

# NOTICE OF MEETING

Notice is hereby given in accordance with  
Section 83 of the *Planning, Development and Infrastructure Act 2016*,

## **Council Assessment Panel Meeting** **of the**



will be held in

**by electronic means**

**Public access to the meeting will be via**

<https://www.youtube.com/channel/UCtMO9nfkK2HBYiFxWe4APYQ>

on

**Wednesday 2 February 2022**  
**at 5:30pm**

A handwritten signature in black ink, appearing to read "David Roberts", is written over a horizontal dotted line.

David Roberts

**ASSESSMENT MANAGER**

In light of the ongoing COVID-19 public health emergency, and social distancing requirements, **public access to the meeting will be facilitated via live stream on Council's YouTube channel <https://www.youtube.com/channel/UCtMO9nfkK2HBYiFxWe4APYQ>**. A Zoom link will be provided to representors and applicants presenting to the Panel.

# AGENDA

Page  
Number

**1 ATTENDANCE RECORD**

1.1 Present

1.2 Apologies

1.3 Not Present/Leave of Absence

**2 MINUTES**

2.1 “that the minutes of the Special Council Assessment Panel meeting held on Friday 17 December 2021, be accepted as read and confirmed”

3

**3 DECLARATION OF INTEREST**

**4 REPORTS FOR DECISION UNDER THE DEVELOPMENT ACT 1993**

**5 REPORTS FOR DECISION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**

5.1 21035574 – A Owen – Construction of a Domestic Outbuilding – 21 Jean Avenue Two Wells – CT 6117/288

9

**6 REPORTS FOR INFORMATION**

**7 OTHER BUSINESS**

**8 CONFIDENTIAL ITEMS**

**9 NEXT MEETING**

Wednesday 2 March 2022  
(To be confirmed)

**10 CLOSURE**

# MINUTES

of the

## Special Council Assessment Panel Meeting

of the



**Adelaide  
Plains  
Council**

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

HELD via

**Electronic Means**

on

**Friday 17 December 2021 at 2.30pm**

The Presiding Member formally declared the Special meeting open at 2:30pm and acknowledged the Kurna People as the Traditional Custodians of the Land.

**1. ATTENDANCE RECORD**

**1.1 Present**

Mr Nathan Cunningham	Presiding Member
Mr Ian O’Loan	Independent Member
Mr Paul Mickan	Independent Member
Ms Susan Giles	Deputy Independent Member

**Also in Attendance**

Assessment Manager	Mr David Roberts
Administration Support Officer/Minute Taker	Miss Abbey Cook
Planning Officer	Mr George Jacks
Graduate Planning Officer	Miss Nikki Tran
IT Officer	Mr Thomas Harris-Howson

**1.2 Apologies:**

Mr Aaron Curtis	Independent Member
Ms Margherita Panella	Council Member



Deputy Independent Member Susan Giles addressed the Panel

Independent Member Ian O’Loan asked question of the applicant

Applicant answered questions of Independent Member

Independent Member Paul Mickan addressed the Panel

**Moved Paul Mickan**

**Seconded Susan Giles**

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of Development Application Number 21023790 against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.
2. Pursuant to Section 203(4)(c) of the *Planning, Development and Infrastructure Act 2016* that the decision being reviewed is set aside and the following decision is to be substituted:
3. Planning Consent be granted subject to three conditions
  1. In accordance with the submitted plans and documentation
  2. Shed should only be used for domestic purposes and association with the dwelling
  3. Appropriate stormwater management

**Agreed**

6.2 21014664 – D & J Stuart – Domestic Outbuilding – 2 Honeysuckle Drive Two Wells – CT 6241/710

