



**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN LITTLE PARA  
CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET,  
SALISBURY ON**

**29 JULY 2025**

**MEMBERS PRESENT**

Mr T Mosel (Presiding Member)  
Mr R Bateup  
Ms C Gill  
Mr B Brug  
Mr J Botten

**STAFF**

Assessment Manager, Mr C Zafiropoulos  
General Manager City Development, Ms M English  
Team Leader Planning, Mr C Carrey  
Senior Development Officer Planning, Mr S Ondeyo  
Team Leader Business Planning, Ms H Crossley

The meeting commenced at 6.30pm.

The Presiding Member welcomed the members, staff and the gallery to the meeting.

**APOLOGIES**

Nil.

**LEAVE OF ABSENCE**

Nil.

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## **ADOPTED MINUTES FROM PREVIOUS MEETING**

The Minutes of the Council Assessment Panel Meeting held on 24 June 2025, be taken as read and confirmed.

## **DECLARATIONS OF CONFLICTS OF INTEREST**

Mr B Brug declared a conflict of interest, being an Elected Member on Council in relation to Items 8.1.2 – 25010543 - Retrospective Eight (8) x Twenty-Seven Metre Tall (27m) Light Poles on Reserve (Lindblom Park - Soccer, Football & Cricket Grounds) at Lot 82 Quinlivan Rd Pooraka SA 5095 and 8.1.3 – 25013380 - Replacement of existing light pole with new 22m tall light pole, fitted with 3 LED lights (Creaser Park Sports field) at LOT 578 Lavender Drive, Parafield Gardens SA SA 5107.

Mr B Brug advised that he would leave the meeting when Items 8.1.2 and 8.1.3 were being considered by the Panel.

## **REPORTS**

### *Development Applications*

#### **8.1.1        25012882**

Amendment to DA 23012823 (as varied by DA 24011132) to enclose a portion of the rear verandah to create a washing up area for the kitchen (in association with the Place of Worship) at 10 -14 Clayson Road, Salisbury East SA 5109 for Shree Swaminarayan Temple Mandir Adelaide Australia Incorporated.

## **REPRESENTORS**

Mr M Maiello , was not present at the meeting.

## **APPLICANT**

Mr I McQuinn, Heynen Planning Consultants, was present at the meeting, and was not asked to answer any questions on behalf of the applicant.

Mr B Vekaria and Mr R Varsani, Shree Swaminarayan Temple were present at the meeting and were not asked to answer any questions on behalf of the applicant.

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Mr R Bateup moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to 107 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 25012882 for Amendment to DA 23012823 (as varied by DA 24011132) to enclose a portion of the rear verandah to create a washing up area for the kitchen (in association with the Place of Worship) in accordance with the plans and details submitted with the application and subject to the following conditions:

*Planning Consent Conditions*

- 1. This Decision Notification Form must be read in conjunction with *Development Approvals* for Development Application ID No. 23012823, as varied by 24011132.

All previous stamped plans and documentation, including conditions previously granted *Development Approval* for Development Application ID No. 23012823, as varied by 24011132, are still applicable except where varied by this application and conditions.

- 2. The development shall be carried out strictly in accordance with the following plans and letters/reports prepared by Vastu Design; BESTEC and Heynen Planning:

(Vastu Design Floor Plan dated 03/07/2025; Vastu Design Elevations dated 27/06/2025; BESTEC Letter dated 2 May 2025; BESTEC Letter dated 1 July 2025; and Heynen Planning Letter dated 4 July 2025).

In particular:

- a. No music shall be played in the washing up area.
- b. Doors and windows shall be closed at all times when the washing up area is in use.
- c. Ceiling and wall insulation shall be installed in accordance with BESTEC recommendations, prior to use of the washing up area.
- d. Windows and sliding door glazing shall be installed in accordance with BESTEC recommendations, prior to use of the washing up area.
- e. Roof mounted exhausts shall achieve minimum acoustic design specifications of an MV302E (Minivent Series) or equivalent.

3. The external surfaces of the verandah enclosure shall be:
  - a. be of new non-reflective materials; and
  - b. be finished in natural tones; and
  - c. be maintained in good condition at all times.

### Advice Notes

#### **Noise Policy**

Noise measured at the nearest residential property boundary shall comply with the Environment Protection (Noise) Policy 2023 at all times.

#### **Rights of Appeal**

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).

#### **Building Rules Consent and Approval Still Required**

Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

#### **Commencement**

The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

#### **Advice regarding Council land**

This Development Approval does not constitute land owner's approval. The following applies to any works on Council land:

1. Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
2. Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from root expansion.

3. Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
4. It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

### **Siting of Building Work**

It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.

### **Plans Available Onsite**

The Council approved plans should be available on site at all times while performing the building work.

### **Fences Act**

You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit: <https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf>

### **Construction Noise**

The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:

*The noise has travelled from the location of the construction activity to neighbouring premises –*

- *On any Sunday or public holiday;*
- *After 7pm or before 7am on any other day.*

### **EPA and Local Nuisance Matters**

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.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a 'local nuisance' under the *Local Nuisance and Litter Control Act 2016*

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
- dust control measures such as use of a water cart and/or covering stockpiles

Note: 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>.

