# MINUTES

of the

### **Council Assessment Panel Meeting**

of the



Pursuant to the provisions of section 83 of the *Planning, Development and Infrastructure Act 2016* 

HELD via

### **Electronic Means**

on

## Wednesday 2 February 2022 at 5.30pm



The Presiding Member formally declared the meeting open at 5.31pm and acknowledged the Kaurna People as the Traditional Custodians of the Land.

#### 1. ATTENDANCE RECORD

1.1

1.2

Present	
Mr Nathan Cunningham	Presiding Member
Mr Ian O'Loan	Independent Member
Mr Paul Mickan	Independent Member
Mr Aaron Curtis	Independent Member

#### Also in Attendance

Assessment Manager	Mr David Roberts	
Graduate Planning Officer	Miss Nikki Tran	
Administration Support Officer/Minute Taker	Miss Abbey Cook	
IT Officer	Mr Thomas Harris-Howson	
Apologies:		
Ms Margherita Panella	Council Member	



#### 2. CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes – Meeting held 17 December 2021

Moved Paul Mickan Seconded Ian O'Loan

"that the minutes of the Special Council Assessment Panel meeting held on Wednesday 17 December 2021, be accepted as read and confirmed."

AGREED

#### 3. DECLARATION OF MEMBERS' INTERESTS

Nil

- 4. REPORTS FOR DECISION UNDER THE DEVELOPMENT ACT 1993
  Nil
- 5. REPORTS FOR DECISION UNDER THE PLANNING, DEVELOPMENT & INFRASTRUCTURE ACT 2016
- 5.1 21035574 A Owen Construction of a Domestic Outbuilding 21 Jean Avenue Two Wells CT 6117/288

Independent Member Aaron Curtis asked questions of staff

Staff Member Nikki Tran answered questions of Independent Member

Independent Member Ian O'Loan asked questions of staff

Assessment Manager David Roberts answered questions of Independent Member

Independent member Paul Mickan addressed the Panel

Independent member Aaron Curtis addressed the Panel

Independent Member Ian O'Loan addressed the Panel

Chair Nathan Cunningham addressed the Panel

Manager Development Assessment addressed the Panel

Independent Member Aaron Curtis addressed the Panel.

Moved Paul Mickan Seconded Ia	an O'Loan
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1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016,* and having undertaken an assessment of Development Application Number 21035574



against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

Pursuant to Section 203(4)(a) of the *Planning, Development and Infrastructure Act 2016*, that the decision being reviewed is <u>affirmed</u> and planning consent is refused for Development Application Number 21035574 by A Owen – Construction of a domestic outbuilding (7.6m x 10.97m x wall height 3.6m) at 21 Jean Avenue, Two Wells SA 5501 for the following reasons:

The proposed development is contrary to the following provisions of the Design Code.

#### Neighbourhood Zone – (Ancillary Structures and Buildings) PO 10.1 and DTS/DPF 10.1

<u>Reason</u>: The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.

#### **General Development Policies – Design – DO 1**

<u>Reason</u>: The proposed development is not contextual and will not positively contribute to the character of the immediate area.

### General Development Policies – Design – (Ancillary Development) PO 13.1 and DTS/DPF 13.1

<u>Reason</u>: The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.

AGREED

#### 6. REPORTS FOR INFORMATION

- 7. OTHER BUSINESS
- 8. CONFIDENTIAL ITEMS Nil

#### 9. NEXT MEETING

Wednesday 2 March 2022 (To be confirmed)

#### 10. CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 5:53pm.



Confirmed as a true record. X Presiding Member:....

Date: 05 / 05 / 2022

