

Minutes of the Electronic Meeting of the Council Assessment Panel

Monday, 23 November 2020, at 5.33 pm

Present – Presiding Member – Mr Mark Adcock
Panel Member – Councillor Arman Abrahamzadeh
Specialist Members – Mr Marc Duncan, Ms Colleen Dunn & Prof Mads Gaardboe

Confirmation of Minutes

Item No. 1 – Confirmation of Minutes – 28/9/2020 [CAP]

Decision

That the Minutes of the Electronic meeting of the City of Adelaide Council Assessment Panel held on 28 September 2020, be taken as read and be confirmed as an accurate record of proceedings.

Non-Complying Applications [Two]

Item No. 2.1 – 154 Gover Street, North Adelaide SA 5006, DA/323/2020 (SG) [CAP]

Decision

That the development, the subject of the application from On Architecture P/L to construct a rear addition on top of existing garage at 154 Gover Street, North Adelaide SA 5006 as shown on plans designated DA/323/2020:

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 advisory notes:

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 On Architecture as follows:

- Existing Floor Plans, DWG No. DA02 Rev 1, dated June 2020
- Proposed Floor Plans, DWG No. DA03 Rev 1, dated June 2020
- Proposed Elevations, DWG No. DA04 Rev 3, dated 3 September 2020
- Concept Images, DWG No. DA05 Rev 2, dated 3 September 2020
- Materials Selection, DWG No. DA06, dated 3 September 2020

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 obscured glazing for the upper level north facing window depicted on DWG No. DA04 Rev 3, dated 3 September 2020 shall be installed prior to 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.*

Advisory Notes

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 / 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. 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. Residential Parking Permits

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. Damage to Council's Footpath/Kerbing/Road Pavement

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. 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

Item No. 2.2 – 162-170 Pulteney Street, Adelaide SA 5000, DA/565/2020 (EP) [CAP]

Decision

Pursuant to Section 39(4) (d) of the Development Act 1993 and Development Regulation 17(3) (b), the Panel determine to PROCEED with an assessment of the application.

Applications for consideration on Merit [Three]

Item No. 3.1 – 62 62A 64 64A 66 Hurtle Square, Adelaide SA 5000, DA/295/2020/A (EP) [CAP]

The Presiding Member acknowledged that documents omitted from the Agenda – overshadowing plans and a representation from Mr Michael Llewellyn-Smith – were provided under separate e-mail to Panel Members.

Representations Listed to be Heard and Heard

Representors:

Mr Anthony and Mrs Sara Leggatt - 186 Gilles Street, Adelaide [*Not Present – Advice received unable to attend to be heard*]

Applicant:

Greg Vincent (Masterplan) accompanied by Andrew Hudson (Forme Projex - Applicant) [*Responded to questions from Panel Members at the request of the Presiding Member*]

Decision

That the development, the subject of the application from Forme Projex to vary previous authorisation construction of a seven-storey residential flat building (32 dwellings) with ground floor office tenancy and associated car parking - VARIATION - Addition of 2 building levels (8 additional dwellings), floor plan reconfiguration, facade changes, addition of transformer and various minor alterations at 62 62A 64 64A 66 Hurtle Square, Adelaide SA 5000 as shown on plans designated DA/295/2020/A:

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

Reserved Matters

Pursuant to Section 33(3) of the Development Act, 1993, a decision on the following matters is reserved for further assessment pending the provision of further information (and must be resolved prior to granting of Development Approval):

1. **The applicant or the person(s) having the benefit of this consent is requested to provide, prior to the granting of development approval, a report confirming that the development incorporates the necessary acoustic treatments and noise attenuation measure so as to achieve the minimum requirements as outlined in Council Wide Principle 98. In addition, the report will include an assessment of the noise output(s) from fixed domestic air-conditioning units located on the balconies to ensure that the development conforms with the requirements of the Environment Protection (Noise) Policy. The Council reserves the right to impose**

further conditions in relation to this reserved matter following receipt of the said acoustic report.

