



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 232nd Meeting of the
State Commission Assessment Panel
held on Wednesday 26 August 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, present and emerging.

1.2. PRESENT

Presiding Member	Nathan Cunningham
Deputy Presiding Member	David Altmann
Ordinary Members	Emma Barnes Mario Dreosti Stuart Headland Jenny Newman
Occasional Members	Catherine Orford
Executive Officer	Sharon Butler Senior Governance Officer Department for Housing and Urban Development
DHUD Staff	Andy Humphries Andrew Houlihan Daniel Marotti Ben Scholes Hannah Connell

1.3 APOLOGIES

2. DEVELOPMENT ASSESSMENT APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Malvern Development SA Pty Ltd 25036473 Unit 1-15 - 259-269 Unley Road, Malvern

Eight-level, mixed use development including dwellings, shop, office, pool and basement parking.

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:

- Jason Cattonar
- Adrian Reveruzzi
- Jessica Newton
- Alex Game
- Rosina Di Maria
- Jeremy Bayly

Representors:

- Angelo Demasi
- Don Donaldson
- Peta Pool
- Anthony Kelly
- Melissa Mellen (MS Teams)
- Jock Grummett (MS Teams)

Agency:

- Belinda Chan

Council:

- Amelia De Ruvo

Observing:

- Monica Broniecki
- Martin Neilson
- Linda Vivian
- Hadyn Wilkinson
- Mary Rumbold
- Rhett Payne

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 25035365, by Malvern Development SA 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

Final external material selections, with consideration given to high-quality integral finishes supported by the provision of physical samples shall be provided in consultation with the Government Architect, for review and approval by the State Planning Commission.

Reserved Matter 2

A final Stormwater Management Plan detailing stormwater and groundwater quantity and quality measures and finish floor levels shall be prepared in consultation with the City of Unley and for review and approval by the State Planning Commission.

Reserved Matter 3

Details of the landscaping and balustrades to levels 1 to 6 balconies of the south wing and level 3 pool terrace of the north wing, including spacing and configuration of vertical elements, to provide effective overlooking mitigation measures in consultation with the Government Architect and for the review and approval by the State Planning Commission

Reserved Matter 4

Detailed design of the proposed external metal and hit-and-miss brick screening to ensure delivery of the design intent, with consideration given to maintenance, access to glazing, durability and operation, as well as internal amenity, outlook and solar control shall be provided in consultation with the Government Architect and for review and approval by 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

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Rawtec and dated 15 April 2026.

Condition 3

That all loading and unloading of goods shall be carried out upon the subject land and no loading of any goods shall be permitted to be carried out in public streets.

Condition 4

Waste collection and general delivery vehicles shall only service the development, between the hours of 9am – 5pm Monday to Friday. No waste collection is to occur on Saturday, Sunday or Public holidays.

Condition 5

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

Condition 6

The recommendations detailed in the Sustainability Management Plan, dated 13 April 2026 prepared by ADP 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 Relevant Authority.

Condition 7

The recommendations detailed on page 34 in the 259-269 Unley Road Noise Assessment report, dated 24 October 2025 prepared by Echo Acoustic Consulting shall be fully incorporated into the development. Such measures shall be implemented prior to the occupation or use of the development and maintained at all times to the satisfaction of the Relevant Authority.

Condition 8

The existing eastern boundary wall shall be retained and maintained thereafter.

Condition 9

Inward facing habitable room windows shall incorporate minimum 1.5m high obscure glazing if located within 6m of a habitable room window of any adjoining or adjacent dwelling.

Condition 10

The hours of operation for the herein approved are as follows:

Retail tenancies:

Monday to Friday	7 am to 9 pm
Saturday	8 am to 5 pm
Sunday	8 am to 5 pm
Public holidays	8 am to 5 pm

Commercial tenancies

Monday to Friday	7 am to 9 pm
Saturday	8 am to 5 pm

Any variation to these hours of operation will require a further consent.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 11

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) is issued by a site contamination consultant certifying the land is suitable for the proposed use.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 12

All access to/from the development shall be gained via Eton Street in accordance with the Ground Floor Plan produced by Woods Bagot, Project No. 140697, Sheet No. 2203, Revision E, Dated 6.11.2025.