Mr B Brug left the meeting at 6.42pm.

#### **8.1.2 25010543**

Retrospective Eight (8) x Twenty-Seven Metre Tall (27m) Light Poles on Reserve (Lindblom Park - Soccer, Football & Cricket Grounds) at Lot 82 Quinlivan Rd Pooraka SA 5095 for Mr Steven Sgoutas on behalf of City of Salisbury Council

### **REPRESENTORS**

Nil

### **APPLICANT**

Mr S Sgoutas, City of Salisbury, was not present at the meeting.

Mr J Botten moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 25010543 for Retrospective Eight (8) x Twenty-Seven Metre Tall (27m) Light Poles on Reserve (Lindblom Park - Soccer, Football & Cricket Grounds) in accordance with the plans and details submitted with the application and subject to the following conditions:

*Planning Consent Conditions*

- 1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application.
- 2. Lighting shall be directed and controlled to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads. All lighting shall be in accordance with Australian Standard 4282 – 1997 ‘Control of the obtrusive effects of outdoor lighting’.

*Advice Notes*

**Rights of Appeal**

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).

**Building Rules Consent and Approval Still Required**

Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

**Commencement**

The development shall be lawfully commenced by substantial work on the site of the development within 2 years from the date of Development Approval. If substantial work on the site has occurred within 2 years, the development shall be substantially or fully completed within 3 years from the date of Development Approval.

**Advice regarding Council land**

This Development Approval does not constitute land owner’s approval. The following applies to any works on Council land:

1. Any person making alteration to Council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
2. Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from root expansion.
3. Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works;
4. It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any wilful damage.

### **Siting of Building Work**

It is your responsibility to ensure that any building work is correctly sited with respect to the property boundaries of the site and it is strongly recommended that a boundary survey be undertaken before any work commences to ensure the building work is accommodated within the designated footprint and achieves the designated boundary setbacks.

### **Plans Available Onsite**

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### **Fences Act**

You will need to obtain your permission from your neighbour should you wish to access their property to carry out construction work adjacent the boundary or if you wish to erect common boundary fencing or boundary retaining walls, pursuant to the *Fences Act 1975*. To find out more, please visit:

<https://lsc.sa.gov.au/resources/fencesandthelawbooklet.pdf>

### **Construction Noise**

The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared to constitute a local nuisance as follows:



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*The noise has travelled from the location of the construction activity to neighbouring premises –*

- *On any Sunday or public holiday;*
- *After 7pm or before 7am on any other day.*

### **EPA and Local Nuisance Matters**

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.

In addition, the applicant is responsible for ensuring the development (including demolition, civil works and construction activities) do not cause a 'local nuisance' under the *Local Nuisance and Litter Control Act 2016*

Accordingly, your site planning activities should consider:

- providing a stabilised entry/exit point to the site for all construction and trade vehicles, including contained wash down area for vehicles and equipment
- appropriately located stockpiles and storage materials
- a suitable and designated area for brick cutting and concrete works
- a contained area for paint and plastering waste and wash waters
- appropriate location of noisy equipment so as to avoid unreasonable impacts to neighbours
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### 8.1.3

#### 25013380

Replacement of existing light pole with new 22m tall light pole, fitted with 3 LED lights (Creaser Park Sports field) at LOT 578 LAVENDER DR PARAFIELD GARDENS SA 5107 (Creaser Park Sports field) for Mr Steven Sgoutas (on behalf of City of Salisbury)

#### REPRESENTORS

Nil

#### APPLICANT

Mr S Sgoutas, City of Salisbury, was not present at the meeting.

Ms C Gill moved, and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Planning and Design Code.
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to Development Application 25013380 for Replacement of existing light pole with new 22m tall light pole, fitted with 3 LED lights (Creaser Park Sports field) in accordance with the plans and details submitted with the application and subject to the following conditions:

#### Planning Consent Conditions

1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application.
2. Lighting shall be directed and controlled to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads. All lighting shall be in accordance with Australian Standard 4282 – 1997 ‘Control of the obtrusive effects of outdoor lighting’.

#### Advice Notes

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Mr B Brug returned to the meeting at 6.45pm.

## **OTHER BUSINESS**

### **8.2.1 Assessment Manager Quarterly Report - April to June 2025**

Mr B Brug moved, and the Council Assessment Panel resolved that the information was received.

### **8.2.2 Status of Current Appeal Matters and Deferred Items**

Mr R Bateup moved, and the Council Assessment Panel resolved that the information was received.

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**8.2.3 Policy Issues Arising from Consideration of Development Applications**

Nil

**8.2.4 Future Meetings & Agenda Items**

Next meeting scheduled for Tuesday 26 August 2025.

**ADOPTION OF MINUTES**

Mr J Botten moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 7.02pm.

**PRESIDING MEMBER:** Mr T Mosel

**DATE:** 29 July 2025  
(refer to email approving minutes registered in the City of Salisbury's Record Management System - Document Number A2694039)