2. The applicant or the person(s) having the benefit of this consent is requested to provide, prior to the granting of development approval, design details of the pic perf doors of the transformer room.

(Note: A further Decision Notification Form will be issued when the Reserved Matters have been satisfied with the provision of further information. No work can commence until these matters have been resolved and you have received Development Approval from Council.)

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:
 - Drawings prepared by Locus Architecture numbered DPC.004 V1.4 @2020.09.15, DPC.005 V1.4 @2020.09.15, DPC006 V1.5 @2020.10.21, DPC007 V1.5 @2020.10.21, DPC008 V1.3 @2020.09.04, DPC009 V1.4 @2020.09.15, DPC010 V1.3 @2020.09.04, DPC011 V1.5 @2020.10.21, DPC.013 V1.5 @2020.10.21 DPC019 V1.5 @2020.10.21 and DPC020 V1.4 @2020.09.15.
 - Planning Report and addendum prepared by Masterplan Planning Consultants.
 - Mechanical, Electrical, Hydraulic and Fire Protection report by Bestec.
 - Hydraulic Services letter by Bestec dated 21 October 2020
 - Traffic and Parking report prepared by Cirqa dated 26 October 2020.

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. Obscure glazing to a height of at least 1.6 metres above finished floor level shall be installed on the eastern side of the balconies located on the east façade of the building.

Reason: To protect the privacy of the low-scale dwellings on Harriet Street.

3. External materials, surface finishes and colours of the Development shall be consistent with the description and sample 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.

4. **All line marking for car park spaces and traffic signs on the Land shall conform to AS/NZS 2890.1:2004 Off-street Car Parking.**

Reason: To ensure that the Development meets the requirements of the relevant Australian Standards.

5. **The finished floor level of the ground floor level at the entry point to the development shall match the existing footpath unless otherwise agreed to by the Council in writing.**

Reason: To ensure public footpaths remain level and as such pedestrian safety and amenity is not compromised.

6. **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.

7. **Lighting shall be installed to the awning at street level on Hurtle Square in accordance with Council's guideline entitled "Under Verandah/Awning Lighting Guidelines" (attached to this consent) at all times to the reasonable satisfaction of the Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.**

Reason: To ensure the Development does not create public areas with insufficient lighting.

8. **Lighting shall be provided to the apartment entry on Hurtle Square and shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.**

Reason: To ensure the development does not create areas with insufficient lighting.

9. **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 55dB(A) during daytime (7am to 10pm) and 45dB(A) during night time (10pm to 7am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent 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.*

- 10. The final details of the ongoing waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent, shall be submitted to and approved by the Council prior to the granting of development approval to the Development.**

The applicant or the person(s) having the benefit of this consent shall ensure that such waste management practices are adopted on the Land at all times to the reasonable satisfaction of Council.

Reason: *To ensure that adequate waste management practices are adopted during the use of the Development.*

- 11. 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.*

- 12. This consent will lapse at the expiration of 24 months from the operative date of this consent.**

Reason: *To facilitate the preparation of building documentation.*

Advisory Notes

1. Street Numbering

Any street numbering which may have been indicated on this application has neither been approved nor denied. To avoid any potential confusion regarding the addressing of your development, it is recommended that you contact the Rates and Valuation Section to confirm the correct address prior to the commencement of marketing. The Rates and Valuation Section can be contacted on 8203 7128 or 8203 7129.

2. Commencement and Completion

Pursuant to Regulation 74, the Council must be given one business days' notice of the commencement and the completion of the building work on the site and any other relevant stages as specified in the attached "Notice to Council." To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.

3. Expiration Time of Approval

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.

4. Building and Encroachment Consent for Approval

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

5. Encroachment Permit

An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Encroachment Policy.
- Permit renewals are issued on an annual basis for those encroachments that attract a fee.
- Unauthorised encroachments will be required to be removed.

Please contact the Approvals Section on 8203 7421 for further information.

