



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

18 SEPTEMBER 2023 AT 6.30 PM

**IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Deputy Mayor, Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr B Brug
Cr L Brug
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen (Deputy Chairman)
Cr M Mazzeo
Cr S McKell
Cr S Ouk
Cr S Reardon

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco
Team Leader Council Governance, Ms J O'Keefe-Craig
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 21 August 2023.

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee..... 9

For Information

1.2.1 Annual Report of the Council Assessment Panel for 2022/23..... 11

QUESTIONS ON NOTICE

There are no Questions on Notice.

MOTIONS ON NOTICE

There are no Motions on Notice

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

ORDER TO EXCLUDE THE PUBLIC

1.4.1 Dry Creek Government Working Group Meetings - Update

Recommendation

1. Pursuant to Section 90(2) and (3)(j)(i) and (j)(ii) of the Local Government Act 1999, the Committee orders that the public be excluded from attendance at the part of this meeting relating to **Agenda Item 1.4.1 Dry Creek Government Working Group Meetings – Update** except staff of the City of Salisbury on duty in attendance to enable the Committee to consider Item 1.4.1 in confidence on the basis the Committee considers it necessary and appropriate to act in a meeting closed to the public (exempting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Agenda Item 1.4.1:
 - it relates to information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council);
 - the disclosure of which would on balance be contrary to the public interest, being information provided to the Council for works that are to be kept confidential at this stage.
2. The disclosure of this information would, on balance, be contrary to the public interest, because it is in the public interest for the Council to be able to communicate and work with State Government Departments on a confidential basis about potential works and thereby act cooperatively with the Stat Government in achieving positive outcomes of the Council’s community. If such information and communications were disclosed at this time it could prejudice the future flow of such communications and information, which would be contrary to public interest.
3. Accordingly, on this basis, the principle that meetings of the Committee should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

CLOSE

Confidential Item 1.4.1



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

21 AUGUST 2023

MEMBERS PRESENT

Deputy Mayor, Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr B Brug
Cr L Brug
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen (Deputy Chairman)
Cr M Mazzeo
Cr S McKell
Cr S Ouk (*from 6.37 pm*)
Cr S Reardon

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
A/General Manager City Development, Ms S Klein
Manager Governance, Mr R Deco
Team Leader Council Governance, Ms J O'Keefe-Craig
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.30 pm.

The Chairman welcomed the Elected Members, members of the public and staff to the meeting.

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr K Grenfell
Seconded Cr M Mazzeo

The Minutes of the Policy and Planning Committee Meeting held on 17 July 2023, be taken as read and confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr P Jensen
Seconded Cr L Brug

That Council:

1. Notes the report.

CARRIED

For Decision

1.1.1 Strategic Asset Management Plan 2023/2024 Adoption

Cr S Ouk entered the meeting at 6.37 pm.

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Adopts the final Strategic Asset Management Plan as presented in Attachment 1 of the report (Item 1.1.1 – Strategic Asset Management Plan 2023/2024 Adoption – Policy and Planning Committee, 21 August 2023).
2. Requests administration to begin discussions with the Asset Management Sub Committee in September on the development of the 2024/2025 Strategic Asset Management Plan noting previous resolutions in regards to playspace, pathways, footpaths, verge development and tree palette selections.

CARRIED
UNANIMOUSLY

1.1.2 Recommendations of the Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 14 August 2023

Moved Cr J Chewparsad
Seconded Cr S Reardon

The information contained in the minutes of the Intercultural Strategy and Partnerships Sub Committee meeting held on 14 August 2023 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED
UNANIMOUSLY

ISPS1 Sister Cities Update

Moved Cr J Chewparsad
Seconded Cr S Reardon

That Council:

1. Approves for the Mobara International Friendship Association Secretariat, Mobara City Hall to be invited to visit the City of Salisbury in October 2024 as part of a delegation to coincide with 20th Anniversary of Mobara Park, Mawson Lakes.
2. Approves the carry forward of the \$20,000 2023/24 operating budget to the 2024/25 financial year budget to fund the delivery of the Mobara Festival in October 2024.
3. Approves for the Administration to conduct a strategic review of the City of Salisbury’s Sister City and Friendship City program. This will be reported back to Council by February 2024.

