



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 223rd Meeting of the
State Commission Assessment Panel
held on Wednesday 25 March 2026 commencing at 9:30am
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 John Eckert (Occasional Member) - Item 2.2.3 via MS Teams
Secretary	
DHUD Staff	Andy Humphries Nathan Grantham Joanne Reid Daniel Marotti Ben Scholes Ken Tam Hannah Connell

1.3. APOLOGIES

Nil.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Regis Aged Care Pty Ltd

25032669

12-14, 16 & 28-30 Glen Osmond Road, Parkside

Construction of a five-storey residential aged care facility (supported accommodation) comprising 156 accommodation units with ancillary communal areas and associated fences, solar photovoltaic panels, water tanks, advertisements, car parking and landscaping.

Member, Don Donaldson, 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:

- Michael Dickson
- Heather Wasley
- Ben Van Loggem
- Marc Duncan
- Ben Wilson
- Rebekah Maxwell
- Chris Turnbull
- Daniel Flanders via MS Teams

Agencies:

- Aya Shirai-Doull (ODASA)

Council:

- Amelia De Ruvo (City of Unley)

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 25032669, by Regis Aged Care 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

The Applicant shall submit a final detailed schedule of external materials 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 final Acoustic Report, ensuring that the development satisfies the noise level criteria defined in the *Environment Protection (Commercial and Industrial Noise) Policy 2023* for the mechanical plant equipment.

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

Prior to Development Approval, a Notional Root Zone plan shall be provided to the Relevant Authority for any regulated tree within the Council verge that is to be retained. The development must be undertaken in accordance with the Tree Protection Zone Guidelines, pages 37 – 44 of the *Arboricultural Impact Assessment and Development Impact Report* prepared by Arborman Tree Solutions dated 8 Oct 2025.

Condition 3

The Project Arborist must be on site to supervise all works within the Notional Root Zones of the retained regulated and significant trees;

- Documentation shall be provided to Council certifying all works within the Notional Root Zones have been completed in accordance with the plans within 24 hours of inspection.
- No major trenching shall occur within the Notional Root Zones, and no services shall traverse the Notional Root Zones.
- Signage shall be erected indicating that no building materials shall be stored or disposed of within the Notional Root Zones and vehicles shall not traverse over the area or be stored within the Notional Root Zones.
- Nothing shall be attached to the canopy of the regulated and significant trees by any means.
- Any pruning of regulated or significant trees should be undertaken under the guidance of a qualified arborist.
- Project Arborist must ensure all Notional Root Zone fences are maintained for the duration of all necessary works.
- Only the Project Arborist can approve any temporary adjustments to the TPZ fences, and
- The Project Arborist will ensure temporary adjustments to TPZ fences are returned to normal dimensions as soon as possible following any necessary adjustments.
- The Project Arborist to provide all Certifications to demonstrate compliance with Tree Protection measures, and expected ongoing viability post development, of the nominated Council-owned Street trees subject of this report.

Condition 4

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 5

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

Condition 6

The planting and landscaping identified on the stamped and 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 with any plants which become diseased, or die must be replaced within the next available growing season with suitable species, to the satisfaction of the State Planning Commission.

Condition 7

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.

Condition 8

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

Condition 9

Any external lighting shall be designed to comply with Australian Standard 4282-2023 'Control of the obtrusive effects of outdoor lighting'.

Condition 10

No groundwater is to be discharged into Council's stormwater network.

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

Condition 11

All development and development related infrastructure such as service pits, transformers, meters etc shall be located outside of the road widening area along the Glen Osmond Road frontage of the site as shown on Grieve Gillet Architects, Ground Floor Plan, Job No. 25027, Drawing No. DA21, Revision 1 dated 13/10/25.

Condition 12

Any walls, landscaping, outdoor areas, parking and other infrastructure located within the Metropolitan Adelaide Road Widening Plan requirement shall be planted (and or installed) in consultation with DIT and shall be removed at the direction of the Commissioner of Highways should the land be required for road purposes.

Condition 13

Access to the site shall be gained via Chinner Avenue as shown on Grieve Gillet Architects, Ground Floor Plan, Job No. 25027, Drawing No. DA21, Revision 1 dated 13/10/25 with traffic movements consistent with CIRQA Traffic and Parking Report, Project No. 25179, Version 1.2 dated 13 October 2025.

