



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

HELD IN

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

ON

**MONDAY, 16 AUGUST 2021
AT 6:00PM**

The meeting commenced at 6:00pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Stephen Coppins

Mr Paul Mickan

Ms Olivia Franco
(Deputy, via zoom)

Also in attendance for the meeting:

Manager, Planning Services (Assessment Manager)

Acting Senior Development Officer – Planning

Manager Tree Services

Minute Taker

Mr Matt Dineen

Ms Megan Leverington

Mr Ben Hall

Mr Owen Perry

1.2 Apologies

Mr Nathan Grantham

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP479**

The Minutes of the Council Assessment Panel Meeting held 21 June 2021 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN**

Nil

4 DECLARATIONS OF INTEREST

Mr Parsons sits on a separate Council Assessment Panel with the author of the report for consideration however does not believe there is a conflict and will remain in the chamber and vote in respect to item 6.1.

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**6.1 REMOVAL OF A SIGNIFICANT TREE, EUCALYPTUS POROSA (SOUTH AUSTRALIAN MALLEE BOX)**

Representors: N/A
Applicant: Mr Greg Muscat

PANEL RESOLUTION**CAP480**

That pursuant to the authority delegated to the Council Assessment Panel by the Council, it is recommended that the Council Assessment Panel:

- (A) DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- (B) REFUSE Development Plan Consent to the application by Mr G Muscat for the removal of a Significant Tree, *Eucalyptus porosa* (South Australian Mallee Box) at 3 Olivia Court, Blakeview as detailed in Development Application 292/1941/2020 on the following grounds:

1. The tree is considered to significantly contribute to the character and amenity of

the locality;

2. The proposal is contrary to preservation of the tree as an environmental benefit;
3. A significant tree should not be removed if the removal criteria is not achieved;
and
4. The proposal is considered to be at variance with the relevant provisions of the City of Playford Development Plan, including:

General Section

Significant Trees

Objectives:

Obj 1 - The conservation of significant trees, in Metropolitan Adelaide, that provides important aesthetic and environmental benefit.

Principles of Development Control:

PDC 1 - Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:

- (a) makes an important contribution to the character or amenity of the local area;
- (c) represents an important habitat for native fauna;
- (e) is important to the maintenance of biodiversity in the local environment.
- (f) forms a notable visual element to the landscape of the local area.

PDC 2 - The conservation of significant trees in balance with achieving appropriate development.

PDC 3 - Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:

- (a) In the case of tree removal, where at least one of the following apply:
 - (i) the tree is diseased and its life expectancy is short
 - (ii) the tree represents an unacceptable risk to public or private safety
 - (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a bushfire prone area
- (b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value;
- (c) all other reasonable remedial treatments and measures have been determined to be ineffective;
- (d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree damaging activity occurring;

(e) in any other case, any of the following circumstances apply:

- (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree
- (ii) the work is required due to unacceptable risk to public or private safety
- (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a bushfire prone area
- (iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value
- (v) the aesthetic appearance and structural integrity of the tree is maintained
- (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree damaging activity occurring.

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

9.1 STAFF REPORTS

Terms of independent membership are due for expiry in October, a Council report is pending to extend memberships and seek to advertise for current vacancies.

10 CONFIDENTIAL MATTERS

Nil

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6:11pm.