Applicant addressed the panel:  
Jessica Stuart

Deputy Independent Member Susan Giles asked question of the applicant

Applicant Jessica Stuart answered questions of Deputy Independent Member

Independent Member Ian O’Loan asked question of the applicant

Applicant Jessica Stuart answered questions of Independent Member

Independent Member Paul Mickan addressed the Panel

Independent Member Ian O’Loan addressed the Panel

Deputy Independent Member Susan Giles addressed the Panel

Presiding Member asked questions of Staff

Planning Officer Mr George Jacks answered questions of Presiding Member

Deputy Independent Member Susan Giles asked questions of staff

Manager Development Assessment answered questions of Deputy Independent Member

Independent Member Ian O'Loan addressed the panel

Deputy Independent Member Susan Giles addressed the Panel

**Moved Ian O'Loan**

**Seconded Paul Mickan**

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of Development Application Number 21014664 against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.
2. Pursuant to Section 203(4)(a) of the *Planning, Development and Infrastructure Act 2016*, that the decision being reviewed is affirmed and planning consent is refused for Development Application Number 21029374 by Dale Stuart & Jessica Stuart for the construction of domestic outbuilding (9.1m x 12.1m x 3.3m) at Lot 74, 2 Honeysuckle Drive, Two Wells for the following reasons:

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

Master Planned Township Zone – (Ancillary Structures and Buildings) PO 17.1 and DTS/DPF 17.1.

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

Master Planned Township Zone – (Ancillary Structures and Buildings) PO 17.1 and DTS/DPF 17.1.

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

**Agreed**

**7. REPORTS FOR INFORMATION**

Nil

**8. OTHER BUSINESS**

Independent Member Paul Mickan proposed Assessment Manager to forward a copy of the Delegates Report for future meetings.

Assessment Manager acknowledged Independent Members recommendation.

Independent Member Ian O’Loan reaffirmed Independent Member Paul Mickan proposal

**9. CONFIDENTIAL ITEMS**

Nil

**10. NEXT MEETING**

Wednesday 2 February 2022

(To be confirmed)

**11. CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 3:48pm.

Confirmed as a true record.

Presiding Member:.....

Date: \_\_\_/\_\_\_/\_\_\_



A Owen	
Review of Decision of Assessment Manager to Refuse planning consent	
<b>Application Number</b>	21035574
<b>Applicant</b>	A Owen
<b>Development Proposal</b>	Construction of a domestic outbuilding
<b>Subject Land</b>	21 Jean Avenue Two Wells (CT6617/288)

## CONTEXT

A new role of the Assessment Panel under the PDI Act 2016 that came into operation on 19 March 2021 is to hear appeals against certain decisions made by the Assessment Manager.

Section 203 of the PDI Act provides that the Panel may determine its own procedures in relation to an application for review of an Assessment Manager decision.

The following Applicant has exercised their rights pursuant to section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016* (“the PDI Act”) to apply to the Council Assessment Panel (“the CAP”) for review of a prescribed matter. In this instance, the prescribed matter is a decision to refuse to grant planning consent to the proposed development as described below.

- A Owen – 21 Jean Avenue, Two Wells SA 5501 – Construction of a domestic outbuilding (7.6m x 10.97m x wall height 3.6m) (DA 21035574)

Accordingly, please find **attached** an application for review that have been submitted in the prescribed form pursuant to section 203(1) of the *Planning, Development and Infrastructure Act 2016*. Refer attachment A

## Decision Review Request

The following legislation is applicable:

Where an applicant wishes to challenge a decision on a “prescribed matter” made on a development application made by the Assessment Manager (or his or her delegate), Section 202 (1)(b)(i)(A) permits the applicant to apply to the CAP to review the decision.

A **prescribed matter** is defined under section 201 of the PDI as follows:

**Prescribed matter**, in relation to an application for a development authorisation, means –

- (a) any assessment, request, decision, direction or act of a relevant authority under this Act that is relevant to any aspect of the determination of the application; or
- (b) a decision to refuse to grant the authorisation; or
- (c) the imposition of conditions in relation to the authorisation; or
- (d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of a relevant authority under this Act in relation to the authorisation.

### **Meeting Procedures**

Item 1.10 of the Council Assessment Panel Meeting Procedures (“the Procedures”) provides that *the Presiding Member, or two or more CAP Members, may by delivering a written request to the Assessment Manager require a special meeting of the CAP to be held. The written request must be accompanied by the agenda for the special meeting.*

Item 1.11 of the Procedures provide that *on receipt of a request pursuant to clause 1.10, the Assessment Manager must determine the date, time and place of the special meeting and give notice to all CAP members at least 4 hours before the commencement of the special meeting.*

### **Options Available to the CAP on Review of the Prescribed Matter**

Pursuant to section 203(4) of the PDI Act, the CAP can either affirm, vary or set aside and substitute its own decision in regards to the decision being reviewed.

