



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 154th Meeting of the
State Commission Assessment Panel
held on Wednesday 22nd February 2023 commencing at 9.30am
Level 9, 83 Pirie Street Adelaide / Microsoft Teams video conferencing

1. OPENING

1.1. ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member acknowledged the traditional custodians of the land on which the State Commission Assessment Panel meets, and paid respect to Elders past, present and emerging.

1.2. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Emma Herriman Paul Leadbeter Grant Pember David Altmann
Secretary	Brittany Anderson, A/Governance Officer
DTI Staff	Troy Fountain Margaret Smith Brett Miller Jeremy Wood Nathan Grantham (2.2.1) Dan Clapp (2.2.1) Karen Ferguson

1.3. APOLOGIES

Jaclyn Symons, Governance Officer

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols. Where possible participation in this meeting has been undertaken remotely to minimise risks.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 Wesley Hurrell and Rita Hurrell

22033943

2381 Range Road, Willow Creek

Land division to create two additional separate allotments for existing dwellings.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Wesley Hurrell
- Craig Rowe (C L Rowe & Associates)

The State Commission Assessment Panel discussed the application.

RESOLVED

The State Commission Assessment Panel, pursuant to section 110(14) of the *Planning, Development and Infrastructure Act 2016*, resolved to REFUSE TO PROCEED TO ASSESS Development Application 22033943 by Wesley and Rita Hurrell for land division creating two additional allotments (one into three) within the Limited Land Division Overlay at 2381 Range Road, Willow Creek for the following reasons:

- a) The proposed development does not meet the intent of the State Planning Policies or desired outcomes for the Rural Zone.
- b) The size of the additional allotments may create a context for future land division proposals of a similar nature in the Rural Zone, contrary to primary production objectives.

ADVISORY NOTES

If you aggrieved by this decision, you have a right to seek a review of this decision by the State Planning Commission. An application for review must be made in a manner and form determined by the State Planning Commission and must be made within one month of this notice.

The prescribed form is contained in Attachment 1 of [Practice Direction 4 – Restricted Development](#). Further information can be found on the PlanSA website on the 'Decisions and appeals' webpage.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

- 10.1. Wednesday 8 March 2023 at Level 9, 83 Pirie Street, Adelaide SA 5000 / Via Microsoft Teams video conferencing.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

- 13.1. The Presiding Member thanked all in attendance and closed the meeting at 10.50am.

Confirmed 22/02/2023



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Rebecca Thomas
PRESIDING MEMBER