



# 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 DECEMBER 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

Ms Misty Norris

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

Assessment Manager

Manager Planning Services

Senior Development Officer - Planning Major Projects

Senior Manager City Property

Program Manager Repurposing Assets

Governance Officer

ICT Service Delivery Coordinator

Minute Taker

Mr Matt Dineen

Mr Leif Burdon

Mr Mahmoud Hasaneen

Mr Paul Alberton

Mr Edi Bergamin

Ms Kiraly Gosnell

Mr Nathaniel Walter

Mrs Skye Nitschke

**1.2 Apologies**

Mr Adam Squires  
Ms Cherie Gill (Deputy)

**1.3 Not Present**

Nil

**2 CONFIRMATION OF MINUTES****PANEL RESOLUTION****CAP598**

The Minutes of the Council Assessment Panel Meeting held 20 November 2025 be confirmed as a true and accurate record of proceedings.

**CARRIED UNANIMOUSLY**

**3 APPLICATIONS WITHDRAWN**

Nil

**4 DECLARATIONS OF INTEREST**

Ms Misty Norris declared an interest in item 5.1 as she has spoken publicly on the item previously and recognises that there may be a perceived conflict of interest and withdrew from the meeting.

*Cr Norris left the meeting room at 6:03 pm in response to their declared conflict of interest and retired from the meeting.*

**5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD****5.1 25030642 - LOT 101 ASHFIELD ROAD, ELIZABETH - VARIATION TO DA 23022101 - AMENDMENTS TO THE TWO-STOREY BUILDING ENCOMPASSING A MIX OF INDOOR RECREATION FACILITIES, DECREASE IN BUILDING HEIGHT BY 3.1 METRES, REMOVAL OF BASEMENT CAR PARKING, REVISED CAR PARKING LAYOUT, AMENDED LANDSCAPING, ADVERTISEMENT AND REVISED TREE DAMAGING ACTIVITY IN THE FORM OF THE REMOVAL OF REGULATED AND SIGNIFICANT TREES**

<b>Representors:</b>	Kate Isterling	Addressed the Panel
	William Isterling	Addressed the Panel
	Conrad William Isterling	Addressed the Panel

<b>Applicant:</b>	Pelligra Group C/- Future Urban, Ms Laura Goulden addressed the Panel
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**PANEL RESOLUTION****CAP599**

- 1. DETERMINES** 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 Pelligra Group C/- Future Urban for the Variation to DA 23022101 – Amendments to the two-storey building encompassing a mix of indoor recreation facilities, decrease in building height by 3.1 metres, removal of basement car parking, revised car parking layout, amended

landscaping, advertisement and revised tree damaging activity in the form of the removal of regulated and significant trees, subject to the following reserved matters and conditions:

**Reserved Matter(s)**

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

1. The Applicant is to submit a mechanical services plan (or similar) that confirms the type and size of mechanical equipment system to be installed within the facility prior to Council issuing Development Approval.
2. The Applicant is to submit an updated landscaping concept plan which shows the retained trees along Philip Highway and Main North Road prior to Council issuing Development Approval.
3. Prior to lodgement of Building Consent, the Applicant is to submit an amended arboricultural impact assessment report stating the final number of retained and removed regulated and significant trees consistent with the Regulations definitions of significant and regulated trees effective from 16 May 2024. The report must be inclusive of a tree protection plan and tree protection specifications which demonstrates the proposed tree sensitive methods and specialised construction methods as stated within the provided Arboricultural Impact Assessment Report prepared by Arborman Tree Solutions dated 15 October 2025.
4. Prior to lodgement of Building Consent, the Applicant shall submit a detailed Civil and Stormwater Management Plan detailing stormwater quantity, and quality measures prepared in consultation with the City of Playford and Department for Infrastructure and Transport to provide specific detail in relation to the following:
  - A detailed Stormwater Management Plan will include:
    - Existing ground and floor levels and proposed finished floor levels and site/bench levels, including in relation to the top of any kerb level, showing the height and location of any earthworks or retaining walls.
    - Retained trees reflected within the arboricultural impact assessment report.
    - Detention storage volume increased to cater for the 2,220m<sup>2</sup> car parking area with the currently modelled 210 cu.m.
    - Proposed stormwater treatment measures to cater for the increased car park surface area.
    - Method of stormwater disposal, all discharge locations with appropriate scour protection and associated discharge rates.
    - Demonstrate that a safe major storm overland flow path can be conveyed to the discharge location to ensure that adjacent properties are protected from any risk of flood inundation.
    - In lieu of discharging major storm pre-development flow direct into the existing single side entry pit, Council requirements are as follows:
      - Development pipe discharge into a double side entry pit.
      - Bubble-up pit relocated to within the development site.
      - Provide a safe major storm runoff route via two proposed driveway crossovers.
      - Pipe discharge into SEP controlled to pre-development flow rates in

