

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 4 March 2018, at 5.30 pm, Colonel Light Room, Town Hall, Adelaide

Present – Presiding Member – Mr John Hodgson
Acting Presiding Member – Councillor Anne Moran
Specialist Members – Mr Ross Bateup, Mr Heath Edwards, Prof Mads Gaardboe

Confirmation of Minutes

Item No. 1 – Confirmation of Minutes – 11/2/2019 [CAP]

Decision [Mover Mr Ross Bateup/Mr Heath Edwards]

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 11 February 2019, be taken as read and be confirmed as an accurate record of proceedings.

Non-Complying Application

Nil

Application for consideration on Merit [Three]

Item No. 3.1 – 85-89 Jeffcott Street (known as 93), North Adelaide 5006 (DA/429/2017 – SG) [CAP]

Representations Listed to be Heard

Representors:

Mr James and Mrs Catherine Harvey – 95 Jeffcott Street, North Adelaide [*Not Present*].

Mr Matthew Clarke – 81 Jeffcott Street, North Adelaide [*Not Present*].

Applicant:

Mr Matthew King of Urban and Regional Planning Solutions on behalf of the Applicant [*Not Heard in the absence of the Representor*]

Decision [Mover Mr Ross Bateup/Seconder Mr Heath Edwards]

That the development, the subject of the application from Mr D. P. Schirripa and Ms R. J. Schirripa to convert existing detached dwelling to a residential flat building comprising two dwellings involving partial demolition of the existing dwelling, construction of a two (2) storey rear addition with balconies, conservation works to front fence and internal and external alterations at 85-89 Jeffcott Street (known as 93), North Adelaide SA 5006 as shown on plans designated DA/429/2017:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. **The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:**

Plans prepared by Alexander Brown Architects as follows:

- Site Plan & Survey, DWG No. PL01.F, stamped received 30 January 2019
- Existing Floor Plans, DWG No. PL02.F, stamped received 30 January 2019
- Proposed Floor Plans, DWG No. PL03.P, stamped received 30 January 2019
- Existing Elevations, DWG No. PL04.E, stamped received 30 January 2019
- Proposed Elevations, DWG No. PL05.M, stamped received 30 January 2019
- Land Division/Private Open Space, DWG No. PL06.D, stamped received 30 January 2019
- Streetscape, DWG No. PL07.E, stamped received 30 January 2019

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

2. External materials, surface finishes and colours of the Development shall be consistent with the descriptions hereby granted consent and shall be to the reasonable satisfaction of the Council.

Reason: *To ensure a high standard of materials and finishes used in the finished presentation of the Development.*

3. The solid timber privacy screening for the balconies as depicted on the plans granted consent described as Proposed Floor Plans DWG No. PL03.P, stamped received 30 January 2019 and Proposed Elevations DWG No. PL05.M, stamped received 30 January 2019, shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council at all times.

Reason: *To ensure that the Development does not unreasonably diminish the privacy of residents in adjoining properties.*

4. The applicant or the person having the benefit of this consent shall ensure that all storm water run off from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.

Reason: *To ensure that stormwater runoff does not have an adverse impact upon the public realm.*

5. All mechanical machinery associated with the car stackers shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.

Reason: *To protect the amenity of neighbouring properties.*

Advices

1. Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2. Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.
3. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
4. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).

Please contact Customer Centre on 8203 7203 for further information.

5. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

Applications can be lodged via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

6. The plans indicate that a neighbouring gutter crosses the existing northern boundary. A land division will need to occur that ensures the gutter will be contained within the neighbouring allotment boundaries.'

Item No. 3.2 – Land, 223 Childers Street, North Adelaide SA 5006 (DA/1040/2018 - SG) [CAP]

Decision [Mover Prof Mads Gaardboe/Seconder Mr Heath Edwards]

That the development, the subject of the application from Mr R. Bruin to construct a two (2) storey detached dwelling at Land, 223 Childers Street, North Adelaide SA 5006 as shown on plans designated DA/1040/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be GRANTED Development Plan Consent, subject to the following conditions and advices:

Conditions

1. The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:

Plans prepared by Proske Architects as follows:

- Site Plan, DWG No. PL01.C, dated 5 December 2018
- Floor Plans, DWG No. PL03.C, dated 5 December 2018
- Elevations, DWG No. PL04.C, dated 5 December 2018
- Perspectives of proposal (x3)

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

Reason: To ensure that the Development is undertaken in accordance with the plans and details submitted.

