



# 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, 21 AUGUST 2025  
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

Miss Tanya Smiljanic  
(Deputy)

Mr Adam Squires *via Zoom*

##### Also in attendance for the meeting:

Assessment Manager  
Manager Planning Services  
Senior Development Officer - Planning Major Projects  
Development Officer - Planning  
Development Officer - Planning  
Development Officer - Growth  
Senior Manager City Property  
Program Manager Repurposing Assets  
Governance Officer  
ICT Applications Analyst  
Minute Taker

Mr Matt Dineen  
Mr Leif Burdon  
Mr Mahmoud Hasaneen  
Mr Hasitha Bandara  
Ms Rhiya Singh  
Mr Miro Todosijevic  
Mr Paul Alberton  
Mr Edi Bergamin  
Ms Kiraly Gosnell  
Ms Helen Pocius  
Mrs Skye Nitschke

**1.2 Apologies**

Cr Misty Norris

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP580**

The Minutes of the Council Assessment Panel Meeting held 17 July 2025 be confirmed as a true and accurate record of proceedings.

**CARRIED UNANIMOUSLY**

**3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Miss Smiljanic declared a conflict of interest in item 6.2 DA 25022483: Lot 8 Prince Charles St Elizabeth SA 5112 – Variation to Application 23034253 – Changes to internal floor plan, minor alterations and increase in overall building height by 1.65 metres and will leave the meeting room when the item is considered.

Mr Squires declared a conflict of interest in item 6.2 DA 25022483: Lot 8 Prince Charles St Elizabeth SA 5112 – Variation to Application 23034253 – Changes to internal floor plan, minor alterations and increase in overall building height by 1.65 metres and will leave the meeting room when the item is considered.

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

Nil

*The Presiding Member sought and was granted leave of the meeting to bring forward Item 9*

**9 OTHER BUSINESS****9.1 STAFF REPORTS****Matters to be considered by the Committee Only**

*Matters delegated to the Committee*

**9.1.1 COUNCIL ASSESSMENT PANEL POLICY - POLICY FOR ASSESSMENT PANEL REVIEW OF DECISION OF ASSESSMENT MANAGER**

Responsible Executive Manager: Matt Dineen

**PANEL RESOLUTION****CAP581**

1. That the Council Assessment Panel adopt the Policy for Assessment Panel Review of Decision of Assessment Manager (Attachment 1).

**CARRIED UNANIMOUSLY**

**6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD****6.1 REVIEW OF AN ASSESSMENT MANAGERS DECISION - 25003199 - 12  
CONCORD WAY ANDREWS FARM - CONSTRUCTION OF A CARPORT**

**Representors:** Nil

**Applicant:** Richard Hoad and Lindsay Hoad

Mr Hoad addressed the Panel

**PANEL RESOLUTION****CAP582**

The Panel resolves to affirm the decision of the Assessment Manager that Development Application 25003199 is not seriously at variance with the Code, that it does not warrant Planning Consent for the following reason:

It is considered that the proposal is not consistent with the requirements of PO 17.1, which seeks:

*“Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.”*

The proposal would be in a highly visible location forward of the established building line and within the primary street setback. This location results in a structure that is inappropriate with the prevailing character of the streetscape, lacks contextual justification, and is inconsistent with the established pattern of development along Concord Way.

**CARRIED**

**6.2 DA 25022483: LOT 8 PRINCE CHARLES ST ELIZABETH SA 5112 -  
VARIATION TO APPLICATION 23034253 – CHANGES TO INTERNAL  
FLOOR PLAN, MINOR ALTERATIONS AND INCREASE IN OVERALL  
BUILDING HEIGHT BY 1.65 METRES**

**Representors:** None

**Applicant:** Pelligra C/- Future Urban

*Mr Squires left the meeting room at 6:43 pm in response to their declared conflict of interest.*

*Miss Smiljanic left the meeting room at 6:43 pm in response to their declared conflict of interest.*

Future Urban on behalf of the applicant addressed questions from the Panel.

**PANEL RESOLUTION****CAP583**

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 vary the application by Pelligra C/- Future Urban as detailed in Development Application ID. 25022483 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.
2. All previous conditions relevant to Application 23012195 are to remain valid except where varied by this application.