6. 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

Site Theft

Unsecured building sites have been identified as a soft target for vandalism and theft of general building materials. The Eastern District Police and the City of Adelaide are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters, copper piping 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 access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please contact the Eastern District Crime Prevention Section on 8463 7024 or visit www.police.sa.gov.au for further security advice. Alternatively, you can contact the City of Adelaide for further assistance and information by calling Jen West on 8203 7390.

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

8. Residential Parking Permits

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 the City of Adelaide Customer Centre on 8203 7203 for further information.

9. 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.

10. 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.

11. Damage to Council's Footpath / Kerbing / Road Pavement / Verge

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.

Item No. 3.2 – 121-123 Jeffcott Street, North Adelaide SA 5006, DA/434/2020 (PC) [CAP] Representations Listed to be Heard and Heard

Representors:

John Ryan and Wendy Ogg – 17 Frederick Place, North Adelaide

Applicant:

Adam Baker (on behalf of Adam and Jasmin Baker) – 121-123 Jeffcott Street, North Adelaide

Decision

That the development, the subject of the application from Ms J L Baker for the installation of screens on top of existing southern wall (retrospective) at 121-123 Jeffcott Street, North Adelaide SA 5006 as shown on plans designated DA/434/2020, is not seriously at variance with the provisions of the Development Plan but is REFUSED Development Plan Consent for the following reasons:

- Is at variance with Council Wide PDC119 and PDC120 in that the development impacts on adjacent buildings with regards to shadowing, notably during lunch time hours.
- Is at variance with NAH(C)Z PDC16 as it will exceed maximum fence height anticipated.

Item No. 3.3 – 2-8 Hocking Place, Adelaide SA 5000, DA/506/2020 (EP) [CAP]

Decision

That the development, the subject of the application from Enzo Caroscio Architecture to demolish an existing dwelling and construct an eight level building containing a retail tenancy and car parking at ground level for nine vehicles with eleven apartments above at 2-8 Hocking Place, Adelaide SA 5000 as shown on plans designated DA/506/2020:

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

Reserved Matters

Pursuant to Section 33(3) of the Development Act, 1993, a decision on the following matter/s are reserved for further assessment pending the provision of additional information (and must be resolved prior to granting of Development Approval:

- The applicant or the person(s) having the benefit of this consent shall provide, prior to the granting of development approval of Stage 2 of the development, a report prepared by a suitably qualified Contaminated Land Consultant to determine, based on the findings from further site investigations, whether a detailed Phase II site assessment and/or Phase III site remediation should be undertaken and shall be submitted to Council. The recommendations of the report shall be carried out to the reasonable satisfaction of Council.
- The applicant or the person(s) having the benefit of this consent shall provide, prior to the granting of development approval of Stage 2 of the development, details of the colour, texture and finish of the venetian render proposed for the external walls of the building. The proposed render shall be to the reasonable satisfaction of Council.
- The applicant or the person(s) having the benefit of this consent shall provide, prior to the granting of development approval of Stage 2 of the development, a wind impact assessment report prepared by a suitably qualified engineering consultant to determine if the building is expected to have wind conditions in the footpath areas within the recommended walking comfort criterion, the building entrances would be expected to have wind conditions within the recommended standing comfort criterion and the balconies and rooftop terraces would be expected to have wind conditions within the recommended walking and sitting comfort criterion.

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:
 - Drawings prepared by Enzo Caroscio Architecture and Design numbered A1.10[A1], A2.00[A1], A2.01[A1], A2.02[A1], A2.03[A1], A2.04[A1], A2.05[A1], A2.06[A1], A3.00[A1], A3.01[A1], A3.02[A1], A3.10[A1], A3.21[A1], A6.00[A1]

- **E-mail from Enzo Caroscio Architecture and Design dated 23 September 2020.**
- **Letter from Enzo Caroscio Architecture and Design dated 22 October 2020.**

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 description hereby granted consent and 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 finished floor level of the ground floor level at the entry points to the development including the car park entry and exit points shall match the existing footpath unless otherwise agreed to by the Council in writing.**