Condition 13

All vehicles shall enter and exit the site in a forward direction. The largest vehicle permitted on-site shall be restricted to a 10-metre rigid vehicle.

Condition 14

All off-street car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022. All manoeuvring areas for commercial vehicles shall be designed and constructed in accordance with AS 2890.2:2018.

Condition 15

The redundant crossovers on Unley Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to the habitation of the dwellings or operation of the commercial land use, whichever comes first.

Condition 16

Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 17

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

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

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the ERD Court if wishing to appeal. The ERD Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 3

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 4

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

Advisory Note 5

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.

Refer to the City of Unley website for Forms & Applications – Specification Crossover Opening, Kerb & Gutter, Footpath Repair. <https://www.unley.sa.gov.au/files/assets/public/v/3/forms-amp-applications/specificationreinstatements-and-modification-to-footpaths-roads-kerb-gutter-works.pdf> and <https://www.unley.sa.gov.au/Page/Forms-Applications>.

Advisory Note 6

Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings if granted development approval on or after 1 November 2013.

Advisory Note 7

The proposed development in whole or in part encroaches upon a public place and cannot be lawfully undertaken unless all encroachment/s have been dealt with in a satisfactory manner. In the case of encroachments over a road, an authorisation under Section 221 of the Local Government Act 1999 will be required and an annual fee payable to Council. In the case of encroachments over other public places owned by the Council, an Encroachment Permit from Council may be required- please contact the Council's Property and Assets team for further information.

Advisory Note 8

Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Asset Management department on 8272 5111.

Advisory Note 9

Parking restriction currently in place along Unley Road, Eton Street, and surrounding street network will not be altered as a result of the development.

Advisory Note 10

Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings if granted development approval on or after 1 November 2013.

Advisory Note 11

Numerous parts of the Council area have low lying water tables. Where there is sub-surface development occurring, groundwater can be encountered. Issues related to the disposal of this groundwater, either temporarily or permanently, can cause damage to surrounding Council infrastructure and cause problems for adjoining landowners. Where groundwater is encountered during the construction of the development, it will be necessary for measures to be taken to ensure the appropriate containment and disposal of any groundwater.

Advisory Note 12

The construction of the crossing place(s)/alteration to existing crossing places shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. All driveway crossing places are to be paved to match existing footpath and not constructed from concrete unless approved by council. Refer to the City of Unley website Forms & Applications – Driveway Crossover Specifications <https://www.unley.sa.gov.au/Page/Forms-Applications>.

Advisory Note 13

Driveways Crossovers are not to be constructed from concrete over the footpath area between the kerb to boundary. Driveways and boundary levels at fence line are required to matching existing footpath level at boundary and or between 2% and 2.5% above kerb Height. Crossover is not to exceed 2.5% or 1:40 cross fall gradient over footpath between boundary to verge and not excess 5% from verge to crossover kerb invert. If a driveway crossover or portion of a driveway crossover is no longer required due to the relocation of a new crossover or alteration to an existing crossover. The redundant driveway crossover or part of, is required to be closed and returned to kerb and gutter, also raising the footpath level to match the existing paved footpath levels at either side of the crossover being closed. Provisions for Sliding Gate: Note that the high side of concrete plinths / footing for sliding gates should not be higher than existing footpath level. Any level adjustments to gradients to achieve a level plinth for sliding gate railing is required to be within the property boundary.

Advisory Note 14

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 15

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 Note(s) imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 16

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 17

In the event that traffic flows on the abutting roads are impacted during construction of the development the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan.

**2.2.2 JHN Investments Pty Ltd & The Trustee for the Callop Le Family Trust
25035365
49 & 55 Arumpo Street, Renmark West**

2-into-48 land division including the construction of new roads and CWMS.

Construct two residential flat buildings with basement carparking and associated landscaping, earthworks, fencing and tree-damaging activity.

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

Member, David Altmann, declared a conflict of interest due to his previous engagement with the Renmark Paringa Council and according, was not present for the item.

