



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 215th Meeting of the
State Commission Assessment Panel
held Wednesday 8 October 2025 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 Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) David Altmann (via MS Teams) Don Donaldson John Eckert Paul Leadbeter Jenny Newman
DHUD Staff	Troy Fountain Hugh Wang Nathan Grantham

1.3. APOLOGIES

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 21 Adelphi Pty Ltd ATF 21 Adelphi Trust 24034452

Unit 1 & Unit 2, 21A Adelphi Terrace, Glenelg North

Nine level residential flat building comprising 49 dwellings (apartments) with associated at grade and below grade (stacked) car parking

Member, David Altmann, declared a conflict of interest due to a family members engagement by the proponent and according, was not present for this agenda item.

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

Applicant:

- Glenn Vollebregt
- Jason Cattonar
- Tom Game
- Sam Ma
- Tom Jarrett
- Lauren Gilbert
- Ben Wilson via MS Teams

Representors:

- James Kennett
- Ron Collings
- Lynne Collings
- Margaret Green
- Terence Quilliam
- Phil Brunning
- Gary Mann via MS Teams
- Spiros Hrambanis via MS Teams

Agencies:

- Aya Shirai-Doull (ODASA)
- Adam Navarro (DHUD)
- Tracy Nelson (DHUD)

Council:

- Ben Victory (City of Holdfast Bay)

Observing:

- Kay Halliday via MS Teams
- Linda Keane via MS Teams
- Greg McDonald

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 24034452, by 21 Adelphi Pty Ltd ATF 21 Adelphi Trust is REFUSED Planning Consent for the following reasons:

Design Overlay

1. The proposal does not achieve Performance Outcome 1.1 of the Design Overlay as it does not demonstrate high quality design.

Urban Neighbourhood Zone

2. The proposal does not achieve Performance Outcome 2.2 of the Zone as the building height does not positively respond to the local context, including the site's frontage and depth.
3. The proposal does not achieve Performance Outcome 2.3 of the Zone as the building has not been designed to be adaptable and flexible to suit a range of land uses without the need for significant change to the building.

4. The proposal does not achieve Performance Outcome 2.5 of the Zone as the building is not sufficiently set back from the primary street boundary to achieve an appropriate design response and consistent with the streetscape.
5. The proposal does not achieve Performance Outcome 2.8 of the Zone as the building would not be set back from side boundaries to:
 - sufficiently reduce impacts of building bulk on adjoining properties
 - provide adequate direct sun to the building
 - minimise the extent of overlooking and resultant loss of privacy on adjoining properties
 - minimise the extent of overshadowing on adjoining properties.

General Development Policies

6. The proposal does not achieve Performance Outcomes 13.1 and 13.2 of the Design in Urban Areas module as the development does not incorporate sufficient soft landscaping, deep soil zones and tree plantings.
7. The proposal does not achieve Performance Outcome 28.1 of the Design in Urban Areas module as the building does not incorporate adequate separation to adjoining buildings to manage visual and acoustic privacy, or allow for sufficient natural ventilation and infiltration of daylight into the interior and outdoor spaces.

2.2.2 Community Housing Ltd 23037186 140 Churchill Road, Prospect

Construction of a 5-level residential flat building, comprised of 21 dwellings for affordable housing with rooftop plant, common driveway, car parking and landscaping.

Deputy Presiding Member, Rebecca Rutschack was an apology for the agenda item.

Member, Jenny Newman, declared a conflict of interest due to her employer's engagement by the proponent and according, was not present for this agenda item.

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

Applicant:

- Nitsan Taylor
- Jason Behrndt
- Aaron Fox
- Andrew Phillips
- Chris Bentick

Agencies:

- Damien Heffernan (ODASA)
- Adam Navarro (DHUD)
- Tracy Nelson (DHUD)

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 23037186, by Community Housing 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.

Reserved Matter 1

The applicant shall submit a final detailed schedule of high quality and durable external materials and finishes, and a physical samples board prepared in consultation with the Government Architect and to the satisfaction of the State Planning Commission.

Reserved Matter 2

The applicant shall submit details of privacy screening to the north-western corner of the rear balconies on all levels of the development.

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 undertaken in accordance with the approved Waste Management Plan prepared by Colby Phillips Advisory dated 01/07/2025.

Condition 3

The development shall be undertaken in accordance with the Stormwater Management Report prepared by WGA to meet the City of Prospect's requirements, including:

- limiting post-development discharge to 20 L/s (5% AEP),
- provision of an appropriate on-site detention volume of 2.6kL, and
- finished floor levels consistent with flood mapping requirements.

Condition 4

The development must be designed and constructed to comply with the requirements of *Ministerial Building Standard MBS 010* – Construction requirements for the control of external sound, to ensure future occupants are not adversely impacted by external noise sources.

Conditions imposed by Minister responsible for the administration of the South Australian Housing Trust Act 1995 under Section 122 of the Act

Condition 5

For the purposes of securing the provision of dwellings for affordable housing as contemplated by the Affordable Housing Overlay, a minimum of 100% of the dwellings comprised or to be comprised in the development that is the subject of this condition must be 'affordable housing' that meets the relevant criteria for affordable housing as determined by the Minister responsible for the South Australian Housing Trust Act 1995 under Regulation 4 of the South Australian Housing Trust Regulations 2010.

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

Condition 6

Access to Churchill Road shall be gained as shown on Swanbury Penglase, Ground Floor Plan, Project No. 23106, Drawing No. A SK002 p, dated 29/08/2025.

Condition 7

All landscaping (above 1m in height), infrastructure including letterboxes and meters, and private open space walls shall be set back 2.13m as per the road widening requirement from the existing Churchill Road property boundary.

Condition 8

All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 9

Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 10

The existing road verge shall be modified to ensure there is suitable space for the storage of refuse bins with clear separation from any existing on-street verge parking areas. Any modifications shall be undertaken to the satisfaction of the relevant authority with all costs borne by the applicant.

Condition 11

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 12

The redundant crossover shall be closed and reinstated to Council's satisfaction at the applicant's cost prior to the proposed development being operational.

Condition 13

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

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

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

A permit pursuant to Section 221 of the Local Government Act is required from Council for the proposed crossover and alterations to the road reserve.

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

Advisory Note 6

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13m metres in width from the Churchill Road frontage of the site. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all new building works located on or within 6.0 metres of the possible requirements.

The attached consent form should be completed by the applicant and forwarded to DIT (via dit.landusecoordination@sa.gov.au) with a copy of the approved site plan and a copy of the Decision Notification Form.

Advisory Note 7

In the event that traffic flows on the abutting roads are impacted during construction phase 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.

2.3. 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 22 October 2025, Level 9, 83 Pirie Street, Adelaide SA 5000 / 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 03:20PM

Confirmed: 09/10/2025



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Rebecca Thomas
PRESIDING MEMBER