



# 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, 18 JUNE 2026  
AT 6:00 PM**

The meeting commenced at 6:05 pm.

### **1 ATTENDANCE RECORD**

#### **1.1 Present**

##### **MR GEOFF PARSONS – PRESIDING MEMBER**

Mr Aaron Curtis                      Mr Paul Mickan

Also in attendance for the meeting:

Assessment Manager  
Senior Manager Development Services  
Principal Planner - Major Projects  
Senior Development Officer - Planning  
ICT Applications Analyst  
Manager Governance & Minute Taker

Mr Leif Burdon  
Mr Matt Dineen  
Mr Mahmoud Hasaneen  
Mr Anthony Zollo  
Ms Helen Pocius  
Mrs Skye Nitschke

**1.2 Apologies**

Mr Adam Squires  
Ms Misty Norris

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP615**

The Minutes of the Council Assessment Panel Meeting held 16 April 2026 be confirmed as a true and accurate record of proceedings.

**CARRIED UNANIMOUSLY**

**3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Nil

**5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**

**5.1 25000116 - LOT 202 LEGOE ROAD, BUCKLAND PARK - CONVENTIONAL LAND DIVISION CREATING FOUR (4) ALLOTMENTS FROM ONE (1) FRAGMENTED ALLOTMENT TOGETHER WITH THE CONSTRUCTION OF 12 RESIDENTIAL FLAT BUILDINGS COMPRISING 45 DWELLINGS FOR THE PURPOSE OF SUPPORTED ACCOMMODATION WITH ASSOCIATED EARTHWORKS AND TREE-DAMAGING ACTIVITY**

<b>Representors:</b>	Gordana Mitletic	Did not wish to be heard
	Jessica Matthews	Did not wish to be heard
	Tanya Roylance	Did not wish to be heard
	Sukhvir Singh	Did not wish to be heard
	Jeff Coley	Did not wish to be heard
	Niamh Shannon	Did not wish to be heard
	Subin Sunny	Did not wish to be heard
	Aneesh Joy	Did not wish to be heard
	Kesavaraj Govindasamy	Not present
	Martin Hart	Did not wish to be heard
	Alen Baby	Did not wish to be heard
	Marshal Koorappillil Mathai	Did not wish to be heard
	Wazil Hakizimana	Did not wish to be heard
	Tracey Jones <i>on behalf of</i> Betty Brownlow	Addressed the Panel
	Sharon Molier	Did not wish to be heard
	Daniel Shadbolt	Did not wish to be heard
	Rebecca Wood	Did not wish to be heard
	Russel Lindsay	Did not wish to be heard
<b>Applicant:</b>	Mr Theodoor de Lyster C/- URPS	
	Mr Grazio Maiorano, URPS	
	Mr Tom Game, URPS	
	Mr Todd Rundle, Southfront	
	Ms Matilda Asser, URPS	

**PANEL RESOLUTION****CAP616**

It is therefore recommended that the Council Assessment Panel:

1. **DETERMINES** that the proposed development is not seriously at variance with the policies in the Planning and Design Code; and
2. **GRANTS** Planning Consent to the application by Mr Theodoor de Lyster C/- URPS for Conventional land division creating four (4) allotments from one (1) fragmented allotment together with the construction of 12 residential flat buildings comprising 45 dwellings for the purposes of supported accommodation with associated earthworks and tree-damaging activity, as detailed in application ID 25000116, subject to the following reserved matter and conditions:

**RESERVED MATTERS**

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act), the following matter shall be reserved for further assessment to the satisfaction of the Council Assessment Panel, and sub-delegated to the Assessment Manager for determination:

1. An application for an on-site wastewater disposal for the proposed supported accommodation buildings shall be lodged and approved by the relevant authority, prior to Development Approval.
2. The Applicant is to submit a comprehensive landscaping plan which displays the location and species of all plantings inclusive of bin enclosure screening details on the subject land, prior to the issuing of Development Approval.
3. The Applicant is to submit an amended plan of division with an adequate provision made for the creation of appropriate easement/s for the purposes of drainage of stormwater to the existing dam from the proposed allotments, prior to the issuing of Development Approval.
4. The Applicant is to submit an amended Flood Emergency Access and Evacuation Management Plan, which takes into account further rainfall events and flooding events, prior to the issuing of Development Approval.

**PLANNING CONSENT CONDITIONS**

1. The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. 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.
3. The premises shall be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces shall be maintained in good condition at all times.
4. The bin storage areas and/or receptacles shall be screened in a bin enclosure so as to reduce their visual prominence when viewed from the surrounding locality.
5. All loading and unloading of goods and merchandise shall be carried out entirely within the delineated loading areas and no loading of any goods or merchandise shall be permitted to be carried out in the street.
6. The landowners shall maintain levee and its height (800mm above adjacent land levels to a top level of ~5mAHD) along the boundary of the site in Legoe Road (Including driveway crossover ridge line), internal road and eastern boundary to ensure this is not compromised during flood event for the flood management of the land.

