

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 23 August 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

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member stated:

‘The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

Confirmation of Minutes

Item 1 – Confirmation of Minutes – 26 July 2021 [CAP]

Decision

That the Minutes of the Electronic meeting of the City of Adelaide Council Assessment Panel held on 26 July 2021, be taken as read and be confirmed as an accurate record of proceedings.

Declaration of Conflict of Interest

Nil

Applications assessed under Development Act 1993 (SA) with Representations [One]

Item 3.1 – DA/114/2021 – 81-83 Lefevre Terrace, North Adelaide SA 5006 (PC) [CAP]

Representations Heard

Representors:

Mr Bruce and Mrs Julia Hendry of 84 Lefevre Terrace, North Adelaide

Applicant:

Mr Matthew King of URPS and Mr Tony Syrianos

Decision

That the development, the subject of the application from Mr T Syrianos for alterations and two storey addition to rear of dwelling including basement garage/store, verandah and new masonry fencing at 81-83 Lefevre Terrace, North Adelaide SA 5006 as shown on plans designated DA/114/2021:

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 and details prepared by:**
 - **COX Architects – Project No. A12-2019 – Drawing No. DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA11 and DA12 – Dated 12 August 2021 – Received 13 August 2021**
 - **PT Design – Site Levels and Drainage Layout – Drawing No. 22383-C01 – Issue B – Received 13 August 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 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.*

3. **The privacy screening as depicted on the plans granted consent described as Drawing No. DA10 and DA11 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 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 City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au/> and shall be to the reasonable satisfaction of the Council.**

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

- 5. A dilapidation survey recording the existing condition of the building abutting the northern boundary to 84 Lefevre Terrace shall be provided to Council prior to the commencement of works, to the satisfaction of Council. As well as recording fabric in good condition, the survey shall also record the location, type and dimensional extent of any existing physical damage to the dwellings that might be affected by the proposed works.**

Reason: *To provide a record prior to the commencement of the proposed works, as reference for the assessment of any potential subsequent damage.*

- 6. Final details of the junction between the new addition and the existing roof shall be provided to the reasonable satisfaction of Council prior to the issue of Development Approval.**

Reason: *To ensure that the cultural value and setting of the heritage item is conserved.*

- 7. The window to the bathroom on the upper level eastern elevation shall be obscured and shall be maintained hereafter. The window treatment shall be installed prior to occupation.**

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

Advisory Notes

1. 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 24 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 24 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.

2. 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.

3. 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.

4. 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.

5. City Works Permit

Any activity in the public realm, whether it be on the road or footpath, requires a City Works Permit. This includes activities that have received Development Approval.

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 <https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

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.

Applications will require a minimum notice period of two to five business days, depending on the nature of work, and can be lodged online via <https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

Applications assessed under PDI Act 2016 (SA) with Representations [One]

Item 4.1 – Development No. 21010019 – 16 Allen Place, Adelaide SA 5000 (EP) [CAP]

Representations Heard

Representors:

Ms Tina Fay of 18 Allen Place, Adelaide

Applicant:

Mr Magnus Olsson

Decision

That the Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016 (SA)*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 21010019, by Johan Magnus and Daniel Olsson is granted Planning Consent subject to the following conditions:

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:**
 - **Site Plan with addition A11 Rev A dated 29/7/2021**
 - **Ground Floor A04 Rev A dated 19/7/2021**
 - **North Elevation A13 Rev A dated 19/7/2021**
 - **South Elevation A15 Rev A dated 19/5/2021**
 - **East Elevation A14 Rev A dated 29/7/2021**
 - **West Elevation A12 Rev A dated 29/7/2021**

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

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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.**
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3. **The applicant shall make a payment of \$300.00 (in lieu of planting 1 x small tree) into the Urban Tree Canopy Off-Set Fund. This payment is to be paid into the Fund via the PlanSA portal prior to the issue of Development Approval.**
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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 City of Adelaide City Works Guide # 2: 'Works Impacting Council Assets' which can be located on Council's website <https://www.cityofadelaide.com.au/> and shall be to the reasonable satisfaction of the Council.

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 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years 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 2 years, 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.

Applications assessed under Development Act 1993 (SA) without Representations

Nil

Applications assessed under PDI Act 2016 (SA) without Representations

Nil

Other Applications

Nil

Other Business listed in Agenda

Nil

Council Assessment Panel – Meeting Minutes



Other Business raised at Panel Meeting

Item 8.2 – Other Business - Council Assessment Panel – Meeting Dates (2019/02186) [CAP]

Decision

That the City of Adelaide Council Assessment Panel meet at 5.30pm in the Colonel Light Room, Adelaide Town Hall on the following Mondays in October, November & December 2021:

- 25 October 2021
- 22 November 2021
- 13 December 2021.

Next Meeting

Monday 27 September 2021

Closure

The meeting closed at 6.25 pm.

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

Documents attached for reference

Nil