CARRIED
UNANIMOUSLY

ISPS2 Intercultural Strategic Alliance (SISA) Key Priorities

Moved Cr J Chewparsad
Seconded Cr S Reardon

That Council:

1. Approves that the Mayor writes a formal submission to The Hon Nat Cook MP, Minister for Human Services on behalf of Council regarding renting affordability (Attachment 1, Intercultural Strategy and Partnerships Sub Committee, 14 August 2023, Item No. ISPS2).
2. Notes that the Salisbury Intercultural Strategic Alliance identified key priorities in relation to some key issues affecting the City of Salisbury, as outlined in the report (Intercultural Strategy and Partnerships Sub Committee, 14 August 2023, Item No. ISPS2).

CARRIED
UNANIMOUSLY

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

There were no Other Business items.

The meeting closed at 6.39 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	18 September 2023
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Whibley, PA to General Manager, City Development
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This item details reports to be presented to the Policy and Planning Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

That Council:

1. Notes the report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The table below outlines the reports to be presented to the Policy and Planning Committee as a result of a Council resolution.

Meeting Item	Heading and Resolution	Officer
25/10/2021 1.1.1	Cities Power Partnership Program 2. Defers becoming a partner of the Cities Power Partnership program and that appropriate partnerships be considered following the completion and adoption of the Sustainability Strategy. Due: December 2023	Lara Daddow
25/07/2022 US-MON1	District Level Playground for Amsterdam Reserve 2. Requests Administration to provide the draft Master Plan and associated costings to the Policy and Planning Committee meeting in six months' time. Due: November 2023	Jamie Hosking
19/12/2022 MON4	Motion on Notice: Behavioural Standards 3. Approves the establishment of a working group consisting of the Mayor, Deputy Mayor Cr Buchanan, Cr B Brug, the CEO and the Manager Governance to prepare recommendations to the Policy and Planning Committee for consideration on Behavioural Management Policy and Support Policy, with input from Norman Waterhouse Lawyers. Due: October 2023	Rudi Deco
27/03/2023 1.4.1	Thematic Heritage Study – Stage 2 Item Identification 1. Council has previously resolved this resolution to be confidential. Due: November 2023	Peter Jansen

4. CONCLUSION / PROPOSAL

4.1 Future reports for the Policy and Planning Committee have been reviewed and are presented to Council for noting.

ITEM	1.2.1
	POLICY AND PLANNING COMMITTEE
DATE	18 September 2023
HEADING	Annual Report of the Council Assessment Panel for 2022/23
AUTHOR	Chris Zafiroopoulos, Assessment Manager, City Development
CITY PLAN LINKS	3.4 Our urban growth is well planned and our centres are active 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The Council Assessment Panel Annual Report for 2022/23 provides an outline of the activities and performance of the Panel and advice on trends and issues for the period.

RECOMMENDATION

That Council:

1. Notes the Annual Report of the Council Assessment Panel for 2022/23 as included in Attachment 1 (Policy and Planning Committee, 18 September 2023, Item 1.2.1).

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Annual Report of the Council Assessment Panel 2022/23 [↓](#)

1. BACKGROUND

- 1.1 Council is required to establish the Council Assessment Panel to act as a relevant authority for Council for the purposes prescribed in the *Planning, Development and Infrastructure Act 2016*.
- 1.2 The General Operating Procedures of the Panel provide that an annual report is provided to Council via the appropriate Standing Committee. This report provides an outline of the activities and performance of the Panel and advice to Council on trends and issues over the 2022/23 financial year.

2. REPORT

- 2.1 The Council Assessment Panel Annual Report for 2022/23 is provided in Attachment 1.

3. CONCLUSION / PROPOSAL

- 3.1 The Council Assessment Panel Annual Report for 2022/23 be noted.



2022/23
Annual Report
of the
Salisbury Council Assessment Panel

August 2023

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BACKGROUND

- 1.1 Council is required to establish a Council Assessment Panel (CAP) to assess and determine development applications assigned to the Panel under the *Planning, Development and Infrastructure Act 2016* (the Act).
- 1.2 The Panel has established in its General Operating Procedures a process to provide Council an annual report via the appropriate Standing Committee. This report provides an outline of the performance of the Panel and advice to Council on trends and issues.
- 1.3 The Panel endorsed this report at its meeting held 30 August 2023.

REPORT

Overview of the Panel

- 1.4 In accordance with the Act, Council has appointed five members to the Panel comprising four independent members and one elected member. A deputy elected member has also been appointed for this term.