The CAP must now review the decision made by the Assessment Manager on the documents provided as attachments to this report, being:

Attachment A: Application for review

Attachment B: Assessment report prepared by Miss Tran recommending REFUSAL with the

Attachment C: Plans submitted

To assist the CAP, I have provided recommendations for each possible decision that the CAP may wish to make on review

### **RECOMMENDATION**

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 seriously at variance with the provisions of the Planning and Design Code. The application is, therefore, refused.

### **RECOMMENDATION**

2. 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.
  
3. Pursuant to Section 203(3) of the *Planning, Development and Infrastructure Act 2016*, the Council Assessment Panel having considered documents, written submissions, reports, plans, specifications or other documents lodged with, or received by, the Assessment Manager in relation to the matter and any other relevant material requested resolves that -

### **Option 1 Affirmed**

Pursuant to Section 203(4)(a) of the *Planning, Development and Infrastructure Act 2016*, that the decision being reviewed is affirmed 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**

*Reason: The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

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

*Reason: 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**

*Reason: The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

### **Option 2 Varied**

Pursuant to Section 203(4)(b) the *Planning, Development and Infrastructure Act 2016* that the decision being reviewed is to be varied as followed:

INSERT DETAILS OF THE VARIED DECISION

### **Option 3 Set aside**


Pursuant to Section 203(4)(c) of the *Planning, Development and Infrastructure Act 2016* that the decision being reviewed is set aside and the following decision is to be substituted:

INSERT DETAILS OF THE DECISION

## APPLICATION TO ASSESSMENT PANEL<sup>1</sup>

### Decision Review Request

Prescribed form pursuant to section 203(1) for review of a decision of an Assessment Manager under section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016 (Act)*

<b>Applicant details:</b>	Name: Andrew Owen Phone: 0419502002 Email: andrew.owen@internode.on.net Postal address: PO Box 536 Elizabeth SA 5112
<b>Development Application Number:</b>	21035574
<b>Subject Land:</b>	21 Jean Avenue Two Wells SA 5501 Title Ref: CT 6117/288 Plan Parcel: D92086 AL29
<b>Date of decision of the Assessment Manager:</b>	17/1/22
<b>Decision (prescribed matter<sup>2</sup>) for review by Assessment Panel:</b>	Planning consent refused stating the development will detract from streetscape of buildings on site or neighbouring properties. Development is also not contextual and not positively contribute to the character of the immediate area.
<b>Reason for review:</b>	Shed is required for storage of a caravan therefore a taller wall height is needed and this is consistent with many others within the street and surrounding area. We have opted for a sliding door instead of a roller door to the front of the shed in order to obtain an opening big enough for the caravan that would enable the wall height and roof pitch to be as low as possible.
<b>Do you wish to be heard by the Assessment Panel?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Date:</b>	17/1/22
<b>Signature:</b>	 <input checked="" type="checkbox"/> <i>If being lodged electronically please tick to indicate agreement to this declaration.</i>

<sup>1</sup> This application must be made through the relevant facility on the SA planning portal. To the extent that the SA planning portal does not have the necessary facilities to lodge this form, the application may be lodged—

- (i) by email, using the main email address of the relevant assessment panel; or
- (ii) by delivering the application to the principal office or address of the relevant assessment panel.

<sup>2</sup> **Prescribed matter**, in relation to an application for a development authorisation, means—

- (a) any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the application; or
- (b) a decision to refuse to grant the authorisation; or
- (c) the imposition of conditions in relation to the authorisation; or
- (d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of the assessment manager under the Act in relation to the authorisation.