Reason: *The Corporation of the City of Adelaide WILL NOT adjust footpath levels to suit finished building levels. The existing footpath levels are to be retained and entrance levels of the development must meet the existing back of footpath.*

- 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.*

- 5. Lighting shall be provided to the apartment entry on Hocking Place and shall be operational during the hours of darkness at all times to the reasonable satisfaction of Council.**

Reason: *To ensure the development does not create areas with insufficient lighting.*

- 6. 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 55dB(A) during daytime (7 am to 10 pm) and 45dB(A) during night time (10 pm to 7 am) when measured and adjusted in accordance with the relevant environmental noise legislation in operation and applicable to the Land except where it can be demonstrated by the applicant or the person(s) having the benefit of this consent 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.*

7. **Air conditioning units located at ground level must be screened from public view prior to occupation of the building to the reasonable satisfaction of Council.**

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

8. **The final details of the ongoing waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent, shall be submitted to and approved by the Council prior to the granting of development approval to the Development.**

The applicant or the person(s) having the benefit of this consent shall ensure that such waste management practices are adopted on the Land at all times to the reasonable satisfaction of Council.

Reason: *To ensure that adequate waste management practices are adopted during the use of the Development.*

9. **The development shall be undertaken in stages as follows:**

- **Stage 1 – Demolition and site investigation and remediation (if required)**
- **Stage 2 - Construction of the building**

Reason: *To enable efficient redevelopment of the site to occur.*

Advisory Notes

1. Building and Encroachment Consent for Approval

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

An Encroachment Permit will be separately issued for the proposed encroachment into the public realm when Development Approval is granted. In particular your attention is drawn to the following:

- An annual fee may be charged in line with the Encroachment Policy.
 - Permit renewals are issued on an annual basis for those encroachments that attract a fee.
 - Unauthorised encroachments will be required to be removed.
-

2. Expiration Time of Approval

Pursuant to the provisions of Regulation 48 of the Regulations under the Development Act 1993, this consent will lapse at the expiration of 12 months from the operative date of the consent unless the development has been lawfully commenced by substantial work on the site of the development within such period, in which case the approval will lapse within 3 years from the operative date of the consent subject to the proviso that if the development has been substantially or fully completed within those 3 years, the consent will not lapse.

3. Building Site Management Plan

A Building Site Management Plan is required prior to or at the time of application for Development Approval. 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

Site Theft

Unsecure 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.

4. 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 received by Council via the following:

Email: cityworks@cityofadelaide.com.au

Fax: 8203 7674

In Person: 25 Pirie Street, Adelaide

5. Residential Parking Permits

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.

6. 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.

7. 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.

8. Crossing Places

There is no objection to the proposed vehicle crossing place/alterations to the existing vehicle crossing place(s), however the work will be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for the crossing place(s) is required and the applicant can obtain a form from Customer Service, 25 Pirie Street, Adelaide, or telephone 8203 7236. A quotation for the work will be provided by Council prior to the work being undertaken.

9. Damage to Council's Footpath / Kerbing / Road Pavement / Verge

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.

Other Applications

Nil

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

That the report be received

DA Undertakings – Application to be seen by Panel

Nil

Other Business raised at Panel Meeting

Nil

Next Meeting

21 December 2020

Closure

The meeting closed at 6.28 pm.

**Mr Mark Adcock
Presiding Member
City of Adelaide Council Assessment Panel**

Documents attached for reference

Item 3.1 - DA/295/2020/A – 62 62A 64 64A 66 Hurtle Square, Adelaide SA 5000 –
Overshadowing plans and a representation from Mr Michael Llewellyn-Smith.