Mr Terry Mosel	Presiding Member
Mr R Bateup	Independent Member
Ms C Gill	Independent Member
Mr M Atkinson	Independent Member
Mr B Brug	Elected Member
Ms Shiralee Reardon	Deputy Elected Member

- 1.5 The Act provides that an Assessment Panel will be a relevant authority (planning and building) in relation to a proposed development that is to be undertaken within the area of a council, unless another authority is prescribed by the Act or regulations (section 93 of the Act). The Assessment Panel is designated the relevant authority for Performance Assessed development under section 107 of the Act where notice of the application must be given under section 107(3) of the Act.
- 1.6 The Panel takes considerable effort in providing an environment for hearing representors in a way to encourage participation, recognising that for some members of the community presenting to a formal committee in front of a gallery can be an intimidating experience.
- 1.7 The Panel has established General Operating Procedures in accordance with the requirement under the Act. A copy of the General Operating procedures is published on Council's website.

Statutory Functions of the Panel

- 1.8 The Act has established specific statutory functions for the Council Assessment Panel, including that the Panel is assigned as a relevant authority in its own right under the Act.
- 1.9 The Panel is required to consider the following additional administration matters under the Act:
 - Delegations.
 - Policy for the Assessment Panel review of Decisions of the Assessment Manager.
 - Standing referral for Building Rules Assessment.

- Procedure for Appeals.

Delegations

- 1.10 In the exercise of its duties, the Panel has provided delegations to Council staff to undertake specific duties and exercise powers on its behalf in relation to planning applications.
- 1.11 Delegations are necessary for an effective and efficient development assessment system to the achieve outcomes prescribed under the Act. Tasks delegated to Council staff facilitate the assessment process.
- 1.12 The Panel will review the delegation in the next period, following a recent update to regulations. The current delegations provide for the Assessment Manager to determine development applications:
 - Where no valid representations are received; or
 - All valid representations are withdrawn; or
 - No valid representor wishes to be heard.
- 1.13 The Assessment Manager provides the Panel a quarterly report for all the development applications considered under delegated authority. The Assessment Manager determined twenty seven (27) development applications under delegated authority in this period.

Policy for the Assessment Panel review of Decisions of the Assessment Manager

- 1.14 The Act provides that where the application is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Assessment Panel for a review of a prescribed matter. A prescribed matter essentially includes any aspect of the development application. The Local Government Association has provided templates for this process and the Panel has adopted a procedure to facilitate this process. The procedure is published as part of the Panel's General Operating procedures.
- 1.15 A person that has the benefit of this review may also still apply to the Environment, Resources and Development Court (ERD Court) for a full hearing of the matter. The person may also appeal against the review decision of the Panel.
- 1.16 There was one application for the Panel for a review of a decision by the Assessment Manager for this period. The Applicant sought a review of the decision of the Assessment Manager to Refuse the development application for the construction of *two (2) single storey group dwellings in association with four (4) existing single storey group dwellings, shared driveway, visitor car parking and landscaping* at 30 and 32 Shepherdson Road, Parafield Gardens. On review of the application decision, the Panel resolved to affirm the decision of the Assessment Manager. The applicant has subsequently lodged an appeal against this decision to the Environment, Resources and Development Court.

Standing referral for Building Rules Assessment.

- 1.17 The Act assigns the Panel as the relevant authority for the Building Rules Assessment where the applicant does not nominate a building certifier for the building assessment. The Act provides that Panels may refer a proposed development which involves the assessment of the Building Rules to the council

for the area in which the proposed development is to be undertaken. The Panel has referred the building rules assessment to Council, which was considered by Council at its meeting December 2020 and Council delegated these functions to the Chief Executive Officer.

Procedure for Appeals

- 1.18 The Panel has been assigned a relevant authority in its own right under the Act. The implication of this change is that the Panel will be the respondent to appeals against their decisions, rather than the Council. The Panel had two appeals lodged during this period. The appeal matters are summarised below.