- 7. The existing recycled water feed into the lagoon is to be modified with a float switch or similar arrangement, to ensure recycled water feed is turned off with a minimum of 4,200m<sup>3</sup> storage capacity below the overflow culvert elevation is achieved (i.e. nominally cutoff at 3.0mAHD) for the stormwater management of the land.**
- 8. The owner shall inspect OceanGuard pit inserts every four (4) months and post-major storm events, with full debris removal required once the bags reach approximately 70% capacity to prevent bypass. For the roadside swales, the landowner is obligated to maintain healthy vegetation cover, including regular mowing (retaining a height of 50mm–100mm) and the removal of accumulated sediment at entry points every 3-4 years. Failure to adhere to these intervals may lead to system blockages and non-compliance with Council's discharge quality requirements for stormwater treatment measures.**
- 9. The area set aside for the parking of vehicles shall be made available for such use and shall not be used for any other purpose.**
- 10. All off-street carparking spaces shall be linemarked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The linemarking, signposting and directional arrows shall be maintained to a clear and visible standard at all times.**
- 11. The site operator must undertake the flood response strategy prior to a 1% AEP flood event in accordance with Section 4 (Flood Monitoring and Response) and Section 5 (Operational Response) of the Flood Emergency Access and Evacuation Management Plan prepared by Southfront, Revision B dated 29 May 2026, as summarised but not limited to below:**
  - **The site operator's responsibility of:**
    - monitoring flood warnings and forecast conditions;
    - initiating operational flood response procedures in accordance with Section 4 and 5 of this plan;
    - maintaining staff and resident communication arrangements;
    - coordinating resident relocation where required; and
    - maintaining current emergency contact information for all residents.
  - **Onsite staff and carers are responsible for:**
    - Assisting residents during evacuation activities;
    - supporting resident transport and relocation;
    - implementing operator emergency procedures; and
    - communicating operational issues to site management.
- 12. Effective measures shall be implemented during the construction of the development and on-going use of the land in accordance with this consent to:**
  - **Prevent silt run-off from the land to adjoining properties, roads and drains.**
  - **Control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land.**
  - **Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.**
  - **Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.**
  - **Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of**

council, to the occupiers of adjacent land.

13. The following shall occur during construction in close proximity to the Tree Protection Zones (TPZs) of each retained tree:
  - i. The TPZs shall be isolated as exclusion zones;
  - ii. The TPZs shall be suitably mulched;
  - iii. The TPZs shall be irrigated and kept moist for 4 weeks before site works commence and must continue throughout the length of the project. This must be tasked to a competent person and occur at the rate of 3-litres of water per square metre of land on any week when less than 3mm of rain has fallen in the locality (AS4970-2009);
  - iv. All surfaces within the TPZs shall be of suitably permeable construction;
  - v. Perimeter kerbing to access roads within the TPZ shall first be hydro-vacced or similar along the alignments to ensure tree roots are located prior to any further excavation for kerbing and access roads;
  - vi. Permeable subbase shall be used within the retail car park to allow the continued flow of water, nutrients and gaseous exchange to soil.
14. The proponent of the site must undertake a bushfire protection plan to ensure that a dedicated area is available for the accommodation of a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 Designated bushfire prone areas – additional requirements*.
15. The development must be in accordance with the Waste Management Plan prepared by Colby Philips Advisory, Revision 0 dated 30 October 2025.

#### ADVISORY NOTES

1. The Applicant has a right of appeal against the conditions which have been imposed on this Planning Consent, such an appeal must be lodged at the Environment, Resources and Development Court (the Court) within two (2) months from the day of receiving this notice or such longer time as the Court may allow. The Applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, telephone number 8204 0289.
2. Any pruning, damage or removal of a Council tree by a person, other than the Council (or a person acting under some other statutory authority) may result in action taken under Section 221 of the *Local Government Act 1999*. Maximum penalty \$5,000.
3. 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 practicable 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.

If during any site works, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment that is not trivial, taking into account the land use, or harm to water that is not trivial, the Applicant may need to remediate the contamination in accordance with EPA guidelines.

EPA information sheets, guidelines documents, codes of practice, technical bulletins, etc. can be accessed on the following web site:  
<http://www.epa.sa.gov.au>

The Applicant is required to provide confirmation from the Native Vegetation Council of the approval to remove Tree 12 as referenced within the submitted Preliminary Tree Assessment Report prepared by TreeSolve Arboricultural

**Consultancy dated 19 August 2024.**

4. In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with obligations contained within the *Commonwealth Disability Discrimination Act 1992*.

**CARRIED UNANIMOUSLY**

**6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**

Nil

**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 REVIEW OF DELEGATIONS BY THE COUNCIL ASSESSMENT PANEL**

Responsible Executive Manager: Leif Burdon

**PANEL RESOLUTION**

**CAP617**

1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions of 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 18 June 2026 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 – Updates' are hereby delegated on 18 June 2026 to the City of Playford Assessment Manager, subject to the conditions and/or limitations specified herein or within Attachment 1.
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 Assessment Manager sees fit, unless otherwise specified herein or within Attachment 1.

**CARRIED UNANIMOUSLY**

**10 CONFIDENTIAL MATTERS**

Nil

**11 POLICY DISCUSSION FORUM**

Nil

Mr Parsons welcomed Mr Anthony Zollo, Senior Planning Officer - Development and farewelled Mr Mahmoud Hasaneen who will be leaving the City of Playford. His contribution to the Panel has been appreciated.

**12 CLOSURE**

The meeting closed at 7:36 pm.