



**A COMMITTEE OF THE STATE PLANNING COMMISSION**

Minutes of the 216<sup>th</sup> Meeting of the  
State Commission Assessment Panel  
held on Wednesday 12 November 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	David Altmann Don Donaldson John Eckert Paul Leadbeter Jenny Newman
Secretary	Amy Arbon
DHUD Staff	Troy Fountain Damon Huntley Callum Hastie Tegan Lewis Duncan Shearer

**1.3. APOLOGIES**

Rebecca Rutschack (Deputy Presiding Member)

## 2. SCAP APPLICATIONS

### 2.1. DEFERRED APPLICATIONS

### 2.2. NEW APPLICATIONS

#### 2.2.1 Hutt St Developments Pty Ltd 25019513 134-144 Hutt St, Adelaide

Construction of a 10-level mixed-use building comprising residential apartments (floors 1 to 9), shops (ground floor level), two-level basement car park and roof mounted solar panels

The Presiding Member, Rebecca Thomas, declared a conflict of interest due her employer's engagement with the application and according, was not present for this agenda item.

Member, David Altmann, was Acting Presiding Member for the Item.

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

Applicant:

- Daniel Harris
- Arthur Dendrinis
- Will Gormly
- Matthew King
- Matilda Asser
- Jade Mehonoshen
- Raymond Mah
- Tom Game
- Ben Wilson
- Joel Phillips

Representors:

- Elizabeth Rushbrook
- Donald McRobbie
- Alistair McHenry

Agency:

- Aya Shirai-Doull (ODASA)
- Tracy Nelson (Housing, DHUD) via MS Teams

Council:

- Steven Burke (City of Adelaide) via MS Teams

Observing:

- Dianne Gray
- Shreepriya Birajdar

The hearing was adjourned at 9:45am for a building evacuation drill and recommenced at 10:10am

The Acting 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) Development Application Number 25019513, by Hutt St Developments Pty Ltd is DEFERRED for further contextual analysis to be undertaken by the applicant to understand how the proposal positively responds to the existing and emerging local context.

**2.2.2 AnglicareSA Housing Limited T/A Believe Housing Australia  
25020360  
10-24 Bell Street, Pennington**

Demolition of 4 Semi-Detached Dwellings (Representative Buildings) and Construction of 4 Semi-Detached and 4 Group Dwellings with associated fencing.

Member, John Eckert, declared a conflict of interest due his employer's 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:

- Andrew Humby
- Natalie Visser
- Duncan Fairclough

Representors:

- Christopher Goulding via MS Teams

Observing:

- Elizabeth Rushbrook

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 25020360, by AnglicareSA Housing Limited T/A Believe Housing Australia 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

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of completion of the dwelling(s) and maintained.

**Condition 3**

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

**Condition 4**

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 5**

All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.

**Condition 6**

Pedestrian sightlines at access points will be provided in accordance with Australian Standard AS/NZS 2890.1:2004 (Part 1)

**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**

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](http://www.lsc.sa.gov.au).

#### **2.2.3 Community Housing Ltd 23037188 183 Devonport Terrace, Prospect**

Construction of a 5-level residential flat building, associated masonry fencing and tree damaging activity

Member, Jenny Newman, declared a conflict of interest due her employer's 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:

- Jason Behrndt
- Nick Grbin
- Aaron Fox
- Tom Wilson
- Nitsan Taylor via MS Teams

Agency:

- Damien Heffernan (ODASA)

Council:

- Susan Giles (City of Prospect) 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) Development Application Number 23037188, by Community Housing Ltd is DEFERRED to enable further consideration of the following matters to ensure the proposal demonstrates quality design outcomes:
  - Apartment design including occupant amenity and access to northern sunlight
  - Driveway design including consideration of the potential for vehicle conflict entering and exiting the site and the use of space around the driveway area.

#### **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 26 November 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 4:15PM

Confirmed: 13/11/2025



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David Altmann  
ACTING PRESIDING MEMBER (Item 2.2.1 *only*)



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Rebecca Thomas  
PRESIDING MEMBER