



A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 222nd Meeting of the
State Commission Assessment Panel
held on Wednesday 11 March 2026 commencing at 9:00am
Level 9, 83 Pirie Street Adelaide / 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 Joanne Reid Hugh Wang Ben Scholes Hannah Connell Andy Humphries

1.3. APOLOGIES

Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Leyton Property

25033243

74-74A, 76-78 & 78A-80 Melbourne Street, North Adelaide

Six (6)-level mixed use building comprising ground floor shop and residential flat building (levels 1-6) and a 2-level detached dwelling and removal of one regulated tree.

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

Applicant:

- Chelsea Jurek
- Matthew King
- Scott Meek
- Sarah Swincer
- Tom Wilson
- Hamish Brown via MS Teams

Representors:

- Judith Thomas
- Andrew Alston
- Tony Leviston
- Linda Wooley
- Anthony Kelly
- Jeremy Blanks
- Catherine Mallett

Agencies:

- Belinda Chan (ODASA)
- Michael Queale (Heritage SA)

Council:

- Steven Burke

Observing:

- Georgina Smith
- John Smith
- Lori Blanks
- Steve Pavloudis via MS Teams
- 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 25033243, by Leyton Property is REFUSED Planning Consent for the following reasons:

City High Street Subzone:

The proposal does not meet Performance Outcome 2.1 as the design of the proposed development has not been informed by the local context in that it does not frame the main street and nearby public realm and does not provide overall visual relief from building mass at ground level.

The proposal does not meet Performance Outcome 2.2 as the proposed development does not reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.

The proposal does not meet Performance Outcome 3.1 as the scale and massing of the proposed development does not mitigate visual impacts of building massing on residential development within the City Living Zone.

City Main Street Zone:

The proposal does not meet Performance Outcome 2.2 as the proposed development is not designed to complement and respond to the established fine grained main street character by:

- 1) ensuring the verandah profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings
- 2) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

The proposal does not meet Performance Outcome 3.1 as the building height of the proposed development does not positively respond to the local context and does not achieve the desired outcomes of the Zone.

Design in Urban Areas:

The proposal does not meet Performance Outcome 13.2 as the proposed development does not provide deep soil zones to provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.

**2.2.2 Karidis Corporation Ltd
25034725
Unit 1 & 2 / 15 Colley Tce, Glenelg**

Eighteen (18) level residential flat building comprising ground floor restaurant, five (5) levels of serviced apartments, seven (7) levels of retirement living apartments, one (1) level of residential apartments with associated lobby and communal areas and four (4) levels of above ground car parking and one level basement car parking.

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

Applicant:

- Anita Allen
- Patrick Coombs
- Peter Karidis
- Mariano De Duonni
- Yi Kai Lim
- Brian Hayes KC
- John McElhinney
- Phil Weaver

Representors:

- Robert Carmichael

- Debra Carmichael

Agencies:

- Belinda Chan (ODASA)

Council: City of Holdfast Bay

- Dean Spasic via MS Teams

Observing:

- Sonia Gallarello via MS Teams
- Leonard Slabbert via MS Teams
- Minh Tran via MS Teams
- Matthew Eltham 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 25034725, by Karidis Corporation 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

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

Reserved Matter 2

The applicant shall submit a detailed landscape strategy and plan which provides a schedule of plantings within the planters and balcony terraces, prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 3

The applicant shall provide a final stormwater management plan prepared in consultation with Council and addressing the design and location of the pump station prior to development approval.

Reserved Matter 4

The applicant shall submit a wind analysis and assessment to quantify the wind conditions and to develop wind mitigation strategies for the outdoor seating areas and terraces, to the satisfaction of the State Planning Commission.

Reserved Matter 5

The applicant shall submit the floor plan layout for the penthouse apartments on Level 18.