<b>DEVELOPMENT NO.:</b>	21035574
<b>APPLICANT:</b>	Andrew Owen
<b>NATURE OF DEVELOPMENT:</b>	Construction of a domestic outbuilding
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Neighbourhood</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Hazards (Bushfire - Urban Interface)</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Maximum Building Height (Metres)</li> <li>• Minimum Frontage</li> <li>• Minimum Site Area</li> <li>• Concept Plan</li> <li>• Maximum Building Height (Levels)</li> </ul>
<b>LODGEMENT DATE:</b>	12 Nov 2021
<b>RELEVANT AUTHORITY:</b>	Assessment manager at Adelaide Plains Council
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2021.16

### DETAILED DESCRIPTION OF PROPOSAL:

The proposal seeks to construct a domestic outbuilding (shed) on the eastern side of the subject land at 21 Jean Avenue Two Wells. The proposed development will be 7.6m wide and 10.97m deep (83.37m<sup>2</sup>) and will have a wall height of 3.65m and an overall roof height of 4.5m. The proposed development will be setback 6.4m from the primary street and 600m from the eastern side boundary, and will be finished in Colorbond Paperbark (walls) and Colorbond Woodland Grey (roof).

The applicant has provided a standard floor plan of 7m x 12.1m which is not consistent with the proposed floor area parameters. The applicant advised this is because the shed company requires a deposit before providing custom size shed plans.

## BACKGROUND

Upon commencement of the assessment, the applicant was advised that the proposal exceeded the provisions for outbuildings in the Neighbourhood Zone and would be refused if no amendments are made. The applicant advised they will not be altering the proposal as they require the indicated wall height for the storage of their caravan and have lodged a review of the decision to Council's Assessment Panel.

It is noted that full development approval for a domestic outbuilding (shed) was granted in 2015 (312 / 203 2015). Construction of this approved outbuilding did not commence and the planning consent has now lapsed. The approved outbuilding was 7.6m wide and 15.24m deep (115.8m<sup>2</sup>), and had a wall height of 3m and overall height of 3.67m. This proposal was assessed against different planning policy which included maximum floor area, wall height and overall height parameters of 80m<sup>2</sup>, 4.2m and 6.5m respectively.

### Site and Locality

The subject land is formally described as Lot 29, 21 Jean Avenue Two Wells and on Certificate of Title Volume 6117 Folio 288. There are no easements or rights of way registered on the Title.

The subject land is a corner block which has a frontage to Jean Avenue of 33m and secondary frontage to Walter Avenue of 38m. In total, the site comprises of 1300m<sup>2</sup> in area. A single storey dwelling currently occupies the land.

The immediate and broader locality comprises of similarly sized low density residential allotments with a high prevalence of single storey detached dwellings.

Aerial imagery of the subject land is shown below.

**Figure 1: Subject land – as at 4 November 2021**



**LOCATION OF DEVELOPMENT:**

**Location reference:** 21 JEAN AV TWO WELLS SA 5501

**Title ref.:** CT  
6117/288

**Plan Parcel:** D92086  
AL29

**Council:** ADELAIDE PLAINS  
COUNCIL

**CONSENT TYPE REQUIRED:**

Planning Consent

**CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**  
Outbuilding (Shed): Code Assessed - Performance Assessed  
Shed
- **OVERALL APPLICATION CATEGORY:**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code; The proposal does not meet the Accepted and DTS criteria within the zone and is therefore considered Performance Assessed

**PUBLIC NOTIFICATION**

No

- **REASON**  
Table 5 of the zone.

**AGENCY REFERRALS****INTERNAL REFERRALS****PLANNING ASSESSMENT**

The application has been assessed against the relevant provisions of the Planning & Design Code.

**Technical Numeric Variations (TNVs)**

- Maximum Building Height (Metres) (Maximum building height is 8m)
- Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 20m)
- Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm)



- Concept Plan (Concept Plan 99 – Two Wells)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

The TNVs have no role to play in the assessment of outbuildings in this instance

### **Overlays**

- Affordable Housing
- Hazards (Bushfire Urban Interface)
- Native Vegetation
- Prescribed Wells Area

The above overlays have to role to play for the assessment of outbuildings in this instance.

### **Neighbourhood Zone**

The zone envisages housing that supports development that complement the existing local context and does not compromise the residential amenity and character of the neighbourhood. The proposal for a domestic outbuilding are anticipated and consistent with the desired outcomes of the zone.

