

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 9 September 2019, at 5.31 pm, Colonel Light Room, Town Hall, Adelaide

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

Apologies – Presiding Member – Mr John Hodgson
Specialist Members – Mr Heath Edwards

Confirmation of Minutes

Item No. 1 – Confirmation of Minutes – 19/8/2019 [CAP]

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

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 19 August 2019, be taken as read and be confirmed as an accurate record of proceedings.

Non-Complying Application

Nil

Application for consideration on Merit [One]

Item No. 3.1 – 21-24 North Terrace, Adelaide SA 5000 (DA/345/2019 - HD) [CAP]

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

That the development, the subject of the application from Giordano & Associates for alterations and additions to existing building including three additional levels to North Terrace and five additional levels to Gray Street at 21-24 North Terrace, Adelaide SA 5000 as shown on plans designated DA/345/2019:

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 drafted by Giordano Architecture, drawing nos. A19/01/P1.0B to P1.14B inclusive**

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. Prior to the granting of development approval to the Development the applicant or the person(s) having the benefit of the consent shall submit to the Council samples of the final selection of all external materials, surface finishes and colours of the Development so as to ensure that such samples are consistent with the consent. Such samples shall be to the reasonable satisfaction of the Council.**

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

- 3. The windows of the southern elevation shall be windows which are permanently fixed and translucent to a minimum height of 1600mm above the finished floor level of each floor. Such windows shall be installed prior to the occupation or use of the Development and thereafter shall be maintained to the reasonable satisfaction of the Council.**

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

- 4. The connection of any storm water discharge from the Land to any part of the Council's underground drainage system shall be undertaken in accordance with the Council Policy entitled 'Adelaide City Council Storm Water Requirements' which is attached to this consent to the reasonable satisfaction of the Council.**

Reason: *To ensure that adequate provision is made for the collection and dispersal of stormwater.*

Advices

1. Building Consent for Approval

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. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent 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. Boundaries

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. Public Utilities

The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

In addition you are advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

5. Building Site Management Plan

A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:

- Work in the Public Realm
 - Street Occupation
 - Hoarding
 - Site Amenities
 - Traffic Requirements
 - Servicing Site
 - Adjoining Buildings
 - Reinstatement of Infrastructure
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6. Site Theft

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.

7. City Works Permit

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

Other Applications

Nil

Other Business

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

The following applications were called in for consideration by the Panel:

1. Record No. 23 – DA/605/2019 – Oaks Embassy Ground, 92 North Terrace Adelaide SA 5000 [Prof Mads Gaardboe]
2. Record No. 24 – DA/606/2019 – Ground 83-89 Currie Street, Adelaide SA 5000 [Prof Mads Gaardboe]

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

That the report be received.

Other Business raised at Panel Meeting

Nil

Exclusion of the Public from the Panel Meeting

Item No. 6.1 – Exclusion of the Public from attendance at the meeting to Consider Item 7.1 on a Confidential basis (2018/04291) [CAP]

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

That the public be excluded from this part of the meeting of the City of Adelaide Council Assessment Panel dated 9/9/2019, (except for members of Corporation staff and any person permitted to remain) to enable the Panel to consider on a confidential basis information relating to actual litigation, or litigation that the panel believes on reasonable grounds will take place for:

Item 7.1 – ERD Court Consideration – Land, 22A Moger Lane, Adelaide - DA/812/2018

Section 13(2)(a) (ix) and 13(2)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017 (SA)*

The public and members of Corporation staff not directly involved with the matter left the Colonel Light Room at 5.41 pm.

Item No 7.1 – Matter Considered on a
Confidential Basis

DA/812/2018
Land, 22A Moger Lane, Adelaide SA 5000
ERD Court Consideration - Construct three four-storey
townhouses on existing allotment

Section 13(2) (a) (ix) [*Planning, Development and Infrastructure
(General) Regulations 2017 (SA)*]

Council Assessment Panel – Meeting Minutes



The Colonel Light Room re-opened to the public at 5.53 pm

Matter Considered in Confidence to remain Confidential

Confidential Item No. 7.1 – Land, 22A Moger Lane, Adelaide SA 5000 – DA/812/2018 [CAP]

Decision

Item No 7.1 having been dealt with on a confidential basis (information relating to actual litigation, or litigation that the panel believes on reasonable grounds will take place) remain confidential until the matter has been finalised.

The matter be excluded from the Minutes [Regulation 14(4) *Planning, Development and Infrastructure (General) Regulations 2017 (SA)*]

Closure

The meeting closed at 5.53 pm.

**Councillor Anne Moran
Acting Presiding Member
City of Adelaide Council Assessment Panel**

Documents attached for reference

Nil