Applicant Appeal to Environment, Resources and Development Court, Tony Maiello (N43 Pty Ltd) v City of Salisbury (ERD-22-000022) - Development Application 22031953

The Applicant has appealed against the decision of the Panel to affirm the decision of the Assessment Manager to refuse the development application for the *Construction of Two (2) Single Storey Group Dwellings in Association with Four (4) Existing Single Storey Group Dwellings, Shared Driveway, Visitor Car Parking and Landscaping* at Unit 1-2, 30 Shepherdson Road, Parafield Gardens. This appeal has been adjourned at the request of the appellant to lodge an alternative proposal and is currently relisted before the Court for 26 September 2023.

Applicant Appeal to Environment, Resources and Development Court, Development Holdings Pty Ltd v City of Salisbury Assessment Panel (ERD-23-000053) - Development Application 23002678

The Applicant appealed against the decision of the Panel to refuse the development application for a *Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing* at 61 Stanford Road, Salisbury Heights. The Court has scheduled a hearing for this matter starting on 20 September 2023.

- 1.19 One appeal matter, from the previous financial year was concluded with the applicant withdrawing their appeal.

Applicant Appeal to Environment, Resources and Development Court, 48 Commercial Road, Salisbury Pty. Ltd. v Salisbury Council Assessment Panel (ERD-22-000046) - Development Application 21034988

The Applicant appealed against the decision of the Panel to refuse the development application for a *Land Division – Creation of 18 Allotments, Public Roads and Reserve and construction of Retail Fuel Outlet with associated Signage and Fencing (on proposed Allotment 100) at 89-97 Kings Road, Salisbury Downs* at 51 Kings Road, Salisbury Downs. The applicant subsequently withdrew the appeal.

- 1.20 There is one appeal matter from the previous year that is still pending. The matter has been deferred at the request of the appellant to enable them to consider alternative proposals.

Applicant Appeal to Environment, Resources and Development Court, Tony Maiello (N27 Pty Ltd) v City of Salisbury (ERD-22-000014) - Development Application 361/1618/2020/2A

The Applicant appealed against the decision of the Panel to refuse the development application to *retain the existing two storey residential flat*

building (comprising six (6) dwellings), demolition of the existing utilities building, construction of three (3) two-storey group dwellings and pergola, vehicular access from the rear laneway (public road), alterations to on-site carparking, retaining walls, fencing, landscaping and provision of communal areas at 173-175 Park Terrace, Brahma Lodge. The applicant presented two alternative proposals in response to the decision of the Panel but the amendments did not address the concerns of the Panel. This appeal has been adjourned at the request of the appellant and is currently relisted before the Court for 29 August 2023.

Panel Performance

- 1.21 The Panel held ten (10) meetings over the period and considered seventeen (17) development applications. The option of attending meetings by electronic means was made available to all attendees where requested.
- 1.22 The Panel approved thirteen (13) development applications and refused three (3) development applications that it considered during this period. An overview of the development applications considered by the Panel is provided in Attachment 1.
- 1.23 A summary of key statistics is provided in the table below.

	2021/22	2022/23
Meeting		
Number	10	10
Applications	13	17
Applications with representors	13	9
Business Items		
Delegations, quarterly reports from Assessment manager, Operating Procedures, Appeal matters	17	11
Decisions		
Approve	9	13
Refuse	4	3
Defer	1	1
Deemed Consent	0	0
ERD Court Appeals		
Applicant	2	2
ERD Court Decisions		
Compromise	0	0
Appeal withdrawn	0	1
Appeal upheld	0	0
Appeal dismissed	0	0
Still Pending	2	3

- 1.24 While the number of applications considered by the Panel is low, they often represent the more complicated and contentious proposals, where representors have objected to a proposal or an element of a proposal. A total of nine (9) applications considered by the Panel included verbal submissions from representors.
- 1.25 The Panel considered a relatively broad range of development applications including residential infill development, major Council developments, commercial and industrial developments with residential interface issues.
- 1.26 The applications that are not considered by the Panel are assigned by the Regulations to either the Assessment Manager, State Commission Assessment

Panel or in the case of a Deemed to Satisfy Development, an applicant may choose to use an Accredited Professional.

Key Policy and Operational Issues

- 1.27 The Panel made two submissions to the Expert Panel on Planning reform during this year. The submissions were provided to Council. In summary, the submissions raised the following.

Non-residential uses in the General Neighborhood Zone under the Planning and Design Code

In the assessment of two development applications proposing non-residential uses within the General Neighbourhood Zone, the Panel identified that a combination of permissibility intended by the zone, together with policy expression, created some uncertainty in the assessment process. The Panel's submission recommended consideration be given to better guidance on residential amenity and character to determine the appropriateness of these non-residential uses.