Condition 14

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 15

Any redundant crossover/s (or parts thereof) on Glen Osmond Road shall be closed and reinstated at the applicant's cost prior to the development becoming operational.

Condition 16

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.

Conditions imposed by Environment Protection Authority under Section 122 of the Act**Condition 17**

Remediation works must be undertaken in accordance with the *Construction and Environment Management Plan, Regis Aged Care Pty Ltd 12-16 Glen Osmond Road, Parkside, South Australia 5063*, prepared by EP Risk (dated 23 January 2026) and must be overseen by a suitably qualified and experienced site contamination consultant.

Condition 18

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 certifying that the required remediation has been undertaken and the land is suitable for the proposed use.

Condition 19

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.

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

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)

Condition 5

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 6

City of Unley advises that parking restriction currently in place along Glen Osmond Road, Chinner Avenue and surrounding street network will not be altered as a result of the development.

Advisory Note 7

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 8

The alteration of the verge to Chinner Avenue shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant. Refer to the City of Unley website for Forms & Applications - Specification Crossover Opening, Kerb & Gutter, Footpath Repair: <https://www.unley.sa.gov.au/Page/Forms-Applications>

Advisory Note 9

City of Unley advises 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 siding 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 Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 10

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Glen Osmond Road frontage of this site, together with an additional 2.13m strip from the south eastern portion of the site, for future upgrading of the Greenhill Road/Glen Osmond Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirement.

The proposed development has set aside the above requirements however it is noted that landscaping, fencing, outdoor areas and paving are located within the potential road widening area. These features are likely to be impacted should DIT progress with road upgrades at this location.

As the development encroaches within the above road widening area the attached consent form should be completed by the applicant and returned to DIT (via dit.landusecoordination@sa.gov.au) together with a copy of the Decision Notification Form and the approved site plan/s, for consent purposes

Advisory Note 11

Any impacts to traffic flows on Glen Osmond Road or modifications to the road verge and or road pavement during the construction of the development will require traffic control to be implemented. Prior to commencing construction works, at least (5) working days notification must be provided to the Commissioner of Highways to obtain approval for any temporary traffic control. Approval must be obtained from DIT's Traffic Management Centre – Roadworks (TMC).

The company engaged for traffic control will need to provide the TMC with a copy of the traffic management plan and seek approval of any temporary traffic control/signage.

The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au

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

Advisory Note 12

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.

**2.2.2 New Dawn Developments Pty Ltd
25028799
33 Angas Street, Adelaide**

Construction of a twenty-two storey (includes basement and plant room) mixed-use building comprising of a basement, ground floor shop, automated car parking stacker, 37 residential dwellings between Levels 2 to 19, and communal and private rooftop terrace.

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

Applicant:

- Nick Wilson
- Gerald Matthews
- Roger Sallis
- Takako Oue
-
- MyChi Duong
- Nathan Lawry
- Dennis Camporeale

Representors:

- Trent Smith via MS Teams
- Matthew Taggart
- Neil Milne
- Stephen Sarre
- Jacqui Meyers
- Junjie Ma
- Glen Simpson

Agencies:

- Belinda Chan (ODASA)

Observing:

- Tim Ryan

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 25028799, by New Dawn Developments 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

The applicant shall submit a final external material selections, including confirmation of high-quality integral finishes, supported by the provision of physical materials, prepared in consultation with the Government Architect, to the satisfaction of the State Planning Commission.

Reserved Matter 2

The applicant shall submit a final environmental noise assessment report detailing acoustic measures proposed to appropriately attenuate noise generated by mechanical plant and equipment within the development's rooftop plant enclosure and all air conditioning condensers, to the satisfaction of the 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

Permanently fixed privacy screening shall be erected in accordance with the approved plan, is erected prior to the commencement of use, and shall be maintained as an effective privacy screen to the satisfaction of the Relevant Authority thereafter.

Condition 3

Waste Management shall be undertaken in accordance with the Approved Waste Management Plan prepared by Colby Phillips Advisory and dated 10 December 2025.

Condition 4

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 5

The applicant must provide to the State Planning Commission documentation, including Design Review Certificate, that demonstrates the development is satisfying each Green Building Council Australia certification step for the development to achieve 5-star Green Star Buildings v1 rating and 8-star NatHERS.

