

Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 15 November 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 – 27 September 2021 [CAP]

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 27 September 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/168/2021 – 341-345 Angas Street, Adelaide SA 5000 [DA] (EP) [CAP]

Representations Listed to be Heard and Heard

Representors:

Huanming Chen of 36A Dukes Lane, Adelaide [*Not present*]

Heather Smith on behalf of herself and Tim Mares of 337 Angas Street, Adelaide

Mary Annesley of 20 Ehmckes Lane, Adelaide

Cheryl Bridgart on behalf of Angus McArthur of 48 Dukes Lane, Adelaide

John Marshman of 364 Carrington Street, Adelaide

Eddie Bannon on behalf of himself and Carolyn Lee of 38 Dukes Lane, Adelaide

Applicant:

Matthew King, URPS and Gerald Matthews, Architect on behalf of the applicant

Decision

That the development, the subject of the application from Edberg Developments for additions and alterations to existing building including construction of a fourth building level, change of use to residential flat building and construction of a four level extension to the rear at 341-345 Angas Street, Adelaide SA 5000 as shown on plans designated DA/168/2021:

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: Drawings prepared by Matthews Architects as follows:**
 - **Proposed Ground Floor Plan Revision A dated 15 September 2021**
 - **Proposed First Floor Plan Revision A dated 17 June 2021**
 - **Proposed Second Floor Plan Revision A dated 17 June 2021**
 - **Proposed Third Floor Plan Revision A dated 17 June 2021**
 - **Proposed Roof Plan**
 - **Demolition Section C – East West Revision A dated 17 June 2021**
 - **Demolition Section D – East West**
 - **Demolition Section B – East West Revision A dated 17 June 2021**
 - **Existing Remain Walls Sections – Section B – East West Revision A dated 17 June 2021**
 - **Existing Remain Walls Sections – Section D – East West**
 - **Proposed Sections C and D**
 - **Proposed Sections E and F dated 19 February 2021**
 - **Proposed Sections G and H**
 - **Proposed West Elevation**
 - **Proposed North Elevation dated 19 February 2021**
 - **Proposed East Elevation**
 - **Proposed South Elevation Revision A dated 15 September 2021**
 - **Neighbouring Impact Study – East Elevation Revision A dated 15 September 2021**

Documentation as follows:

- **Revised Waste Management Plan Version 1.1 dated 17 September 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. Prior to Development Approval the levels at the boundary shown on the plans shall be confirmed to match the existing levels at the boundary in the adjacent road reserve to the satisfaction of Council. Existing levels in Dukes Lane shall not be modified to suit the levels of the pedestrian or vehicle entry points to the development, unless otherwise agreed to by Council in writing.**

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

- 4. The landscaping depicted on the plans shall be installed prior to occupation of the premises and 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.

- 6. The obscure glazing and screening shown on the Proposed West Elevation and Proposed East Elevation 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.*

7. **Prior to Development Approval being granted to the development, the applicant or the person(s) having the benefit of this consent shall provide a letter prepared by an appropriately qualified acoustic consultant to the Council which said letter shall confirm that the necessary acoustic treatments and noise attenuation measures recommended to be undertaken within the Development as set out in the report prepared by URPS dated 20 September 2021 have been included in the documents which have been granted a Building Rules consent.**

Reason: *To ensure that the development includes sufficient acoustic treatments to protect residents from external noise within the locality.*

8. **An archival record shall be made of extant original fabric (including the outbuildings), following the removal of later accretions. Recording externally and internally shall be by photographic survey in conjunction with laser point cloud scanning or measured drawings.**

Reason: *To retain valuable historical information about lost heritage fabric and about the design, construction and use of the State heritage place.*

9. **The extent, detail and specification of heritage conservation and reconstruction works shall be developed and documented.**

Reason: *Information not available at this stage of the project.*

10. **A detailed extent of internal fabric retention/removal shall be developed and documented. The scope shall include:**

- a) joinery, decorative features, fixtures and fittings;
- b) load-bearing fabric to be retained subject to engineering advice (as stated in the application); and
- c) nibs to be retained (as stated in the application) where internal walls are to be removed.

Reason: *Information not available at this stage of the project.*

11. **A scheme shall be developed and documented to satisfactorily deliver the stated aim that the layout of the original internal corridors and rooms will be interpreted in the floor and ceiling detailing where walls are to be removed.**

Reason: *Information not available at this stage of the project.*

12. Details shall be developed and documented of:

- a) existing external and internal openings to be modified;
- b) new external and internal openings to be created in extant original walls;
- c) the interface between the retained staircase and the soffit of the new first floor bathroom, the reticulation of waste connections to minimise the set-down of the soffit and the interpretation within the first, second and roof level bathrooms of original landings, stair flights and inset dado mouldings; and
- d) junctions and interfaces generally between new construction and extant original fabric.

Reason: Information not available at this stage of the project.

13. Details (and samples where required) shall be provided of external materials, colours and finishes.

Reason: Information not available at this stage of the project.

14. Site personnel responsible for decisions about the scope and extent of works, extent of removal of fabric, workmanship, repair techniques, materials, colours, finishes, making good, the detail of new fabric or components and other matters concerning the extent and quality of the works shall do so on the basis of possessing or seeking from a suitably experienced heritage consultant appropriate expertise in heritage conservation, traditional practice and the sensitive upgrading of heritage places. Those undertaking the works shall also possess suitable heritage experience and skills to the satisfaction of the site supervisor or heritage consultant.

Reason: To ensure that decision making during the course of the works, and the execution of the works, are based on appropriate expertise in heritage conservation practice, and that appropriate expert advice can be provided should unforeseen circumstances be encountered.

15. Site inductions of all contractors and staff undertaking works affecting a State Heritage place shall be provided and shall include information about the heritage significance and listing of the place. Site inductions shall highlight good heritage practice and what to do if works vary from the approval. Responsibilities with respect to damage to a State heritage place shall be provided, including the penalties that apply. A generic site induction is attached for reference. Site inductions should be undertaken with the active involvement of a suitably experienced heritage architect.

Reason: To ensure all persons working on the project are aware of the heritage significance of the State heritage place and appropriate procedures to protect its heritage values.

Advisory Notes

1. Residential Parking Permits

No on-street residential parking permits will be issued for use by occupants of, or visitors to, the development herein approved.

2. 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
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3. Building Consent for Approval

Development Approval will not be granted until a Building Rules Consent has been obtained. This may be obtained through either Council or a Private Building Rules Certifier. 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

4. 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 24 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.

5. 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.

6. 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.

7. 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.

8. Air-Conditioning

A separate Development Application is required for the installation of air-conditioning units and such units must satisfy the requirements of relevant legislation and planning controls pertaining to acoustic performance.

9. 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 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>.

10. Archaeological Artefacts

If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.

11. Permit required before Excavation Works

Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

12. Aboriginal Heritage

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.

Applications assessed under PDI Act 2016 (SA) with Representations

Nil

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

Other Business raised at Panel Meeting

Item 8.2 – Other Business – Locality Map in Assessment Reports for the Panel – Identifying Representors [CAP]

The Assessment Manager, in responding to the Presiding Member, undertook to include, in the locality map in Assessment Reports, a notation to better identify representors responding to public notification.

Next Meeting

Monday 13 December 2021

Council Assessment Panel – Meeting Minutes



Closure

The meeting closed at 7.09 pm.

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

Documents attached for reference

Nil