### **Ancillary Buildings and Structures – PO 10.1 and DTS/DPF 10.1**

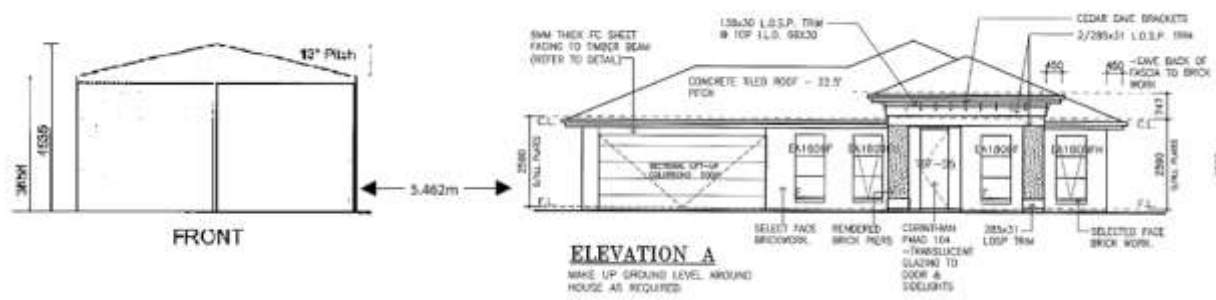
This provision seeks that residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. The guidance provided via the associated Designated Performance Feature (DPF) nominates:

- Floor areas not exceeding 80m<sup>2</sup> on sites 800m<sup>2</sup> or more
- Wall heights not exceeding 3m above natural ground level
- Roof heights no more than 5m above natural ground level

The proposal features a total floor area of 83.37m<sup>2</sup>, which exceeds the suggested figure by 4.2%, and wall heights of 3.65m which also exceeds the suggested figure by 21.6%. The roof height satisfies the desired 5m maximum.

Given the departures from the quantitative figures the assessment therefore goes to the performance outcome with the focus being on whether the proposal does or doesn't detract from the streetscape or the appearance of buildings both on the subject site or neighbouring land. The primary concern of the proposed development is the proposed wall height which will result in unreasonable visual bulk and dominate outlooks to neighbouring land. Furthermore, the proposal will impact on the streetscape, appearance and character of the locality.

**Figure 2:** Scaled mock-up of front elevation and views from Jean Avenue



Consideration has also been given to the approved outbuildings in the immediate locality.

*19 Jean Avenue Two Wells – 6.1m x 6.1m (37.21m<sup>2</sup>), 2.7m wall height, 3.4m overall height*

*36 Walter Avenue Two Wells – 12.2m x 6.2m (75.6m<sup>2</sup>), 2.743m wall height, 3.459m overall height*

*42 Walter Avenue Two Wells – 12.2m x 6.2m (75.6m<sup>2</sup>), 3.048m wall height, 4.49m overall height*

### **Ancillary Structures and Buildings - PO 10.2 and DTS/DPF 10.2**

The proposal satisfies the following Performance Outcome 17.2 in that the proposal does not impede on the private open space area or functionality.

### **General Development Policies**

#### **Design**

##### **Desired Outcome - DO 1**

The desired outcome seeks that development should be contextual by considering, recognising and carefully responding to surroundings or the built environment and positively contribute to the character of the immediate area.

The proposal will have a wall height of 3.65m which will result in the structure being a dominant feature on the allotment and will not contribute positively in any way to the immediate area. The proposal is not consistent with this desired outcome.

##### **Ancillary Development - PO 13.1 and DTS/DPF 13.1**

Ancillary Development PO 13.1 and DTS/DPF 13.1 mirror the planning provisions of the Ancillary Structures and Buildings module of the Neighbourhood Zone. Therefore as discussed above, the proposal is considered to reasonably address these provisions.

**Massing - PO 15.1 and DTS/DPF 15.1**

This provision is relevant as the proposed outbuilding is considered to be a large building due to its height. The provision is not considered satisfied as the proposal features no solution to reduce the visual mass of the proposed building from adjoining allotments, and is considered to be of such a scale that it will be an overbearing visual structure.