Governance Matters

As a result of the Elected Member on the Panel being challenged by the applicants due to the Council having made a representation on a development applications before a Panel, the Panel recommended consideration be given to clarifying the role of Elected Members on the Panel in the *Assessment Panel Members - Code of Conduct*. In addition, that an alternative title than "Council" Assessment Panel" be considered to better differentiate the independent role of Panels from Council for the community. The Panel also recommended a review the *call-in power* and practice by the Minister for Planning under section 94 of the *Planning, Development and Infrastructure Act 2016* to include more significant development applications undertaken by a council.

Presiding Member General Comments

- 1.28 The Panel has developed a more in depth knowledge and understanding of the Planning and Design Code over this year, particularly with the policy approach of the Code to have increased mixed use and flexibility within residential type zones. This has revealed a relative broad spectrum of interpretation on the appropriateness of non-residential uses within residential type zones. The experience of the Panel is that this more permissive policy change under the Code has not been appreciated by communities when making submissions to the Panel. This has contributed to uncertainty for communities, as well as applicants.
- 1.29 The Panel made two submissions to the Expert Panel on Planning Reform, given the experience under the new legislative scheme. The first submission was in relation to the concerns of the Panel with the potential impact on many of residential areas arising from the apparent directions in the Planning and Design Code to introduce small scale commercial uses and larger community uses without any further locational criteria being available to guide the assessment process. While a recent Supreme Court judgement indicates that a Panel may continue to exercise its professional judgement and potentially reject proposals, this may not address the current uncertainty. It is noted however that future court judgements may provide better clarity. The second matter raised with the Expert Panel recommended consideration be given to clarifying the role of Elected Members on the Panel, when a Council makes a representation on a development application before the Panel.

This is an important governance question that has arisen for both the Elected Member on Panel whose participation has been challenged by applicants, as well as the community in clarifying the role of the Panel, as distinct from Council, under this legislative scheme.

- 1.30 As I have previously mentioned, one of the many functions of the Presiding Member is to ensure that those in attendance understand the independence of the CAP, that those who are entitled to make representations are able to do so in a comfortable and non-threatening environment and in a manner able to be clearly heard and understood by the CAP, that the discussion fully utilises the professional experience and expertise of all Panel Members and the decisions made with common sense appropriately balancing the public interest as expressed in the planning policy with the interests of the applicant. The Panel has continued to deliberate the matters before it in this way.
- 1.31 The Panel continues to place a heavy reliance on the professionalism of the planning staff in performing all the specific statutory functions under the Act. This includes having the necessary operating procedures, policies and delegations. The Panel has maintained delegations to Council staff to determine development applications where representors have chosen not to make a verbal submission to the Panel. This has proven to be effective in providing exceptional customer service and efficient timeframes within allocated resources. The Panel receives a report all the applications determined under delegated authority by the Assessment Manager on a quarterly reports as an oversight to these delegated decisions. The Panel will continue to review operations and monitor applications determined under delegated authority.

CONCLUSION

- 1.32 The Council Assessment Panel Annual Report for 2022/23 summarises the activities and outcomes of the Panel over the preceding financial year. The Panel is operating effectively, and reaching decisions on development applications following consideration of relevant matters under the Planning and Design Code in accordance with its operating procedures. Accordingly, this Report is submitted to Council for noting.

