



# STATE COMMISSION ASSESSMENT PANEL

## A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 228<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 24 June 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 and present.

#### 1.2. PRESENT

Presiding Member	Nathan Cunningham
Members	David Altmann (Deputy Presiding Member) Emma Barnes Mario Dreosti Stuart Headland Emily Nankivell Jenny Newman
Executive Officer	Amy Arbon Sharon Butler
DHUD Staff	Andrew Houlihan Nathan Grantham Andy Humphries Joanne Reid Daniel Marotti Hannah Connell

#### 1.3. APOLOGIES Nil

### 2. SCAP APPLICATIONS

#### 2.1. DEFERRED APPLICATIONS

#### 2.2. NEW APPLICATIONS

##### 2.2.1 Beausight Investment Pty Ltd 26000407 254-258 & 260 Franklin Street and 143-151 Gray Street, Adelaide

Thirteen (13) level mixed use building with ground level retail, ten (10) levels of residential dwellings including affordable housing and associated ground and above-ground car parking, communal areas and landscaping.

Deputy Presiding Member, David Altmann, declared a conflict of interest due to a family members engagement with the application and according, was not present for the item.

Member, Emily Nankivell, declared a conflict of interest due to her employers engagement with the application and according, was not present for the item.

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

Applicant:

- Irene Yang
- Ben Hewitson
- Marc Duncan
- Michael Dickson
- Tom Wilson
- Thomas Lu
- Jarrad Rich

Agencies:

- Damien Heffernan (ODASA)

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 26000407, by Beausight Investment 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 to the satisfaction of the State Planning Commission.

#### Reserved Matter 1

The applicant shall submit a final detailed schedule of external materials 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 stormwater management plan and related architectural and civil drawings which addresses potential flood risk management in consultation with the City of Adelaide, to the satisfaction of the State Planning Commission.

#### Reserved Matter 3

A landscaping plan or strategy shall be provided, in collaboration with the Government Architect, detailing the integration of the landscaping identified on the architectural plans, 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 development shall be designed and constructed to be accordance with the Ministerial Building Standard MBS 010 *Construction requirements for the control of external sound (MBS 010)* to mitigate against noise ingress from the roadway and mixed land uses.

#### Condition 3

All on-site vehicle parking be constructed in accordance with AS/NZS 2890.1:2004 and AS 5124:2017.

#### Condition 4

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

#### Condition 5

Impermeable balustrades shall be installed to the corner balconies on the north-west, north-east and south-west balconies to achieve walking comfort levels identified in the Vipac Desktop Wind Impact Study with document reference 30N-25-0337-TRP-116468-0 and dated 14 October 2025.

### 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

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 Notes recommended by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996.**

**Advisory Note 6**

The application has been assessed and the development with a building height of approximately RL 87.6 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 27.6 metres.

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

**2.2.2 Michael Weckert  
26013925  
913 Cannawigara Road, Cannawigara**

1 into 2 Land Division to excise dwelling and sheds from general farming land.

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

Applicant:

- Frank Brennen 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 (14) of the *Planning, Development and Infrastructure Act 2016*, to REFUSE TO PROCEED TO ASSESS Development Application 26013925 by Michael Weckert for the following reasons:
  - a) There is no reasonable prospect of a favourable assessment of the proposed development, as it does not meet the intent of the Rural Zone's Desired Outcome 1 and Performance Outcome 1.1, specifically:
    - i) The proposed land division would not support, protect and maintain the economic prosperity of South Australia's primary production land.
  - b) The proposed land division does not meet the intent of the Limited Land Division Overlay's Desired Outcome 1 and Performance Outcome 1.1, specifically:
    - i) The proposed land division will fragment land for primary production through the creation of an additional allotment.

If you are aggrieved by this decision, you have a right to seek a review of this decision by the State Planning Commission (the Commission). An application for review must be made in a

manner and form determined by the Commission and must be made within one (1) month of this notice.

The prescribed form is contained in [Attachment 1](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_4_restricted_and_impact_assessed_development_2019) of [Practice Direction 4](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_4_restricted_and_impact_assessed_development_2019)  
[https://plan.sa.gov.au/resources/planning/practice\\_directions/practice\\_direction\\_4\\_restricted\\_and\\_impact\\_assessed\\_development\\_2019](https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_4_restricted_and_impact_assessed_development_2019)

Further information can be found on the PlanSA website under the Decisions and Appeals Guide section.

- 2.3. VARIATION TO APPLICATIONS
- 2.4. RESERVED MATTERS
- 3. CROWN DEVELOPMENTS (ADVISORY ITEMS)
  - 3.1. DEFERRED APPLICATIONS
  - 3.2. NEW APPLICATIONS
  - 3.3. VARIATION TO APPLICATIONS
- 4. REPORTING
- 5. BRIEFINGS
- 6. COURT COMPROMISE
- 7. PROCEDURAL MATTERS
- 8. OTHER BUSINESS
- 9. NEXT MEETING

9.1 Wednesday 8 July 2026, Level 9, 83 Pirie Street, Adelaide SA 5000 / Microsoft Teams video conferencing.

- 10. CONFIRMATION OF 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 11:35AM

Confirmed: 24/06/2026



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Nathan Cunningham  
PRESIDING MEMBER