Representation

Response Maintenance

Respondent [Redacted] Respondent Address [Redacted] Request [Redacted]

Response Type: EPW-PN >> Statement of Representation Response Date: 09-Oct-2020

Letter Details [Redacted]

Use Respondent Name PUBLIC

Summary of Response

The variation is supported. We do not wish to make a verbal presentation
M J and I J Llewellyn-Smith

Surname: ATF The M Llewellyn-Smith Super Fund
Given Names: M J and I J Llewellyn-Smith

Options

Select All Deselect All Number of Responses Selected: 1

Send Print Insert OK Cancel

Response Type: EPW-PN >> Statement of Representation Response Date: 09-Oct-2020

Letter Details [Redacted]

Use Respondent Name PUBLIC

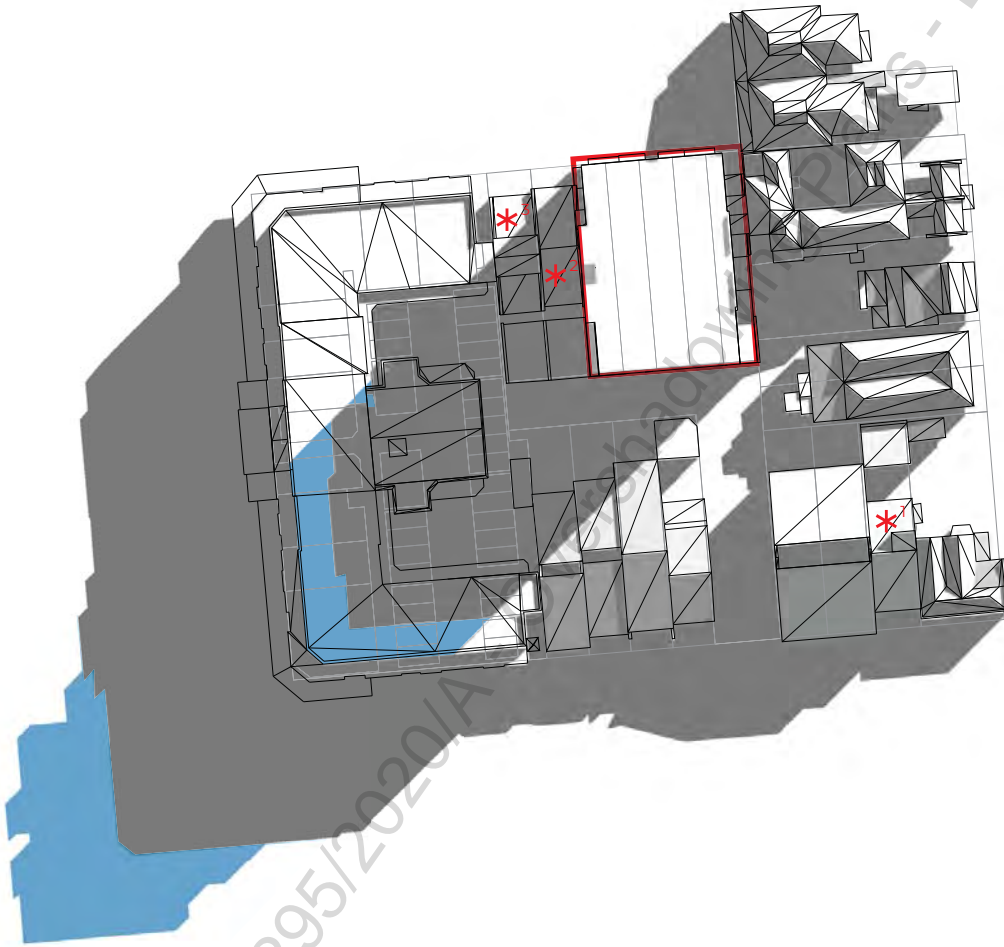
Summary of Response

Surname: ATF The M Llewellyn-Smith Super Fund
Given Names: M J and I J Llewellyn-Smith
Company Name: 1942
Address Line 1: 27 Kate Court
Suburb: Adelaide

Options

Select All Deselect All Number of Responses Selected: 1

Send Print Insert OK Cancel








21 June - 9:00am

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS


62 - 66 HURTLER SQUARE, ADELAIDE

FORME PROJEX

-  Subject Site
-  Extent of Additional Shadow
-  ¹ Representor - 186 Gilles Street
-  ² Representor - 68a Hurtle Square
-  ³ Representor - 70 Hurtle Square



