



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**THURSDAY, 15 JUNE 2023
AT 6:00PM**

The meeting commenced at 6:01 pm.

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge that this land we meet on today is the traditional land of the Kaurna people, and that we respect their spiritual relationship with their country. The City of Playford would also like to pay respects to Elders past, present and emerging.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Nathan Grantham

Mr Paul Mickan

Ms Jane Onuzans

Also in attendance for the meeting:

Assessment Manager

Senior Manager City Property

Growth and Infrastructure Coordinator

Acting Program Manager Repurposing Assets

Minute Taker

Mr Adam Squires

Mr Paul Alberton

Mr Matt Dineen

Ms Michelle Parker

Ms Domenica Crisafi

Governance Support
ICT Support Officer

Ms Kiraly Gosnell
Ms Ling Yin

1.2 Apologies

Cr Misty Norris

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES

PANEL RESOLUTION

CAP522

The Minutes of the Council Assessment Panel Meeting held 20 April 2023 be confirmed as a true and accurate record of proceedings.

CARRIED

3 APPLICATIONS WITHDRAWN

Nil

4 DECLARATIONS OF INTEREST

Cr Jane Onuzans has declared a general conflict of interest for item 6.1 and will leave the room for this item.

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Cr Jane Onuzans left the meeting at 6:03pm

6.1 2 PHILLIP HIGHWAY, ELIZABETH- CONSTRUCTION OF AN EIGHT-STOREY MIXED-USE DEVELOPMENT COMPRISING OFFICES, A SHOP, AND A CHILD CARE FACILITY IN ADDITION TO ASSOCIATED SITE WORKS, ALTERATIONS TO A ROADWAY AND TREE DAMAGING ACTIVITY

Representors: Mr Will Gormly - City Collective
Mr Blake Sorka - Pelligra Group

Applicant: City Collective c/- Pelligra

PANEL RESOLUTION**CAP523**

It is therefore recommended that the Council Assessment Panel resolves to:

- A. **DETERMINE** that the proposed development is not seriously at variance with the provisions of the Planning and Design Code
- B. **GRANTS** Planning Consent to the application by City Collective c/- Pelligra for the Construction of an eight-storey mixed-use development comprising offices, a shop, and a child care facility in addition to associated site works, alterations to a roadway and tree damaging activity at 2 Phillip Highway, Elizabeth, as detailed in Development Application ID. 23012195 subject to the following conditions:

Conditions of Planning Consent

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application.
2. The premises must be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces must be maintained in good condition at all times.
3. All stormwater resulting from the subject development shall be managed in an orderly manner and in accordance with the approved plans and documentation so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.
4. All tree protection measures must be in place as described in the tree protection plan as per the Arboricultural Impact Assessment and Tree Protection Plan prepared by Tertiary Tree Consulting Pty Ltd (dated 30 May 2023) prior to the commencement of any site work. The Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site work and submit a completed Tree Protection Plan document to the council.
5. The placement and storage of bins for the collection of waste outside of the subject building must be undertaken by a nominated waste contractor only. All bins shall be returned to nominated waste storage areas internally within the building outside of this collection

The hours for waste collection vehicles to service the subject site must be restricted to outside of the hours of 8am to 5pm Monday to Friday
6. Should soil be removed from the site, a Waste Classification Assessment shall be undertaken to classify the soil for disposal at a licensed waste disposal facility as per the recommendation of the FMG Preliminary Site Assessment dated 19 December 2022.
7. Prior to the occupation of the facility, the applicant shall provide a detailed Landscape Plan for consideration of the Assessment Manager under the delegation of the Assessment Panel. The subject Landscape Plan shall include any proposed ground level landscaping, ensuring integration with the adjoining public realm, but further ensure landscaping of the upper level planter boxes with landscaping capable of being visible from the externalities of the subject building.
8. All landscaping shall be completed and maintained in general accordance with the supplied landscaping plan and shall be maintained in good order to the reasonable satisfaction of Council at all times. Any plantings which require replacement shall be replanted within the first planting season following their removal.

CARRIED

Cr Jane Onuzans returned to the meeting at 6:56 pm

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Matters to be considered by the Committee Only

Matters delegated to the Committee

9.1.1 ANNUAL REVIEW OF DELEGATIONS BY THE COUNCIL ASSESSMENT PANEL

Responsible Executive Manager : Adam Squires

PANEL RESOLUTION

CAP524

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Attachment 1 to the Report dated 15 June 2023 and entitled 'Instrument C - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016*, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel') are hereby delegated with effect from 3 July 2023 to the City of Playford Assessment Manager subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
2. Such powers and functions may be further delegated by the City of Playford Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the City of Playford Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.

With the following amendments:

- Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016*, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel' (Attachment 1), Item r38(2) Delegated to the Assessment Manager.

CARRIED

*Matters for Information***9.1.2 STREAMING OF MEETINGS****Responsible Executive Manager :** Adam Squires**PANEL RESOLUTION****CAP525**

Streaming of meetings report be noted by the Panel and the Administration commit to provision of a report at a future meeting relating to the consideration of streaming requirements Council Assessment Panel meetings.

CARRIED**10 CONFIDENTIAL MATTERS**

Nil

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 7:07 pm.