



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, 16 JULY 2026
AT 6:00 PM**

The meeting commenced at 6:00 pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Paul Mickan

Ms Misty Norris

Mr Adam Squires *via Zoom*

Also in attendance for the meeting:

Assessment Manager

Senior Manager Development Services

Senior Development Officer - Planning

Manager Governance & Minute Taker

Acting Manager ICT Service Delivery

Mr Leif Burdon *via Zoom*

Mr Matt Dineen

Mr Oliver Luke

Mrs Skye Nitschke

Mr Nathaniel Walter

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP618**

The Minutes of the Council Assessment Panel Meeting held 18 June 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3 APPLICATIONS WITHDRAWN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 DA 26002853 - 1 JANE STREET SMITHFIELD SA 5114 - CHANGE IN LAND USE FROM DWELLING TO OFFICE (RETROSPECTIVE) WITH ASSOCIATED ADVERTISING SIGNAGE**

Representors: Mr Josh Kennedy *via Zoom* | Addressed the Panel

Applicant: Mr Jaydon Hurst | Addressed the Panel

PANEL RESOLUTION**CAP619**

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

1. **DETERMINE** that the variation is not seriously at variance with the provisions of the Planning and Design Code.
2. **GRANTS** Planning Consent to the application by Mrs Sarah Hurst and Mr Jaydon Hurst for the change in land use from a Dwelling to an Office (Retrospective), subject to the following Conditions:

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. The business shall be restricted to hours of operation between 8:30am to 5:30pm on Monday to Friday inclusive.
3. 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.
4. The office shall be limited to a maximum of five (5) staff members at any one time.

Conditions imposed by the Commissioner of Highways under Section 122 of the *Planning, Development and Infrastructure Act 2016*

1. All access to/from the development shall be gained via Jane Street and as per the site plan uploaded to the Planning Portal on the 12 of March 2026.
2. 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.

Advisory Notes

1. You are further advised that Building Rules Consent may be required for the application pursuant to the *Planning, Development and Infrastructure Act 2016* (due within 2 years of the date of Planning Consent).
2. 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.

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.

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

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**

Nil

10 CONFIDENTIAL MATTERS

Nil

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:33 pm.