



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 221st Meeting of the
State Commission Assessment Panel
held on Wednesday 25 February 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	Rebecca Rutschack
Members	David Altmann (Deputy Presiding Member) Don Donaldson Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Nathan Grantham Adnan Khan Hannah Connell

1.3. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Doneilyn Development Co Pty Ltd 25019469 121 -129 Kermod Street, North Adelaide

Construction of four residential flat buildings (three three-storey and one two-storey) comprising eleven (11) dwellings with a shared basement car park, and associated landscaping, fencing, retaining walls and roof-mounted solar panels.

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

Applicant:

- Catherine Orford
- Scott Meek
- Jason Turner
- Ashlyn Shearer
- Danielle Oerman
- Ben Wilson
- William Hutton
- Marie Glazos

Representors:

- Ken Body
- Greg Vincent

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 25019469, by Doneilyn Development Co Pty Ltd is **GRANTED** Planning Consent and Land Division 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 provide a final detailed schedule of high-quality and durable external materials and integral finishes, supported by a physical samples board, for review in consultation with the Government Architect.

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.

Reserved Matter 3

The applicant shall submit the location, designs and elevation for all air conditioning units, demonstrating that they are appropriately screened to minimise visual impact on the streetscape and the adjoining properties.

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 recommendations and design refinements detailed in the Traffic and Parking Report, dated 8 April 2025, and the Traffic Response, dated 15 December 2025, both prepared by CIRQA Pty Ltd, 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 3

The recommendations and design refinements detailed in the Planning Stage Noise Assessment, dated 13 June 2025, prepared by Echo Acoustic Consulting, shall be fully incorporated into the building rules documentation, and verified by the acoustic consultant with a copy submitted to the State Planning Commission prior to the granting of development approval.

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 development shall be undertaken in accordance with the Stormwater Calculation Report prepared by MLEI Consulting Engineers and dated 3 December 2025. All stormwater management systems, including the specified detention volumes and hydrocarbon treatment for basement runoff, must be designed and constructed to satisfy Council requirements and prevent street runoff from entering the site

Condition 5

Waste collection and management practices shall be undertaken in accordance with the Waste Management Plan prepared by Colby Phillips Advisory Pty Ltd, dated March 2025.

Condition 6

Prior to the occupation of the development, the applicant shall implement all visual privacy measures detailed in the updated Overlooking Section Diagrams prepared by SMFA dated 8 December 2025.

Condition 7

All measures to protect the regulated trees, as detailed in the Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions Pty Ltd and dated 21 February 2025, shall be implemented during the construction phase.

This includes the establishment of mandatory Tree Protection Zones (TPZ) and the use of specialised construction methods to ensure that encroachment remains <10% and that no tree-damaging activity occurs to the two regulated trees.

Conditions imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Condition 8

Final details of the height of the fence and details of bin enclosures/ planters forward of the fence, to the side of the State Heritage Place to be confirmed, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, prior to commencement of works on site.

Condition 9

Construction sections, illustrating the location, construction and finish of proposed retaining walls and fencing along the east boundary of the site are required, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, prior to issue of Development Approval. Insufficient details provided to illustrate interface with adjacent State Heritage Place.

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

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 Note 6

All costs associated with the removal and replacement of the *Celtis australis* street tree will be borne by the applicant, with the removal and replacement works themselves to be undertaken to the satisfaction of the Council.

Advisory Note 7

The relocation of the existing on-street disabled car parking space shall be undertaken to the satisfaction of the Council.

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.

2.3. RESERVED MATTERS

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 11 March 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 11:40am.

Confirmed: 26/02/2026



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Rebecca Rutschack
PRESIDING MEMBER