**consultation with City of Playford.**

- **DRAINS model (in .drn file format) will include:**
  - Pipe discharge to side entry pit.
  - Major storm overland spill runoff via driveway crossovers.
  - Increased detention storage regarding the new 5,860 roof and 5,439 surface post-development catchment properties.
- **MUSIC model (in .msf file format) will include:**
  - Water quality treatment reduction targets of the typical urban average annual load to meet EPA and WSUD Guidelines for the Greater Adelaide Region as follows:
    - Total Suspended Solids (TSS) 80%.
    - Total Phosphorus (TP) 60%.
    - Total Nitrogen (TN) 45%.
    - Retention of litter greater than 50 mm for flows up to a 3-month Average Recurrence Interval (ARI) peak flow.
    - No visible oils for flows up to a 3-month ARI peak flow.
    - The treatment flow shall be based on a 3-month to 1-year ARI peak discharge rate from the local catchment. This is to ensure that 98% of all annual rainfall and daily runoff events from the local catchment will receive treatment to the best practice standards.
- **A detailed Civil Plan of the Public Realm Upgrade will include:**
  - Stormwater management strategy for the public realm upgrade to remove any stormwater flow on the road gutter at the left-turn slip lane of Philip Highway and Main North Road as part of the proposed reconstruction of the Main North Road kerb.
    - The Applicant is to notify DIT to inspect major stormwater runoff and impact on road users due to the diversion of stormwater flow from Philip Highway to Main North Road.
  - Stormwater runoff at trapped low point required to be managed appropriately and to show the integration of the stormwater system with the public infrastructure to reduce any impact to pedestrians/ cyclists utilising 3 metre shared use path and bike track.
  - Existing and proposed RL levels to be reflected accurately.
  - Retained trees reflected within the arboricultural impact assessment report.
  - Disability Discrimination Act (DDA) compliant footpath connection between internal footpath to the Philip Highway and Ashfield Road external footpath.
  - Extent of public realm such as 3 metre shared use path and bike track, verge and street trees with the integration of the kerbed stormwater system.

**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 Noise Assessment Report by Sonus Document Reference S7578C5 dated September 2025, shall be implemented prior to occupation of the site and complied with at all times.

Specifically, the following noise attenuation measures (consistent with page 8 and 14) are to be implemented:

- Specific roof/ ceiling construction of the gym
- Specific glazing for the gym façade
- Constructing an airlock for the gym entry
- Facing the ventilation for the ice arena plant room louvres in a specific direction
- Specific locations for the roof-mounted mechanical plant
- Construction of rooftop mechanical plant screens using acoustic louvres (or a solid barrier) with specific height requirements
- Specific performance requirements for the acoustic louvres
- Installation of acoustic absorption to the underside of the plant room soffit; and
- Construction of a 1.8 metre high boundary made of 0.35mm BMT sheet steel (Colorbond or similar) to the southern car park boundary.

3. Operating hours of the facility (Monday to Sunday) herein approved as follows:

- 6am to 10pm for the ice arena;
- 7am to 10pm for retail/ commercial tenancy; and
- 24 hours for the gymnasium

4. Deliveries and service hours herein approved are as follows:

Rubbish collection and deliveries:

- Between 9am and 7pm on Sundays or Public Holidays
- Between 7am and 7pm on any other day

5. In lieu of planting 69 replacement trees, \$35,604 (@ \$516 per tree) must be paid into Council's Urban Tree Fund within one month of the tree(s) being removed.

