



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 236th Meeting of the
State Commission Assessment Panel
held on Wednesday 14 October 2026 commencing at 9:00am
Level 9, 83 Pirie Street Adelaide or MS Teams

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
Deputy Presiding Member	David Altmann
Ordinary Members	Emma Barnes Mario Dreosti Stuart Headland Emily Nankivell Jenny Newman
Occasional Member	John Eckert
Executive Officer	Kate Southcott
DHUD Staff	Andy Humphries Andrew Houlihan Hannah Connell Gabrielle McMahon Fiona Selleck Phil Mabbs Duncan Shearer Luke Fiorenza Austin Wegener

1.3 APOLOGIES Nil

2. CROWN DEVELOPMENTS (ADVISORY ITEMS)

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Australian Naval Infrastructure and ElectraNet

26016431

Mersey Road North, Osborne and Pelican Point Road, Outer Harbor

Alterations and extension to the Pelican Point Substation; construction of a new substation east of Lefevre Substation; relocation and undergrounding of 275kV electricity transmission lines; and tree damaging activity

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

Applicant:

- Scott Twine – URPS
- Brigitte Williams – URPS
- Jemima Kenworthy – URPS
- Brett Pendlebury – ANI

Representors:

- Catherine McMahon – Friends of the Port River
- Tony Bazeley – Port Adelaide Residents Environmental Protection Group

Agency: Nil

Observing: Nil

The representor – Catherine McMahon provided the Chair and the Applicant with additional photographs

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 provides its recommendation in confidence (published in the State Commission Assessment Panel Confidential Minutes 14 October 2026) to the Minister for Planning.

2.3 VARIATIONS TO APPLICATIONS

3. DEVELOPMENT ASSESSMENT APPLICATIONS

3.1 DEFERRED APPLICATIONS

3.2 NEW APPLICATIONS

3.2.1 Mandala M1 Centre Pty Ltd c/- Future Urban

26019328

195 North Terrace, Adelaide

Construction of a 40 storey student accommodation building with ancillary shop on the ground floor including verandah and roof-mounted solar photovoltaic panels.

Member, Emily Nankivell, declared a conflict as she is employed by Future Urban.

Member, Jenny Newman, declared a conflict as she is her current employer provided advice regarding adjacent development.

Member, Mario Derosti, declared a conflict as he is employed by Brown Falconer.

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

Applicant:

- Aidan Forte – Moto Projects
- Rowan Barbary – Brown Falconer
- Michael Dickson – Future Urban
- Paul Morris - ETA

Agency:

- Belinda Chan – Government Architect

Council:

- Rebecca Rutschack – City of Adelaide
- Amber Barnes – City of Adelaide

Observing:

- Li Tate

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 26019328, by Mandala M1 Centre Pty Ltd is granted Planning Consent subject to the following reasons/conditions/reserved matters:

RESERVED MATTERS

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 stormwater management plan prepared in consultation with the City of Adelaide, including:

- a detailed site drainage / hydraulic services plan;
- confirmation of the calculation of pre-development and post-development areas; and
- confirmation of strategies to be implemented for stormwater retention / reuse within the development.

Reserved Matter 2

The applicant shall submit a final, detailed landscaping plan, prepared by a suitably qualified landscape architect that clearly identifies detailed landscape documentation including planter soil depths, species selection and irrigation strategy in consultation with the Government Architect and to the satisfaction of the State Planning Commission.

Reserved Matter 3

A final schedule of external materials, finishes and façade detailing (supported by provision of physical materials samples) prepared in consultation with the Government Architect with appropriate consideration given to the typical podium level, typical tower level, detailing of the operable windows, glazing and non-vision panels shall be provided. The final selections shall further support the recommendations detailed in the Sustainability Statement report, dated 30/04/2026 prepared by Summation.

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 11 June 2026.

Condition 3

The recommendations detailed in the Preliminary Design Report Revision 01, dated 21.04.26 prepared by BESTEC 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.

Condition 4

The recommendations detailed in the Desktop Wind Impact Study, dated 29 May 2026 prepared by VIPAC 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.

Condition 5

The recommendations detailed in the Sustainability Statement report, dated 30/04/2026 prepared by Summation 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

Advisory Note 1

The approved development must be substantially commenced within 24 months of the date of development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

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

Advisory Note 3

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

Advisory Notes imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Advisory Note 4

The application has been assessed and the development with a building height of approx. RL 177.160 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 52 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.

3.2.2. Antunes Group c/- Future Urban

26008172

Lot 1 Dale St, Port Adelaide SA 5015

28-30 Marryatt St, Port Adelaide SA 5015

20-26 Marryatt St, Port Adelaide SA 5015

182 St Vincent St, Port Adelaide SA 5015

176-180 St Vincent St, Port Adelaide SA 5015

Construction of a new supermarket (shop), mall entry, advertising displays, car parking and the removal of one (1) regulated tree.

Member, Emily Nankivell, declared a conflict as she is employed by Future Urban.

Applicant:

- Marc Duncan (Future Urban)
- Melissa Mellen (MFY)
- Wade Kampes (Bell Architecture)
- Simon Moore (Sonus)
- Richard Antunes (Antunes Group)

Agency:

- Susan Avey (Heritage SA)

Council: Nil

Observing: Nil

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 26008172, by Antunes Group C/- Future Urban is granted Planning Consent subject to the following reasons/conditions/reserved matters:

RESERVED MATTERS

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 Stormwater Management Plan and civil design shall be provided for review in consultation with Council and to the satisfaction of the State Planning Commission

Reserved Matter 2

A northern elevation is provided with appropriate façade detailing to support vibrancy of the public realm.

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

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

The recommendations detailed in the Environmental Noise Assessment, dated February 2026 (reference ID: S8940C1) prepared by Sonus Pty Ltd shall be fully incorporated into the development. Such measures shall be made operational prior to the occupation or use of the development and maintained at all times to the satisfaction of the State Planning Commission.

The incorporation of the recommended acoustic treatments, comprising the following:

- Not allowing the use of reversing alarms for all vehicles accessing the loading dock during the night period of the Policy (10pm to 7am).
- Constructing a noise wall and canopy over the loading dock.
- Installing acoustic absorption with minimum NRC of 0.5 to the underside of the canopy over the loading dock.
- Constructing a mechanical plant screen.

Condition 4

The recommendations detailed in the Outdoor Lighting Assessment, dated 2 March 2026 (reference ID: 25112153) prepared by TMK Consulting Engineers shall be fully incorporated into the development. Such measures shall be made operational prior to the occupation or use of the development and maintained at all times to the satisfaction of the State Planning Commission.

The illuminated signs must be installed with a dimmer switch, ensuring a maximum luminance level of 350cd/m² is achieved.

Condition 5

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

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

The granting of this approval does not remove the Applicant's responsibility to obtain all necessary approvals from relevant Statutory Authorities, landowners, and beneficiaries of any easement affected by the proposed development.

Advisory Note 6

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 7

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 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.

3.3 VARIATION TO APPLICATIONS

3.4 RESERVED MATTERS

4 REPORTING

5 BRIEFINGS

6 COURT COMPROMISE

7 PROCEDURAL MATTERS

8 OTHER BUSINESS

9 NEXT MEETING

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

10 CONFIRMATION OF MEETING MINUTES

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

11 REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12 MEETING CLOSE

12.1 The Presiding Member thanked all in attendance and closed the meeting at 12.44 PM.

Confirmed: 14/10/2026



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Nathan Cunningham
PRESIDING MEMBER