/water/water-allocation-plans/barossa-wap>), which requires those that are or are proposing to use surface, watercourse and/or underground water for any purpose – other than stock and domestic use – at any time in the future, to apply for a water licence with the Department for Environment and Water (DEW);
- If there is a proposal to take surface water, watercourse water or underground water (including additional to any quantity currently authorised) or if there are any existing water uses that may be impacted by the development, the interested parties should contact the DEW Water Licensing Branch on (08) 8595 2053 or visit: <http://www.environment.sa.gov.au/topics/water/water-licences-and-permits>

Advisory Note 8

Section 119 of the *Landscape South Australia Act 2019* requires the occupier of the land on which a well is situated to ensure that the well (including the casing, lining and screen of the well and any mechanism used to cap the well) is properly maintained. A permit is required from the Department for Environment and Water (DEW) for any work to be carried out on a well or for new wells to be drilled. Information on specific wells can be obtained from www.waterconnect.sa.gov.au.

For information regarding permit applications contact DEW on telephone (08) 8735 1134 or visit: <http://www.environment.sa.gov.au/topics/water/water-licences-and-permits>.

Advisory Note 9

The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or remains may be present on the subject land. Under section 20 of the *Aboriginal Heritage Act 1988* (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects or remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object or remains (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site, object or remains, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act. For further information and to request a search of the Register of Aboriginal Sites and Objects from the Attorney-General's Department - Aboriginal Affairs and Reconciliation visit: <http://taawika.sa.gov.au>.

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act**Advisory Note 10**

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

2.2.2 SA Housing Trust
25040751
3, 5, 7 & 9 Forster Street, Blair Athol

Three-storey residential flat building comprising six (6) dwellings and associated vehicle parking and landscaping.

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

Applicant:

- Kyle Tapscott
- Tom Currie
- Jordan Franks
- Ben Bolton

Representors:

- Venkata Dandu via MS Teams

Council: City of Port Adelaide Enfield

- Hossein Mousavi via MS Teams
- Connor Coates 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 25040751, by SA Housing Trust 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 to the satisfaction of the State Planning Commission.

Reserved Matter 1

Prior to the granting of Full Development Approval, detailed civil engineering drawings and supporting calculations shall be submitted for assessment to the satisfaction of Council.

The submitted information shall address, but not be limited to, the following:

- a) Stormwater management shall be designed such that post-development peak discharge does not exceed pre-development levels for the 20% AEP (5-year ARI) and 1% AEP (100-year ARI) storm events, consistent with the design capacity of the receiving Forster Road drainage system.
- b) Stormwater quality improvement measures shall be incorporated into the development, demonstrating how best practice water sensitive urban design (WSUD) outcomes are achieved for the treatment of runoff from trafficable and impervious areas.

Reserved Matter 2

The applicant shall submit a final, detailed landscaping plan, prepared by a suitably qualified landscape architect that clearly identifies the location and species of all proposed plants 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

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 3

All permanently fixed privacy screen shall be erected in accordance with the approved plans prior to occupation of the dwellings and shall be maintained as an effective privacy screen to the satisfaction of the Relevant Authority thereafter.

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 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 6

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 Matt King
25009885
8 Hanchant Road, Port Lincoln

Land division (1 allotment into 2)

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

Applicant:

- Matthew King via MS Teams
- Zarli King via MS Teams

Council: City of Port Lincoln

- Theo Theodosiou 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) Pursuant to Section 110(10) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the Commission has taken into account the relevant provisions of the Planning and Design Code (but is not bound by those provisions) in its assessment of the Restricted Development; and
- 2) Development Application Number 25009885, by Matt King 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).

Conditions imposed by South Australian Country Fire Service under Section 122 of the Act

Condition 2

DECISION

The SA Country Fire Service has no objection to the proposed land division at 8 Hanchant Road, Port Lincoln, to create one (1) additional allotment for residential development.

The SA Country Fire Service **seeks** to comment on any subsequent development applications on the land division pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Land Division Consent

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 3

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgement, the Land Division Registration fee (currently \$1,154.00) will also be payable. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

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.

Land Division Consent**Advisory Notes imposed by SPC Planning Services under Section 122 of the Act****Advisory Note 4**

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

2.3. RESERVED MATTERS**3. CROWN DEVELOPMENTS (ADVISORY ITEMS)****3.1. DEFERRED APPLICATIONS****3.2. NEW APPLICATIONS****3.2.1 Department for Infrastructure and Transport****25034484****401 - 405 South Road, Mile End**

Construction of a purpose-built facility (Traffic Management Centre) comprising a two-level building (office), 3-metre-high fencing around the perimeter of the site, tree damaging activity (removal of 3 significant and 9 regulated trees), with associated roof-top plant, car parking and ancillary site works.

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

Applicant:

- Nitsan Taylor
- James Galpin
- Alana Pyper
- Ben Kretschmann
- Gianni Francisco

- Nathan Noack
- Sharvari Bhuskute
- Maliha Saeedi

Agency:

- Belinda Chan (ODASA)
- Dr Matthew Bench (EPA)
- Bronwyn Rennie (EPA)

Council: City of West Torrens

- Danijel Antic
- Andrew King

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 State Commission Assessment Panel provide its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes, 13 May 2026) to the Minister for Planning.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 27 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 thanked all in attendance and closed the meeting at 2:57PM

Confirmed: 14/05/2026



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Rebecca Rutschack
PRESIDING MEMBER