

Council Assessment Panel Minutes

15 September 2025

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

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City of
Norwood
Payneham
& St Peters

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VENUE Council Chambers, Norwood Town Hall

HOOR 6.30pm

PRESENT

Panel Members Mr Stephen Smith
Mr Ross Bateup
Cr Christel Mex
Mr Julian Rutt
Mr Mark Adcock

Staff Geoff Parsons, Manager, Development & Regulatory Services
Kieran Fairbrother, Senior Urban Planner
Ned Feary, Senior Urban Planer
Tala Aslat, Administration Officer

APOLOGIES

ABSENT

1. **COMMENCEMENT AND WELCOME**

2. **APOLOGIES**

3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
PANEL HELD ON 18 AUGUST 2025**

Moved by Mr Rutt and Seconded by Mr Adcock
CARRIED

4. **DECLARATION OF INTERESTS**

5. **DEVELOPMENT APPLICATIONS – PDI ACT**

6. **DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT**

7. **REVIEW OF ASSESSMENT MANAGER DECISIONS**

8. ERD COURT APPEALS

**8.1 CONFIDENTIAL MATTER – ENVIRONMENT RESOURCES AND DEVELOPMENT
COURT APPEAL - DEVELOPMENT NUMBER ID 25011891 – 10 AMHERST AVENUE
TRINITY GARDENS SA 5068**

Mr Thomson addressed the Council Assessment Panel from 6.33pm until 6.36pm

Moved by Mr Rutt

That pursuant to Regulation 13(2)(a)(ix) and Regulation 13(2)(b) of the Planning Development & Infrastructure (General) Regulations 2017, together with Clause 8.9 of the Council Assessment Panel Meeting Procedures, the Council Assessment Panel orders that the public, with the exception of Council staff, be excluded from the meeting.

**Seconded by Mr Adcock
CARRIED**

Moved by Mr Bateup

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and Clause 8.9 of the Council Assessment Panel Meeting Procedures, the discussion shall remain confidential, but the Assessment Manager and delegates are authorised to communicate the decision of the Panel and any associated advice to relevant parties in the course of managing the Appeal in the Environment Resources and Development Court.

**Seconded by Mr Rutt
CARRIED**

**8.2 CONFIDENTIAL MATTER – ENVIRONMENT RESOURCES AND DEVELOPMENT
COURT APPEAL - DEVELOPMENT NUMBER ID 24032150 – 48 SIXTH AVENUE STREET
PETERS SA 5069**

Mr Kwiatkowski addressed the Council Assessment Panel from 6.49pm until 6.51pm

Moved by Mr Adcock

That pursuant to Regulation 13(2)(a)(ix) and Regulation 13(2)(b) of the Planning Development & Infrastructure (General) Regulations 2017, together with Clause 8.9 of the Council Assessment Panel Meeting Procedures, the Council Assessment Panel orders that the public, with the exception of Council staff, be excluded from the meeting.

**Seconded by Mr Rutt
CARRIED**

Moved by Mr Adcock

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and Clause 8.9 of the Council Assessment Panel Meeting Procedures, the discussion shall remain confidential, but the Assessment Manager and delegates are authorised to communicate the decision of the Panel and any associated advice to relevant parties in the course of managing the Appeal in the Environment Resources and Development Court.

**Seconded by Cr Mex
CARRIED**

9. OTHER BUSINESS

9.1 PRACTICE GUIDELINE 3 – HISTORIC AREA OVERLAY – VERSION 1

On 18 August 2025 the State Planning Commission published the attached Practice Guideline.

The Practice Guideline provides guidance on the demolition of buildings within the Historic Area Overlay and the role that Representative Buildings have in development assessment.

This Practice Guideline is being presented to the Council Assessment Panel for awareness and discussion.

Geoff Parsons
ASSESSMENT MANAGER

- *Mr Parsons advised that he will be on leave for six (6) weeks and during his absence Mr Fairbrother will be Acting Manager and Mr Buzzetti will be Acting Assessment Manager.*
- *Mr Parsons also requested that any comments regarding the CAP Monthly Performance Report emailed on the 3 September 2025 be provided as soon as possible. In addition, Mr Parsons outlined he could make reference in the report to the desire for more detailed Historic and Character Area Statements, and that the report would be proceeding to the January Council Meeting.*
- *Mr Fairbrother informed the Council Assessment Panel that the Application ID 24040449, 46 Richmond Street, Hackney (Caravan Park) is in its final stages and will be presented to the Panel at a Special Council Meeting shortly.*

10. CONFIDENTIAL REPORTS

11. CLOSURE

The Presiding Member declared the meeting closed at 7.40pm