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

Condition 6

A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

Condition 7

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 auditor informed by a completed site contamination audit report prepared in accordance with Part 10A of the Environment Protection Act 1993.

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

Pursuant to Regulation 93 of the Planning, Development and Infrastructure (General) Regulations 2017, the Council must be given one business day's notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via Planning@cityofadelaide.com.au or phone 8203 7185.

Advisory Note 6

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 Notes imposed by Environment Protection Authority under Section 122 of the Act**Advisory Note 7**

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 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 8**

The application has been assessed and the development with a building height of approximately RL 116.340 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 10 metres.

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

Advisory Note 9

The application has been assessed and the development with a revised building height of approximately RL 125.56 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 20 metres.

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

**2.2.3 Locale Corporation Pty Ltd C/- Future Urban
25026877
201 Maple Avenue, Forestville**

Variation to Application 23020901 for construction of a mixed-use development comprising shops, tourist accommodation, educational facility, rooftop farm, residential flat building, loading and servicing facilities and removal of one (1) regulated tree

Member, Don Donaldson, declared a conflict of interest due his employer's engagement with the application and according, was not present for this agenda item.

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.

Occasional Member, John Eckert, attended this agenda item via MS Teams.

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

Applicant:

- Chris Vounasis
- Chris Webber
- Spero Chapley
- Nick Chapley
- Anthony Carrocci
- Dave Bickmore
- Kerstin Thompson
- Tom Nelson
- Roger Nelson
- Blake Alexander
- Paul Morris
- George Roussos
- Deborah Davidson via MS Teams

Representors:

- Andrew Key

Agencies:

- Belinda Chan (ODASA)

Council:

- Amelia De Ruvo (City of Unley)

Observing:

- Tim Jones via MS Teams
- Elizabeth Key

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 25026877, by Locale Corporation Pty Ltd C/- Future Urban 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

A final landscaping plan prepared in consultation with the City of Unley and the Government Architect identifying landscaping treatments including:

- extent of permeable paving;
- lighting infrastructure;
- design and location of seating;
- wayfinding signage;
- screening treatment/s of external service infrastructure;
- planting selection (soil depth and location); and
- details of maintenance strategies intended for all on-site planting including integrated irrigation systems.

Reserved Matter 2

A final detailed schedule of external materials and finishes (including provision of annotated elevations) and a physical samples board prepared in consultation with the Government Architect, with detailed consideration given to the external design of the proposed retail tenancies in the 'Market Square / Agora' portion 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

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 3

The recommendations detailed in the Noise Assessment report, dated 29 August 2025 (reference ID: 672-4) prepared by Echo Acoustic Consulting 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 State Planning Commission.

Condition 4

Collection of waste from the development, including the gathering and depositing of waste into bins, and/or any waste compaction is restricted to occur between 9.00am and 7.00pm on a Sunday or public holiday, and between 7.00am and 7.00pm on all other days

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

Condition 5

All access to/from the development shall be gained in accordance with the site plan- Ground Floor produced by Kirstin Thompson Architects, Drawing No. TP020, Revision TP01, Dated 28.08.2025 and the ETA Turn Path Plan, Drawing No. 260302-1000150-300-N-AT07, Dated 3/03/2026.

Condition 6

The Anzac Highway/Leader Street intersection shall be upgraded to provide two right turn lanes into and out of Leader Street in general accordance with the ETA Concept Plan, Drawing No. 260302-1000150-300-N-SK04, Dated 3/03/2026. The two lanes on Leader Street between the intersection and the new roundabout shall be a minimum length of 60m prior to tapering down to a single lane. Appropriate pedestrian and cycle facilities shall be provided along Leader Street.

Condition 7

The operation of the Anzac Highway/Maple Avenue junction shall be reviewed to the satisfaction of DIT within 12 months of the development becoming fully operational to determine whether the right turn bay will require extension to cater for development traffic. Any required upgrades shall be in accordance with this review.

Condition 8

All road works required as a direct result of this development shall be designed and constructed to the satisfaction of the Department for Infrastructure and Transport and in accordance with Austroads Guidelines, Australian Standards and DIT's Master Specification. All costs (including design, construction, project management and any changes to pavement, guard rail, drainage, road lighting etc.) shall be borne by the applicant. All works shall be completed prior to the development becoming operational.