**Reason:** To ensure compliance with the legislative requirement for the planting of replacement trees, pursuant to Section 127(4) of the *Planning, Development and Infrastructure Act 2016*.

6. Replacement trees must be planted within 12 months of completion of the development at the following rates:

- if the development relates to a regulated tree—2 trees to replace a regulated tree; or
- if the development relates to a significant tree—3 trees to replace a significant tree.

Nine (9) replacement trees must be planted within the car parking area for the required removal of trees.

7. All loading and unloading of goods and merchandise shall be carried out upon the subject land and no loading of any goods or merchandise shall be permitted to be

carried out in the street in conjunction with the consent herein granted.

8. Landscaping shown on the plans herein approved shall be established to the reasonable satisfaction of 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.
9. The operator of the facility is to maintain a Traffic Event Management Plan that will be provided to Council (5 business days) prior to any major event (ice hockey or of a similar scale) where traffic and pedestrian movements are required to be managed.
10. All waste and rubbish shall be stored in covered containers prior to removal and shall be screened from public view.
11. 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.
12. 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.
13. Car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the relevant authority.
14. All stormwater drainage shall discharge so that it does not flow or discharge onto the land of adjoining owners or, in the opinion of the relevant authority, detrimentally affect structures on this site, any adjoining land or public road.

**Department of Infrastructure and Transport Conditions:**

15. Access to the site shall be gained via Ashfield Road in accordance with the site plan produced by BELL, Job No. BAA250010, Drawing No. DD2011, Rev. G, Dated 29.09.2025.
16. All stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network (including the adjacent embankments). A final stormwater management plan shall be developed in conjunction with DIT and in accordance with DIT Master Specification RD-DK-D1 Road Drainage Design and other relevant guidelines. All drainage infrastructure is to be to the satisfaction of Council and DIT.
17. The illuminated signage shall be permitted to use LED lighting for internal illumination of a light box only.
18. The illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists ( $\leq 150\text{cd/m}^2$ ).
19. The signage shall not contain any element that flashes, scrolls, moves or changes, or imitates a traffic control device.

**Advisory Notes**

1. The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Main North Road and Philip Highway frontage of this site for future upgrading of Main North Road and Philip Highway intersection. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all building works on or within 6.0 metres of the possible requirement. As the development encroaches within the above area, the attached consent form and a copy of the approved plan/s must be provided to DIT (via [dit.landusecoordination@sa.gov.au](mailto:dit.landusecoordination@sa.gov.au)) for consent purposes.
2. 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 within two 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).

3. 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.
4. 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>.

**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**

Mr Burdon advised that an appeal has been lodged in response to the decision made by the Council Assessment Panel on at the 20 November 2025 Council Assessment Panel meeting for Item 6.1 Development Applicant ID 24002406, Change of land use to a transport distribution facility for the purpose of supporting primary production, comprising warehouse, heavy vehicle parking of up to 8 vehicles, car parking, detention basin, fencing and landscaping s at Lot 502 Angle Vale Road, Penfield Gardens:

- ERDC Conference listed for Tuesday 27 January 2026.

## **9 OTHER BUSINESS**

The Presiding Member thanked Mr Curtis for stepping in as the Presiding Member in his absence at the November meeting, he also thanked Panel Members and staff for their contributions to the Council Assessment Panel across the year.

The Assessment Manager informed the Panel that Ms Cherie Gill, Deputy Independent Member has advised her intention to step down from the Panel beyond February 2026 and a recruitment process will be undertaken to fill this vacancy. Ms Gill's contribution to the Council Assessment Panel was recognised by the Assessment Manager and Presiding Member.

**9.1 STAFF REPORTS**

Nil

**10 CONFIDENTIAL MATTERS**

Nil

**11 POLICY DISCUSSION FORUM**

Nil

**12 CLOSURE**

The meeting closed at 7:06 pm.