**CONCLUSION**

The proposed development does not reflect the intent of the zone, will detract from the immediate locality and impact upon the amenity of the neighbouring dwellings by straying too far from the suggested wall height within the Neighbourhood Zone. While the proposal meets the quantitative parameters relating to overall roof height, it significantly exceeds the quantitative parameter of wall height by 21.6%. The wall and overall heights combined with the floor area is considered to create unreasonable impact through visual bulk and massing and does not address the applicable design provisions of the Code.

**RECOMMENDATION**

Accordingly on balance, the Administration has concluded the proposal does not have sufficient merit and cannot be justified as representing a satisfactory planning outcome in the context of the subject land and the locality, and is at variance with the desired character of the zone. Refusal to grant Development Plan Consent is therefore recommended.

**REFUSAL REASONS****Neighbourhood Zone – (Ancillary Structures and Buildings) PO 10.1 and DTS/DPF 10.1**

Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

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

Reason: *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**

Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

**ADVISORY NOTES****General Notes**

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

### **Planning Consent**

Once development approval is granted, the development must be:

- a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required; and
- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

Pursuant to Section 202 of the *Planning, Development and Infrastructure Act 2016*, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

### **OFFICER MAKING RECOMMENDATION**

**Name:** Nikki Tran

**Title:** Graduate Planning Officer

**Date:** 19 January 2022

**DECISION AUTHORITY**

**Relevant Authority:** Assessment manager at Adelaide Plains Council

**Consent:** Planning Consent

**Date:** 19 January 2022

**Delegation Policy:** Delegated CEO

**Delegate Name:** David Roberts

**Delegate Title:** Assessment manager

Scale 1:200

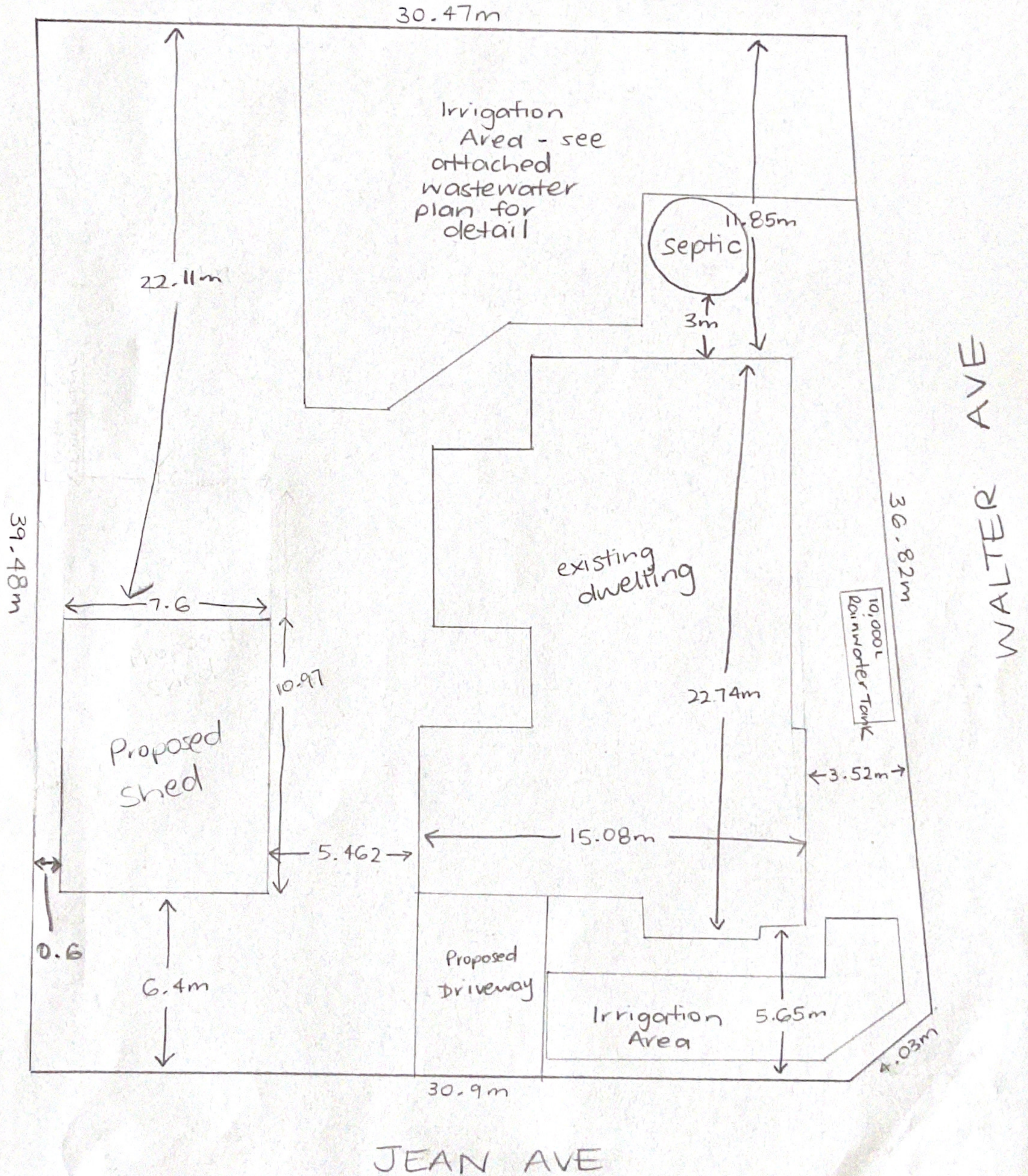


Attachment C

**REFUSED**

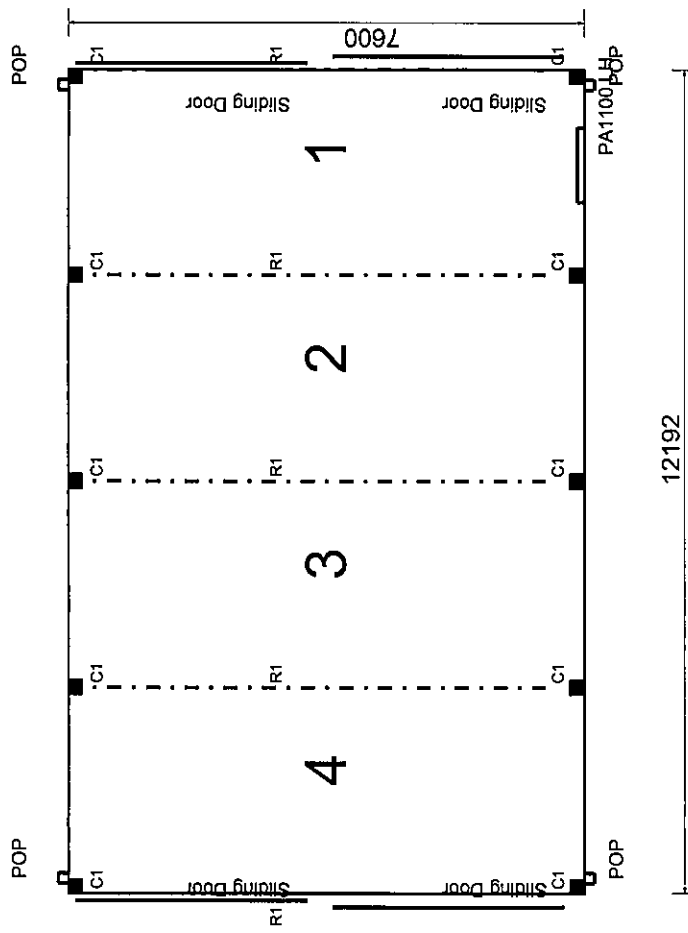
Planning, Development and Infrastructure Act 2016

NORTH



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Prepared by - Saturday, 30 Oct 2021  
Jane Keszler  
Order # - G464747  
E26392 A  
Scale 1:100



**COLOUR CHART**  
=====

ROOF COLOUR - TBA  
RIDGE COLOUR - TBA  
WALL COLOUR - TBA

■ SIDE COLUMNS

● GABLE END COLUMNS