Note: Prior to undertaking detailed design, the applicant shall contact Mr Narendra Patel, Senior Network Integrity Engineer, Network Management Services on telephone (08) 8226 8244, mobile 0400 436 745 or via email: narendra.patel@sa.gov.au to progress this. The applicant shall enter into a Developer Agreement with DIT to undertake and complete this work.

Condition 9

The final location of the proposed wombat/zebra crossing on Leader Street shall be to the satisfaction of Council and the Department for Infrastructure and Transport.

Condition 10

Subject to the final design of the above public roads and access points any land that is required from the subject land to construct the above access arrangements shall be dedicated as road at no cost to DIT or Council.

Condition 11

The access points and all internal manoeuvring and parking areas shall be suitably signed and line marked to reinforce the desired traffic flow through the site and or individual access points.

Condition 12

Any infrastructure within the road reserve (including signs, street lights, stobie poles, etc that is demolished, altered, removed or damaged during the construction of the access shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 13

All vehicles shall enter and exit the development site in a forward direction.

Condition 14

All commercial vehicle parking facilities shall be designed in accordance with AS 2890.2:2018 and all car parking areas shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.

Condition 15

A final stormwater management plan shall be developed in conjunction with DIT and be in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. The point/s of discharge shall be confirmed and the pre and post development peak discharge to any DIT infrastructure is to be confirmed during detailed design. All drainage infrastructure is to be to the satisfaction of Council and DIT.

Condition 16

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

Condition 17

All landscaping within the 4.5m x 4.5m corner cut off at the Anzac Highway/Maple Street corner shall be low growing (<1m) or open in nature to ensure that that driver and pedestrian sightlines are maximised at the intersection.

Condition 18

Prior to construction, a 'Traffic Management Plan (TMP)' for each construction phase shall be submitted to the satisfaction of DIT and Council. The TMP shall include all traffic devices and controls to be utilised and any proposed traffic restrictions on the arterial road network and any local road intersection.

The applicant and/or contractor(s) shall notify DIT, Traffic Management Centre on Ph. 1800 018 313 prior to undertaking any works that would impact the arterial road network and shall obtain permission via the following link: <https://www.roadworks.sa.gov.au/home.jsf>

Conditions imposed by City of Unley under Section 122 of the Act**Condition 19**

No groundwater is to be discharged into Council's stormwater system.

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

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 6

The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Notes imposed by City of Unley under Section 122 of the Act**Advisory Note 7**

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 8

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 9

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 10

You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree, (including severing or damaging any roots),
- and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 11

Any works undertaken on Council owned land (including but not limited to works relating to reserves, round-about, 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 12

The alteration of the verge to Leader Street or Maple Avenue and the round-about shall be carried out in accordance with any requirements and to the satisfaction of Council at full cost to the applicant.

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/specification-reinstatements-and-modification-to-footpaths-roads-kerb-gutter-works.pdf>

Advisory Note 13

That the existing crossover(s) shall be closed and reinstated back to kerb and gutter and 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 14

That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

Advisory Note 15

A Construction Management Plan, to the reasonable satisfaction of Council, should be required as part of the approval and before proceeding with the development.

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 16

The application has been assessed and the development with a building height of approximately RL 63.5 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 15 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 the Commissioner of Highways under Section 122 of the Act

Advisory Note 17

The Metropolitan Adelaide Road Widening Plan indicates that a 4.5m x 4.5m corner cut-off may be required at the Anzac Highway/Maple Street corner for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirement(s). As all works are beyond these requirements consent is not required in this instance.

2.2.4 96 Gawler Road Pty Ltd 24013557 96 Gawler Road, Virginia

Land Division 1 into 2 (1 additional allotment).

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

Applicant:

- Mark Kwiatkowski
- Parminderjit Singh

- Dinesh Verma

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 objectives of the Environment and Food Production Areas - to ensure that areas of rural, landscape, environmental or food production significance are protected from urban encroachment - WILL NOT be compromised as a result of the proposed development.
- 2) The State Commission Assessment Panel concurs with the decision of the Council to GRANT Planning Consent to Development Application 24013557.

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 8 April 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 4:17PM

Confirmed: 26/03/2026



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Rebecca Rutschack
PRESIDING MEMBER