

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 1 February 2021, at 5.30 pm
Colonel Light Room, Town Hall, Adelaide

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 1 – Confirmation of Minutes – 21 December 2020 [CAP]

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 21 December 2020, be taken as read and be confirmed as an accurate record of proceedings, subject to relacing the word '*November*' with '*December*' in the following sentence on page 1 of the Minutes - '*Held on Monday, 21 November 2020, at 5.30pm*'.

Non-Complying Applications

Nil

Applications for consideration on Merit (One)

Item 3.1 – 55 Symonds Place, Adelaide SA 5000, DA/515/2019 (SG) [CAP]

Representations Heard

Representors:

Mr Greg Vincent on behalf of Mr Chris and Mrs Elizabeth Smith of
57 Symonds Place, Adelaide

Applicant:

Ms Rebecca Thomas of Ekistics on behalf of the Applicant

The Presiding Member acknowledged that a document - Revised Locality Plan incorporating zone/policy areas referenced in the Key to the Plan in the published Agenda – was provided under separate e-mail to Panel Members.

Decision

That the development, the subject of the application from Ms D. M. Tanti-Osborne for demolition of existing rear extension and construction of three storey extension with swimming pool and garage accessed via rear at 55 Symonds Place, Adelaide SA 5000 as shown on plans designated DA/515/2019:

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 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 Grieve Gillett Anderson as follows:

- **Demolition Plan, DWG No. DA01, dated 2 September 2020**
- **Proposed Floor Plan, Roof Plan and Section, DWG No. DA02, dated 18 November 2020**
- **Proposed Elevations, DWG No. DA03, dated 30 November 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. **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 used in the finished presentation of the building*

3. **Details of the following matters shall be resolved at building rules stage and submitted to the satisfaction of Council in consultation with Heritage South Australia (Department for Environment and Water) prior to issuing of development approval.**
 - a) **The methodology for the installation of structural supports for the upper levels above the original dwelling, including the protection, stabilisation and preservation of internal decorative plasterwork and limiting the extent of cutting out and reinstatement.**
 - b) **The scope and methodology for external conservation works including re-pointing, cleaning, the repair and conservation of plasterwork, the reinstatement of missing decorative features and salt damp management.**

- c) **The scope and methodology for internal conservation works including the conservation and repair of original features (including plasterwork, flooring and door/window joinery) and salt damp management.**
- d) **The methodology for repair, conservation and reinstatement of the original roof, and for stormwater management.**
- e) **Proposed exterior paint system/s and colours, and paint system/s for the internal decorative plasterwork.**
- f) **Replacement flooring in wet areas.**

Reason: Insufficient documentation provided in development application.

4. **The obscured glazing for the upper level north facing window depicted on DWG No. DA03, dated 30 November 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.

5. **The rear garage is to be accessed by only one car at a time and will accommodate parking of only one car at a time.**

Reason: To ensure safe vehicle access occurs to and from this garage.

6. **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. Rear Lane Access

The applicant or the person(s) having the benefit of the consent are reminded of the ownership of the private property at 69 Symonds Place which is currently used as a car park. This car park could be developed in the future which may restrict/impact access to the western portion of the lane. It is the responsibility of the applicant or the person(s) having the benefit of the consent to secure the necessary legal rights prior to implementing this authorisation.

4. 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.

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. 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.

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 (One)

Item 4.1 – 195-199 Childers Street, North Adelaide SA 5006, DA/206/2020 (SG) [CAP]

Representation from Applicant Requested/Heard

At the request of the Presiding Member, Mr Damian Dawson of Planning Chambers Pty Ltd on behalf of the applicant Mr S Matthews who were present in the Public Gallery, responded to a question from a Panel Member.

Decision

That the Environment, Resources and Development Court be advised that the City of Adelaide Council Assessment Panel determined that:

1. The proposed development is not seriously at variance with the provisions of the Development Plan.
2. It supports the compromise plans the subject of the application from Mr S. Matthews for the demolition of the existing single storey detached dwelling and construction of two storey residential flat building comprising two dwellings at 195-199 Childers Street, North Adelaide SA 5006 as shown on plans designated DA/206/2020 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 Nielsen Architects as follows:

- **DWG Nos. PA000, 100, 200, 201, 210, 211, 300, 301 stamped received 12 January 2021**

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 privacy screening as depicted on DWG Nos. PA201, 211, 300, 301, stamped received 12 January 2021 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 landscaping depicted on the plans 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.

- 5. 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. Fences Act 1975

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

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

In Person: 25 Pirie Street, Adelaide

Other Business

Item 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 [CAP]

The following application was called in for consideration by the Panel:

1. Record No. 4 – DA/12/2021 – 110 Pirie Street, Adelaide SA 5000 [Prof Mads Gaardboe]

Other Business raised at Panel Meeting

Item 5.2 – Other Business – Planning and Design Code, Delegations & Compromise Proposals [CAP]

The Panel noted that the Planning and Design Code will come into effect on 19 March 2021 and the Assessment Manager advised that a report will be tabled at the Council Assessment Panel meeting on 22 February 2021 with a recommendation regarding delegations.

The Assessment Manager, in response to queries raised by Panel members regarding the public hearing of ERD compromise proposals, undertook to review the application of the criteria for consideration/discussion in confidence.

Next Meeting

22 February 2021

Closure

The meeting closed at 6.35 pm.







Mr Mark Adcock
Presiding Member
City of Adelaide Council Assessment Panel

Documents attached for reference.

Item 3.1 - DA/515/2019 – 55 Symonds Place, Adelaide SA 5000 – Document distributed separately - Revised Locality Plan incorporating zone/policy areas referenced in the Key to the Plan.



KEY

	Subject Site		Local Heritage Place
CiL32	City Living Zone/South Central Policy Area 32		State Heritage Place
CC	Capital City Zone		Policy Area Boundary
CF	City Frame Zone		Locality
R	Representor		Properties Publicly Notified