1:1000 @ A4
0 20m



MASTERPLAN.COM.AU

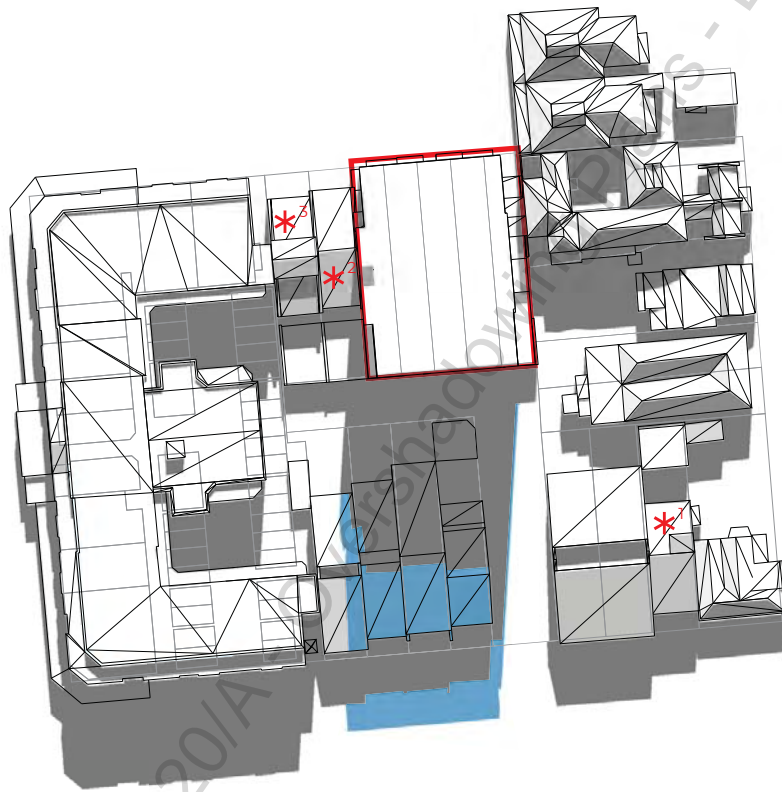
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City of Adelaide Council Assessment Panel Meeting - Minutes - 23 November 2020



MASTERPLAN
TOWN + COUNTRY PLANNERS








21 June - 12:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

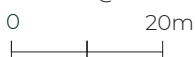
62 - 66 HURTLE SQUARE, ADELAIDE

FORME PROJEX

-  Subject Site
-  Extent of Additional Shadow
-  ¹ Representor - 186 Gilles Street
-  ² Representor - 68a Hurtle Square
-  ³ Representor - 70 Hurtle Square



1:1000 @ A4



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21 June - 3:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS


62 - 66 HURTLE SQUARE, ADELAIDE

FORME PROJEX

-  Subject Site
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-  ³ Representer - 70 Hurtle Square



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0 20m



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21 September - 9:00am

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLER SQUARE, ADELAIDE

FORME PROJEX

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21 September - 12:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLE SQUARE, ADELAIDE