Reserved Matter 6

The applicant shall provide an updated acoustic report which should specifically address the assumptions in the report prepared by Resonate dated 29 September 2025 and provide a detailed analysis of noise impacts from the proposed ground floor restaurant on internal occupants, to the satisfaction of the State Planning Commission.

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

All on-site vehicle parking be constructed in accordance with AS/NZS 2890.1:2004 and AS 5124:2017.

Condition 3

All bicycle parks shall be designed and constructed in accordance with Australian Standard AS2890.3- 2015.

Condition 4

Waste collection shall be scheduled to occur between the hours of 9am and 7pm on a Sunday or public holiday and 7am and 7pm on any other day.

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 is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, in regard to the appropriate management of environmental impacts and matters of local nuisance. For further information about appropriate management of construction site, please contact the relevant Local Government Authority.

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.

Advisory Note 6

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 Notes imposed by (Adelaide Airport) The Secretary of the relevant Commonwealth Department responsible for administering the Airports Act 1996 under Section 122 of the Act

Advisory Note 7

The application has been assessed and the development with a building height of approximately RL 64.335 metres Australian Height Datum (AHD) the application will penetrate the Adelaide Airport Obstacle Limitation Surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 with final approval by the Department of Infrastructure, Transport, Regional Development, Communication, and the Arts.

For Adelaide Airport to commence the approval the overall building height including all structures is required to be provided in AHD.

The development will infringe the OLS by approximately 16 metres.

Crane operations associated with construction require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

Advisory Notes imposed by City of Holdfast Bay under Section 122 of the Act

Advisory Note 8

The owner/applicant is advised that infrastructure located within Council road reserve (i.e. area between the kerb and allotment boundary) should be designed and constructed (including modified) in accordance with relevant / current Council standards. This includes, but is not limited to, driveway crossovers, alterations to kerbing and footpaths, stormwater easement connections and domestic stormwater connection to the street water table.

**2.2.3 Noel Hammond
25026115
261 Oleo Road, Koppio**

Land Division 1 into 2

The State Commission Assessment Panel discussed the application.

RESOLUTION

The State Commission Assessment Panel resolved that:

- 1) Pursuant to Section 110 (14) of the *Planning, Development and Infrastructure Act 2016*, REFUSE TO PROCEED TO ASSESS Development Application 25026115 by Noel Hammond for the following reasons:
 - a) The proposal involves a land division that creates an additional allotment, which fundamentally conflicts with PO 1.1 of the Limited Land Division Overlay, which

explicitly seeks that land division does not result in the creation of an additional allotment.

- b) The proposed division of land is incompatible with the intent of the Rural Zone and the Limited Land Division Overlay, which seeks the long-term use of land for primary production is maintained by minimising fragmentation through division of land. The creation of an allotment solely for residential use fragments the land and conflicts with the requirement that land division promotes productive, efficient and sustainable primary production.

If you are aggrieved by this decision, you have a right to seek a review of this decision by the State Planning Commission (the Commission). An application for review must be made in a manner and form determined by the Commission and must be made within one (1) month of this notice.

The prescribed form is contained in Attachment 1 of Practice Direction 4 https://plan.sa.gov.au/resources/planning/practice_directions/practice_direction_4_restricted_and_impact_assessed_development_2019

Further information can be found on the PlanSA website under the Decisions and Appeals Guide section.

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 25022492 1 Walkerville Terrace, Gilberton

Variation to 24029287 - Revised (increased) apartment numbers, removal of serviced apartments, associated internal changes, minor external changes and privacy screening details added

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

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

Applicant:

- Matilda Asser
- Matthew King
- Scott Meek
- Jacqui Stacey

Agencies:

- Belinda Chan (ODASA)

Council: Town of Walkerville

- Gavin Leydon 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 to DEFER Development Application Number 25022492 by Buckingham Arms Development Pty Ltd.

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 25 March 2026, 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 5:25PM.

Confirmed: 12/03/2026



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Rebecca Rutschack
PRESIDING MEMBER