ATTACHMENT 1: APPLICATIONS CONSIDERED JULY 2022 - JUNE 2023

Meeting Date	Application Number	Address	Proposal Description	Decision	Representors / No. verbal
26 July 2022	Applicant Appeal to ERD Court, Tony Maiello (N27 Pty Ltd) v City of Salisbury (ERD-22-000014) – Development Application 361/1618/2020/2A				
	Assessment Manager Quarterly Report – April to June 2022				
	Decision making in Development Assessment & Ethics in Planning workshop				
23 August 2022	22008891	146-156 St Kilda Road, Waterloo Corner	Change in use to a portion of the land, for the temporary storage (2 years) of construction vehicles, materials, plant and equipment in association with civil construction works at the Bolivar Wastewater Treatment plant, and associated civil works, amenities, 4 shipping containers, tanks and landscaping	Refused	Received – 3 Heard – 1
	22022501	94, 96, 98, 100, 102, 104, 106, 108, 110, 112 Boardwalk Drive, Paralowie	Ten (10) Two Storey Detached Dwellings	Approve with conditions	Exempt from notification
	Annual Report of the Council Assessment Panel for 2021/22				
27 September 2022	21038042	14 & 16 Shepherdson Road, Parafield Gardens	Construction of a child care centre with associated signage, carparking, landscaping and boundary acoustic fencing	Approve with conditions	Received – 8 Heard – 3
	22009141	19b Anzac Street Salisbury Heights	Detached Dwelling, Retaining walls and Fencing	Approve with conditions	Received – 2 Heard – 1
25 October 2022	Submission to Expert Panel on Planning Reform - Non-residential uses in the General Neighborhood Zone under the Planning and Design Code				
	Submission to Expert Panel on Planning Reform - Elected Member on Panels and Council Representations				
	Assessment Manager Quarterly Report – July to September 2022				
20 December 2022	22037129	51 Kings Road, Salisbury Downs	Childcare centre with associated advertising and acoustic fencing	Approve with conditions	Received – 6 Heard – 3
	22031812	13 Ceafield Road, Para Hills West	Variation to DA 21005622 (Vary Hours of Operation)	Approve with conditions	Received – 3 Heard – 3
	Council Assessment Panel Meeting Schedule				
28 February 2023	22037064	1-9 Lolands Rd, Salisbury Plain	Change of Use of portion of Site to Storage Facility ('Store') comprising Storage of Caravans with Associated Carparking, Fencing over 2.1m in height and Landscaping	Approve with conditions	Received – 1 Heard – 1
	22030607	71-75 Woomera Avenue, Edinburgh	Industrial Building for recycled paper processing in association with existing material recovery facility and Removal of One (1) Significant Tree and One (1) Regulated Tree	Approved with conditions	Exempt from notification
	Assessment Manager Quarterly Report – October to December 2022				
	Review of Assessment Manager Decision - DA22031953, Unit 1-2, 30 Shepherdson Road, Parafield Gardens				Decision affirmed
28 March 2023	23005553	23-29 Amsterdam Crescent, Salisbury Downs	Land Division (Boundary Realignment)	Approved with conditions	Exempt from notification
	22040408	15-21 Brown Terrace and 23 Brown Terrace, Salisbury	Health Hub comprising community and indoor recreation facilities and consulting rooms with associated car parking and landscaping and the removal of five regulated trees	Approve with conditions	Received – 0 Heard – 0

Meeting Date	Application Number	Address	Proposal Description	Decision	Representors / No. verbal
26 April 2023	22038407	20 Hissar Avenue, Salisbury North	Seven (7) Single Storey Dwellings and Private Driveway	Approved with conditions	Exempt from notification
	23006923	20 Hissar Avenue, Salisbury North	Boundary realignment of Reserve and Creation of Twenty-Nine (29) Torrens Title Allotments for Residential Purposes, Public Road, Reserve Strip, retaining walls and fencing with combined height greater than 2.1m.	Approve with conditions	Received – 2 Heard – 0
	22038410	20 Hissar Avenue, Salisbury North	Twenty-Eight (28) Single Storey Dwellings and Removal of Three (3) Significant and Sixteen (16) Regulated Trees, and Retention of Two (2) Significant and Ten (10) Regulated Trees	Approved with conditions	Exempt from notification
	22031936	11 & 13 Goodall Road, Para Hills	Three (3) Two Storey Detached Dwellings in a Terrace Arrangement and Four (4) Group Dwellings with associated Landscaping, Common Driveway, Retaining Walls and Fencing Over 2.1m	Approve with conditions	Received – 6 Heard – 4
	Assessment Manager Quarterly Report – January to March 2023				
23 May 2023	23002678	61 Stanford Rd Salisbury Heights	Childcare Centre ('pre-school') with associated car parking, landscaping, signage, retaining walls and fencing	Refused	Received – 54 Heard - 14
	22039606	14 Barndioota Road, Salisbury Plain	Transport depot with associated office (Unit 3)	Deferred	Received – 3 Heard - 2
27 June 2023	22022225	110 Levels Road, Cavan	Change of use from warehouse to light industry (processing and storage of vegetables) with associated office, storage and car parking	Approved with conditions	Received – 3 Heard - 0