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

Applicant:

- Michael Grogan
- Jason Neilly (MS Teams)

Representors:

- Michael Roy (MS Teams)

Council:

- Greg Marlor (MS Teams)
- Shannon Baxter (MS Teams)
- Tark Wolf (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 25035365, by JHN Investments Pty Ltd & The Trustee for the Callop Le Family Trust 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 Environment Protection Authority under Section 122 of the Act

Condition 2

Remediation works must be undertaken in accordance with the Construction Environmental Management Plan Arumpo Street Residential Development, 55 Arumpo Street, Renmark West, SA, 5341, prepared by EHS Support (dated 30 January 2026) and must be overseen by a suitably qualified and experienced site contamination consultant.

Condition 3

A statement of site suitability (in the form described by Practice Direction 14: Site Contamination Assessment 2021) must be issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use, prior to the first of the following to occur:

- a. The issue of a land division certificate under section 138 of the Planning, Development and Infrastructure Act 2016
- b. The issue of a certificate of occupancy granted in relation to a building or buildings on the relevant site
- c. The occupation of a building or buildings for the purpose authorised under the development approval.

For the purposes of the above condition and regulation 3(6) of the Planning, Development and Infrastructure (General) Regulations 2017, the statement of site suitability must be issued by a site contamination consultant.

Land Division Consent

Condition 1

Road design and documentation shall be prepared by a suitably qualified Company or persons. Written proof of qualifications may be required. The documentation shall include a Quality Plan for the management of all stages of construction and the associated inspection and testing.

Condition 2

Road pavements shall be designed in accordance with Austroads publication A Guide for the Design of New Pavements for Light Traffic and shall incorporate an asphalt (hotmix).

Condition 3

The constructed road widths shall be determined taking into account anticipated traffic volumes and in accordance with the Infrastructure Guidelines of SA.

Condition 4

Road intersections shall be designed in accordance with Austroads publication Guide to Traffic Engineering Practice part 5- Intersections at Grade.

Condition 5

Traffic control devices shall be designed in accordance with Austroads publication Guide to Traffic Engineering Practice Part 8 – Traffic Control Devices and AS 1742.2.

Condition 6

Where a new road is proposed to connect to an existing road, the road pavement and kerbing shall be extended to make a smooth transition with the existing road.

Condition 7

Street name plates conforming with AS 1742.5 Manual of Uniform Traffic Control Devices Part 5: Street Name and Community Facility Name Signs, shall be provided at each new intersection.

Condition 8

The process for naming newly created roads must be completed in accordance with Council's Road and Public Place Naming Policy.

Condition 9

During the period of construction, the applicant shall install and maintain an appropriate shaker device within the development to minimise soil/dust particles leaving the site on wheels of transport devices.

Condition 10

All work relating to water table, kerbing, drains and services must be carried out in a manner satisfactory to the Council and in conformity with detailed construction plans and specifications signed by a professional engineer or, at the discretion of the Council, a licensed surveyor, and approved by the Council before the commencement of the work.

Condition 11

Footpaths must be incorporated in urban land divisions within townships. Where a land division is proposed in a rural neighbourhood zoning, the provision of footpaths will be considered by the assessing officer. Footpath Specifications:

- d. Overall footpath widths shall be a minimum of 3.5 metres each side of the road.
- e. Footpath crossfall shall be in accordance with the Infrastructure Guidelines SA or as otherwise agreed by Council. A constructed footpath 1.5m wide shall be provided on both sides of each new road created by the development. The material of this footpath must be considered by the assessing officer prior to installation.
- f. Where constructed footpaths are nominated, the material shall be suitable for traffic, non-slip and approved by the assessing officer prior installation in accordance with the Standard Detail within the Infrastructure Guidelines of SA.
- g. Paths shall link with pedestrian kerb ramps to provide a safe and convenient pedestrian network.
- h. Foot paths shall be located a minimum of 1.0m from the kerb unless otherwise agreed by the assessing officer.
- i. The area between the footpath and kerb shall be formed of crusher dust to be watered and compacted to a smooth hard trafficable surface. There is to be no loose backfill.

Condition 12

Designed and installed in compliance with the Infrastructure Guidelines SA and RPC Land Division Guidelines. Street lighting shall be in accordance with AS1158: 1999 Public Lighting Code and shall generally be designed for P5 category lighting unless otherwise directed. Light columns shall be located to accommodate the footpath.