2. External materials, surface finishes and colours of the Development shall be consistent with the descriptions hereby granted consent and shall be to the reasonable satisfaction of the Council.

Reason: To ensure a high standard of materials and finishes used in the finished presentation of the Development.

3. The applicant or the person having the benefit of this consent shall ensure that all storm water run off from the development herein approved is collected and then discharged to the storm water discharge system. All down pipes affixed to the Development which are required to discharge the storm water run off shall be installed within the property boundaries of the Land to the reasonable satisfaction of the Council.

Reason: To ensure that stormwater runoff does not have an adverse impact upon the public realm.

4. The noise level of any air conditioning units located on the Land when assessed at the nearest existing or envisaged future noise sensitive location in or adjacent to the Land shall not exceed 50dB(A) during daytime (7am to 10pm) and 40dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and that is applicable to the Land except where it can be demonstrated that a high background noise exists in which case such noise levels shall be to the reasonable satisfaction of the Council at all times.

Reason: To ensure that the acoustic amenity of the locality is not unduly affected by air-conditioning noise.

5. The landscaping depicted on the plans, particularly the photinia robusta hedge located between the front fence and Childers Street, shall be maintained in good health and condition at all times to the reasonable satisfaction of the Council. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Council.

Reason: To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the Development.

Advices

1. Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.
2. Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent / approval will lapse at the expiration of 12 months from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.
3. It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.
4. No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved (unless the subject site meets the relevant criteria).
Please contact Customer Centre on 8203 7203 for further information.
5. Section 779 of the Local Government Act provides that where damage to Council footpath / kerbing / road pavement / verge occurs as a result of the development, the owner / applicant shall be responsible for the cost of Council repairing the damage.
6. Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. 48 hours' notice is required before commencement of any activity.

The City Works Guidelines detailing the requirements for various activities, a complete list of fees and charges and an application form can all be found on Council's website at www.cityofadelaide.com.au

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Please note: Upfront payment is required for all city works applications.

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Item No. 3.3 – Development Site, 51-57 Hutt Street, Adelaide SA 5000 (DA/998/2018 - MF) [CAP]

Decision [Mover Councillor Anne Moran/Seconder Prof Mads Gaardboe]

That the development, the subject of the application from Park Fast (Aust) P/L to undertake works and use vacant land at Development Site, 51-57 Hutt Street, Adelaide SA 5000 as ancillary car parking to the Calvary Wakefield Hospital located 282 – 300 Wakefield Street as shown on plans designated DA/998/2018:

1. Is not seriously at variance with the provisions of the Development Plan and
2. Be REFUSED Development Plan Consent for the following reasons:
 - The proposal does not meet CW PDC50 as it does not enhance the public environment or provide activity at street level
 - The proposal is not appropriately landscaped or screened in accordance with CW PDC205 and CW PDC254
 - The development does not provide high scale development as required by CCZ Desired Character Statement
 - The proposal does not achieve development of a high standard of architectural design and finish as required by CCZ PDC6
 - The proposal does not achieve an active streetscape by providing commercial land uses at ground floor as required by CCZ PDC32(a)

Other Applications

Nil

Other Business

Item No. 5.1 – List of Recent Lodgements for Planning Consent (2017/02505) [CAP]

Decision [Mover Prof Mads Gaardboe/Seconder Mr Ross Bateup]

That the report be received.

Other Business raised at Panel Meeting

Item No. 5.2 – Other Business – Low Percentages of Landscaped Open & Private Space [CAP]

The Assessment Manager, in responding to Mr Heath Edwards (identifying a pattern appearing of low percentage or squeezed out landscaped open/private space provisions, request assessment to monitor the on balance development proposal consideration, ask if there is an opportunity through current planning reform to address what is appearing to be a gradual reduction) indicated that recently released draft private open space provisions would be forwarded to Panel Members.

Closure

The meeting closed at 6.06 pm.

**Mr John Hodgson
Presiding Member
City of Adelaide Council Assessment Panel**

Documents attached for reference
Nil