**CARRIED**

*Mr Squires returned to the meeting via Zoom at 6:54 pm.*

*Miss Smiljanic returned to the meeting room at 6:54 pm.*

- 6.3 THREE-LEVEL MIXED USE DEVELOPMENT COMPRISING COMMUNITY FACILITY (HEALTH AND WELLBEING), SHORT-TERM (SUPPORTED) ACCOMMODATION AND ASSOCIATED OFFICES, CONSULTING ROOMS INCLUDING CARPARKING (UNDERGROUND AND GROUND LEVEL), SIGNAGE, LANDSCAPING AND REMOVAL OF 5 REGULATED TREES**

**Representors:** Nil

**Applicant:** Women's and Children's Hospital Foundation

**PANEL RESOLUTION****CAP584**

That pursuant to the authority delegated to the Council Assessment Panel by the Council, it is 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 Women's and Children's Hospital Foundation for a three-level mixed use development comprising community facility (health and wellbeing), short-term (supported) accommodation and associated offices, consulting rooms including carparking (underground and part ground level), change in land use, signage, landscaping and removal of 5 regulated trees at 99 Mofflin Road Elizabeth Vale, 101 Mofflin Road Elizabeth Vale and 103 Mofflin Road Elizabeth Vale as detailed in Development Application ID 25019778 subject to conditions:

**Reserved Matter**

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

1. The applicant shall submit a detailed Civil and Stormwater Management Plan and Report.
2. The applicant must submit evidence of compliance that identifies that mechanical equipment is undertaken in accordance with Resonate Document Reference A240261RP2 Revision 0 dated 18 June 2025 on page 12 or alternative acoustic attenuation solution.

**Conditions****Council Conditions:**

1. The development must 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.

Reason: To ensure that the development is constructed and operated in accordance with the plans and details provided.

2. All recommendations and noise attenuation measures contained within the Environmental Assessment Report by Resonate Document Reference A240261RP2 Revision 0 dated 18 June 2025, shall be implemented prior to occupation of the site and complied with at all times.
3. All responsibilities recommendations on page 4-5 contained within the Waste Management Plan by CIRQA V1.1 dated 1 Jul 2025, shall be implemented and complied with at all times.
4. Operating hours of the community facility, office and consulting rooms herein approved as follows:
  - (a) Monday to Sunday 9AM to 5PM.
5. Landscaping shown on the plans herein approved shall be established to the reasonable satisfaction Council prior to the operation of the development and shall be maintained and nurtured at all times with any diseased or dying plants being replaced within the first planting season following removal.
6. All waste and rubbish shall be stored in covered containers prior to removal and shall be screened from public view.
7. The upper-level windows of the building facing the north-western side boundary or north-eastern rear boundary, must have:

- (a) Minimum window sill heights of 1.5 metres above the upper finished floor level; or
  - (b) Fixed and obscured glass to a height of 1.5 metres (minimum) above upper floor level; or
  - (c) Obscured glass to a height of 1.5 metres (minimum) above the upper floor level, which are hinged at the top of the window panel and include a wind out mechanism to no greater than 200mm; or
  - (d) Installation of privacy window film to a height of 1.5 metres (minimum) above upper floor level.
8. The obscured glass / privacy film must be fitted prior to occupation of the building and maintained at all times thereafter.
- Reason: To minimise overlooking into adjoining properties.
9. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.
10. All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with the relevant Australian Standards and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of Council prior to the occupation or use of the development.
11. Car parking areas, driveways and vehicle manoeuvring areas shall be always maintained to the reasonable satisfaction of the relevant authority.
12. All storm-water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of the relevant authority, detrimentally affect structures on this site, any adjoining land or public road.
13. Any external works / upgrade including footpath, verge, kerb, trees (inclusive of automatic irrigation) upgrades of the road reserve of Mofflin Road must be undertaken in accordance with the landscape site plan by Lanskap Ref No. 24.019 page 6 dated 13.08.2025.
14. Waste collection to be restricted 7AM-7PM Monday to Saturday and 9AM – 7PM Sunday.

**CARRIED UNANIMOUSLY**

**7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1**

Nil

**8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS**

Nil

**9 OTHER BUSINESS**

Panel Members provided feedback on the report presented for Item 6.1 and how reports that consider a review of a decision of the Assessment Manager could be presented in future.

**10 CONFIDENTIAL MATTERS**

Nil

**11 POLICY DISCUSSION FORUM**

Nil

**12 CLOSURE**

The meeting closed at 7:26 pm.