Condition 13

Public Lighting will need to be:

- a. In accordance with Infrastructure Guidelines SA 'flag lighting' and AS /NZ :1158.
- b. LED lighting solar or mains connection.
- c. PR5 category luminaire.
- d. 3000 lumens minimum.
- e. Street lighting required at road intersections, cul-de-sacs and 90 degree bends.
- f. 6 metres in height.
- g. silver or black in colour.
- h. Exact Style/model to be approved by Council.
- i. Outside these standards will require Council approval.

Condition 14

A stormwater management report as a minimum and in accordance with the Infrastructure Guidelines SA and RPC Land Division Guidelines.

Condition 15

A system for the collection and disposal of stormwater drainage shall be provided generally as follows:

- a. Underground drainage system shall be designed to accommodate the runoff from the 20 year ARI storm. Where the land division is proposed in a rural neighbourhood zoning, alternative systems such as a roadside swale may be considered by the assessing officer where it cannot be connected to an existing system.
- b. Drainage calculations are required to show the affect of runoff from the 100 year ARI storm and where necessary an overland flow path shall be provided such that all properties are protected from flooding in this event.
- c. Drainage calculations shall be based on the fully developed catchment and shall include runoff from any upstream catchment.
- d. The drainage system shall be designed and constructed to avoid or prevent scouring of any downstream watercourse.
- e. Stormwater must be disposed of from the properties to the kerb and water table via a sealed pipe. Any impact on the existing footpath must be made good by the owner/ applicant, i.e. where pavers/ concrete exist they must be reinstated, where crusher dust exists this must be reinstated, in all cases to the standard previously maintained by Council as a minimum. All costs associated will be at the expense of the applicant/owner.
- f. An on-kerb stormwater outlet in accordance with the Infrastructure Guidelines SA Standard Drawing 115 is to be installed at the lowest point of each allotment unless rear of allotment drainage has been provided. Rear allotment drainage shall be designed to accommodate a 20-year ARI storm from potential impervious areas of each allotment.
- g. Rubber Ring Jointed (RRJ) reinforced concrete pipes shall be used in the following circumstances or where directed by the assessing officer:
 1. The Hydraulic Grade Line exceeds 1.0m above the pipe;
 2. Where tree growth in vicinity is likely;
 3. Where pipes grades exceed 20%; and
 4. Where ground water incursion is likely.
- h. All drains shall be accommodated in roads, reserves, drainage reserves or adequate easements vested to Renmark Paringa Council.
- i. Sufficient "at source" litter control devices shall be installed to ensure that litter originating from the site is trapped and collected prior to entering the downstream drainage system.

Condition 16

That the Council's requirements for connection to wastewater services be met prior to the grant of a section 138 clearance certificate for the division of the land.

Condition 17

Designed and installed in accordance with Infrastructure Guidelines SA, RPC Land Division Guidelines and the SA CWMS design criteria

Condition 18

Each allotment in the proposed development shall be provided with a connection for a septic tank effluent drain in accordance with the SA Guidelines, Design Criteria and Standards for Septic Tank Effluent Disposal Schemes and to the satisfaction and approval of Council.

Condition 19

An augmentation charge per allotment for the contribution to the Renmark West CWMS Expansion will be applicable in accordance with RPC's Fees and Charges schedule.

Condition 20

Any easements required for the CWMS shall be granted to the Renmark Paringa Council free of cost.

Condition 21

Design drawings shall be prepared by a person or company that is experienced and competent in this field.

Condition 22

The CWMS shall be approved by the Department of Health when four or more additional allotments are created or as required by Council. When less than 4 additional allotments are created the CWMS shall be approved by the Council.

Condition 23

The CMWS shall connect to the existing Council effluent drains at a location nominated by Council.

Condition 24

Any CWMS drain within a private allotment other than the connection for that allotment, shall be contained within a satisfactory easement vested in Council.

Condition 25

Where the Development cannot be connected by gravity main to an existing CWMS, the Developer shall provide a pump station in or adjacent to the Development within an adequate easement. Full detailed drawings and specifications of the pump station shall be provided to Council.

Condition 26

Any development in the vicinity of a new or existing pump station shall provide sufficient clearing around the pump station for access by maintenance vehicles.