FORME PROJEX

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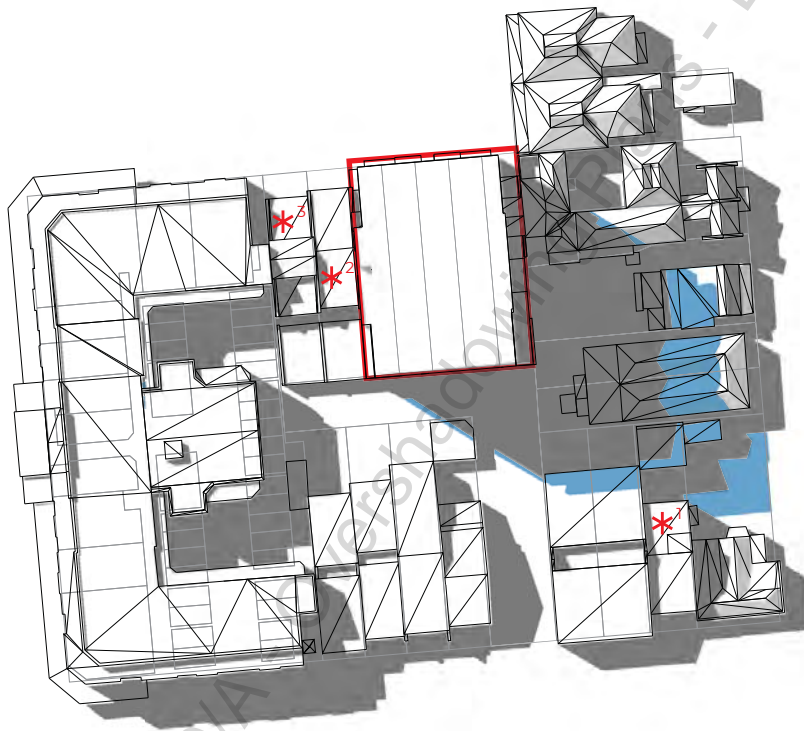
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21 September - 3:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLE SQUARE, ADELAIDE

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21 December - 9:00am

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS


62 - 66 HURTLÉ SQUARE, ADELAIDE

FORME PROJEX

-  Subject Site
-  Extent of Additional Shadow
-  ¹ Representor - 186 Gilles Street
-  ² Representor - 68a Hurtle Square
-  ³ Representor - 70 Hurtle Square



1:1000 @ A4
0 20m



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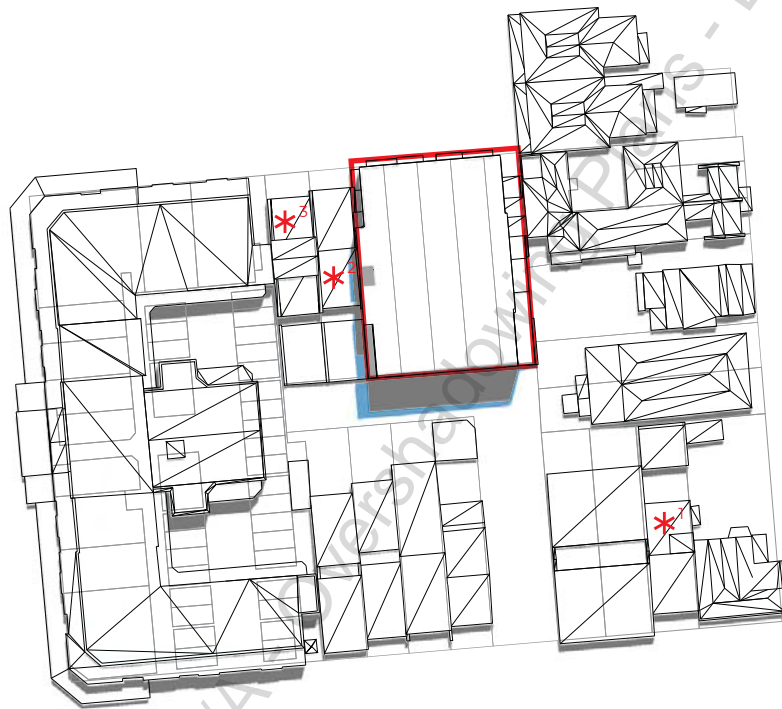
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21 December - 12:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLE SQUARE, ADELAIDE

FORME PROJEX

-  Subject Site
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-  ¹ Representor - 186 Gilles Street
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-  ³ Representor - 70 Hurtle Square



