



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 220th Meeting of the
State Commission Assessment Panel
held on Wednesday 11 February 2026 commencing at 9:30am
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 Paul Leadbeter Jenny Newman Jamie Botten (Occasional Member) John Eckert (Occasional Member)
Secretary	Amy Arbon
DHUD Staff	Nathan Grantham Hugh Wang Joanne Reid Phil Mabbs Hannah Connell Andy Humphries

1.3. APOLOGIES

Jenny Newman (Item 2.2.1)

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Anchung Pty Ltd ATF the Neville Roberts Family Trust C/- Future Urban Pty Ltd 23024355 129 Williamstown Road, Sandy Creek

Sandy Creek Resort - tourist accommodation (73 units with ancillary office, restaurant, hotels (bars), swimming pools, spas and decks), function venue, restaurant and hotel (bar), and associated fencing, retaining walls, car parking, landscaping, stormwater infrastructure and land division involving a boundary realignment (2 into 2 allotments)

Member, Jenny Newman, was an apology for this agenda item.

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

Applicant:

- Michael Dickson
- Neville Roberts
- John Irving
- Paul Gillett
- David McLeod
- Michael Osborn
- Melissa Mellen
- Heath Edwards
- Chris Turnbull

Representors:

- Steve Turner via MS Teams
- Lee Noble

Agencies:

- Belinda Chan (ODASA)

Council: The Barossa Council

- Aaron Curtis

Observing:

- Chris Thomson 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 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is not seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 23024355, by Anchung Pty Ltd ATF the Neville Roberts Family Trust C/- Future Urban Pty Ltd is **REFUSED** Planning Consent and Land Division Consent for the the following reasons:

Rural Living Zone

1. The proposal does not meet Performance Outcome 1.1 as the development is not a complementary non-residential use nor is it compatible with a secluded semi-rural or semi-natural residential character.
2. The proposal does not meet Performance Outcome 1.4 as the development would not complement the semi-rural or semi-natural residential character and amenity and is not ancillary to a dwelling erected on the same allotment.
3. The proposal is at odds with Performance Outcome 1.5 as the proposed siting and design would not to complement the semi-rural or semi-natural residential character and amenity.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

4. MAJOR DEVELOPMENTS – VARIATIONS

**4.1. Buckingham Arms Development Pty Ltd
25035311
1 Walkerville Terrace, Gilberton**

Variation to original DA 24029287 - Removal of one additional regulated tree (council street tree) and amendment to Condition 4.

Member, David Altmann, declared a conflict of interest due his previous engagement by a Representor and according, was not present for this agenda item.

Occasional Member, Jamie Botten, declared a conflict of interest due to his previous engagement with the application and according, was not present for this agenda item.

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

Applicant:

- Chelsea Jurek
- Matilda Asser
- Tom Wilson
- James Hilditch

Council: City of Walkerville

- Fiona Barr
- Andrew Johnson
- James Kelly
- Gavin Leydon

Observing:

- Chris Thomson 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 25035311, by Buckingham Arms Development Pty Ltd is **GRANTED** Planning 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).

Condition 2

The plans and conditions with respect to Development Application 24029287 must be fully complied with except where varied by this variation application and conditions.

Condition 3

Replacement trees must be planted within 12 months of completion of the development at the following rates:

- if the development relates to a regulated tree - 2 trees to replace a regulated tree; or
- if the development relates to a significant tree - 3 trees to replace a significant tree.

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Condition 4

Prior to commencement of any site works, a "Tree Protection Zone" shall be established and managed throughout the construction process in accordance with the Tree Protection Plan for 1 to 9 Walkerville Terrace, Gilberton prepared by J. Gary Moran and dated October 2024, File No: 24029287, to the satisfaction of Council.

The Tree Protection Plan relates to three Regulated Jacaranda mimosifolia - 'Jacaranda' trees located within Councils verge along Northcote Terrace and Walkerville Terrace, referenced as T2, T3 and T4.

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.

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

10.1. Wednesday 25 February 2026, Level 9, 83 Pirie Street, Adelaide SA 5000 or 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 2:30PM

Confirmed: 12/02/2026



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Rebecca Rutschack
PRESIDING MEMBER