Condition 27

Within fourteen (14) days of completion of the installation "as constructed drawings" in accordance with the Guidelines, Design Criteria and Standards for Septic Tank Effluent Disposal Schemes shall be provided to Council. The drawings should be in both hard copy and electronic format.

Condition 28

Engineering details and documentation must be verified by a Chartered Engineer as recognised by the Institution of Engineers Australia prior to acceptance by the Council.

Condition 29

During any works or construction activities associated with the land division, the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system.

Condition 30

Electrical and all other services must be installed in accordance with recognised engineering practice and be placed underground.

Condition 31

Any footpath, water table, kerbing, culvert or drain of a proposed road required to be formed by the Council must be constructed.

Condition 32

Any drain which is necessary in accordance with recognised engineering practice for the safe and efficient drainage of the land and for the safe and efficient disposal of stormwater and effluent from the land must be provided and constructed.

Condition 33

Any portion of Council's infrastructure damaged as a result of work undertaken on or associated with the development shall be repaired and/or reinstated to Council's satisfaction at the developer's expense.

Condition 34

The manner of forming any proposed road, footpath, water table, kerbing, culvert or drain must be in conformity with a road location and grading plan signed by a licensed surveyor and approved by the Council before the commencement of the work.

Condition 35

A financial contribution, calculated in accordance with section 198 of the Planning, Development and Infrastructure Act 2016 (or a mutually agreed amount), shall be paid to Council towards the provision of Public Open Space.

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

Condition 36

A final plan complying with the requirements for plans set out in the Plan Presentation Requirements issued by Land Services SA to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgment, 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 obtains a section 221 authorisation under the Local Government Act 1999 from the Council for all required works to existing public infrastructure.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 5

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 6

The applicant should ensure that all environmental controls required to mitigate or avoid potential environmental harm and nuisance are implemented during the works. This includes the controls relating to dust and air quality management and the appropriate handling and management of impacted soils, with all activities undertaken in accordance with the CEMP.

Land Division Consent

Advisory Notes imposed by DPTI Mark Maintenance under Section 122 of the Act

Advisory Note 7

The following development application has been examined for PSM requirements: (see attachment)

DA753/D417/25 App ID 25035365

2 PSMs are required to be placed at the positions marked on the attachment.

The following numbers shall be used: **7029/9630 – 7029/9631**

The new PSMs must be witnessed.

The following is to be supplied once the PSMs have been placed:

Location sketches

MGA 2020 coordinates

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

Advisory Note 8

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

2.2.3 Gary & Lorelie Williams

SA-604

488-500 Yatala Vale Rd, Yatala Vale

Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park.

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:

- Chris Vounasis
- Len Turczynowicz
- Gary and Lorelie Williams
- Tom Game
- Madison Connelly
- Chris Turnbull
- Alex Pritchard

Representors:

- Olive Savvas MP
- Louise Woods
- Jenni Jeremy
- Kirsty Lopes

- Caroline Andrews
- Joseph Habermehl
- Sarah Zeidan

Observing:

- Karen Parker
- Jason Harris
- Gavin Scott (MS Teams)
- Lisa Van Der Linden (MS Teams)
- Madison Van Der Linden (MS Teams)
- Ella Corcoran
- Todd Chenda

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 SA-604 by Garry and Lorelie Williams is refused Outline Consent, as the development would fail to adequately satisfy Planning and Design Code Policy expectations for built form configuration and dwelling density and intensity, contrary to outcomes recommended for maintaining the desired semi-rural and semi-natural pattern of development in the Rural Living Zone as established by the following Performance Outcomes:
 - Rural Living Zone (Built Form and Character) PO 2.1; and
 - Rural Living Zone (Site Dimensions and Land Division) PO 3.1.

2.3. VARIATION TO APPLICATIONS

2.3 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 9 September 2026, Level 9 / 83 Pirie Street, Adelaide SA 5000 or Microsoft Teams video conferencing.

10. CONFIRMATION OF MEETING MINUTES

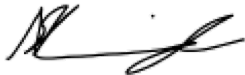
10.1 The State Commission Assessment Panel confirmed the Minutes of the meeting.

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 4:10PM

Confirmed: 26/08/2026



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Nathan Cunningham
PRESIDING MEMBER