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21 December - 3:00pm

Shadow Analysis

VARIATION TO PREVIOUS AUTHORISATION
ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLE SQUARE, ADELAIDE

FORME PROJEX

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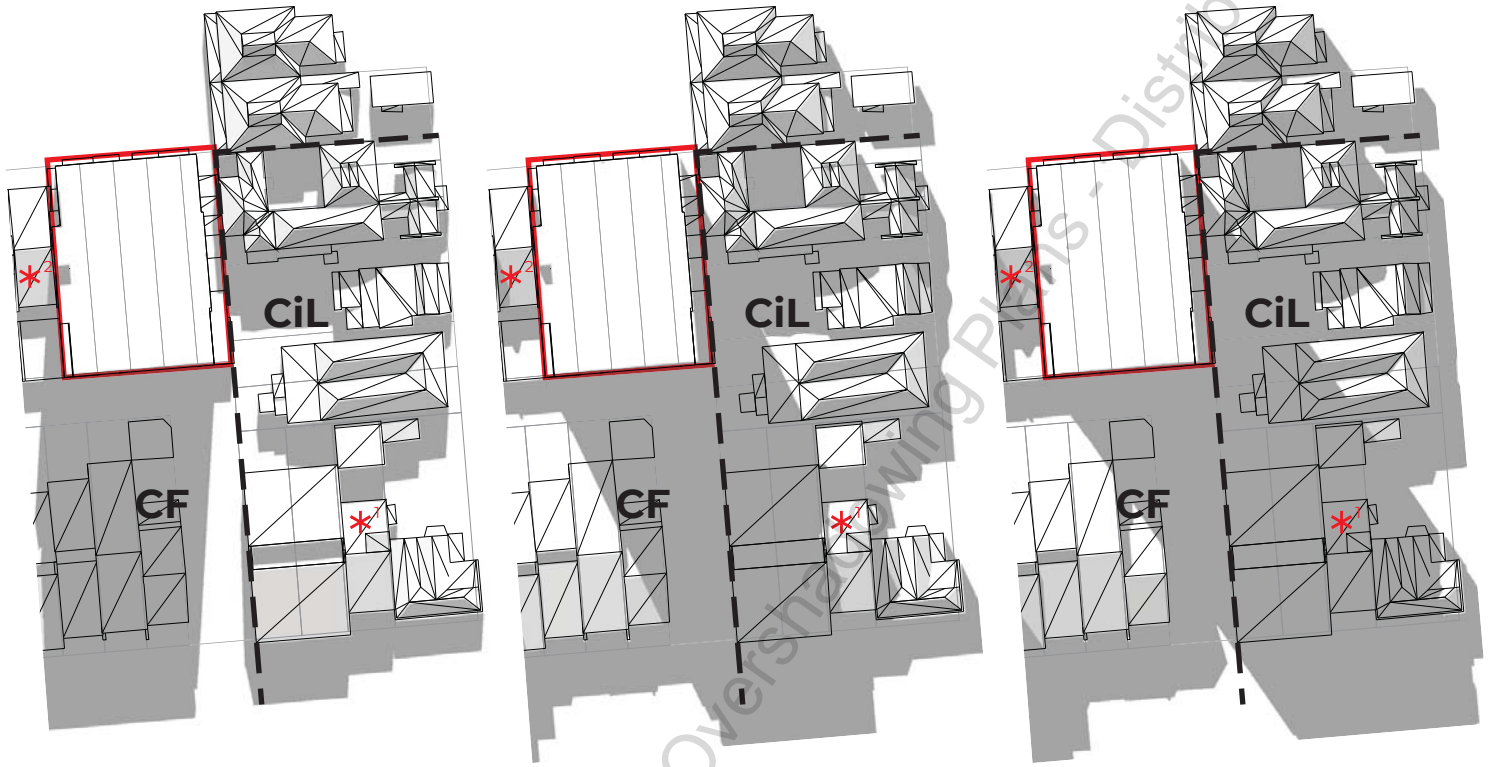
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21 June - 12:00pm

21 June - 1:50pm

21 June - 2:30pm

-  Subject Site
-  Extent of Additional Shadow
- ¹ Representor - 186 Gilles Street
- ² Representor - 68a Hurtle Square
- ³ Representor - 70 Hurtle Square

Shadow Impact on Garage of 186 Gilles St

VARIATION TO PREVIOUS AUTHORISATION ADDITION OF 2 BUILDING LEVELS

62 - 66 HURTLÉ SQUARE, ADELAIDE

FORME PROJEX



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