



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 1 May 2023
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 1 May 2023, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present -

Presiding Member -	Nathan Cunningham
Panel Members -	Mark Adcock, Colleen Dunn and Emily Nankivell
Deputy Panel Member -	Councillor Carmel Noon

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.’

1 Confirmation of Minutes

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 27 February 2023, be taken as read and be confirmed as an accurate record of proceedings.

2 Declaration of Conflict of interest

Nil

3 Applications assessed under PDI Act 2016 (SA) with Representations

4 Item 3.1 - 53-59 Carrington Street, Adelaide, Development No. 22032584

Representations listed to be heard

Representors

- Barbara Chamberlain of 305/18 Surfleyn Street, Adelaide (not in attendance)
- Amanda Cao of 42 Wembley Avenue, Bridgewater (withdrawn)
- Kveta Jackson of 10 Surfleyn Street, Adelaide (not in attendance)

- Triton Tunis-Mitchell of L1, 60 Halifax Street, Adelaide (not in attendance)
- Charlotte Hornsey of 26 Hallett Street, Adelaide (not in attendance)
- Andrew Humby on behalf of 61-63 Carrington Street, Adelaide (not in attendance)

Applicant

- Samuel Long (Applicant) and Simon Channon (of URPS on behalf of Applicant)
Simon Channon and Samuel Long addressed the Panel (not heard)

Decision

The Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, 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 22032584, by Samuel Long is granted Planning Consent subject to the following conditions.

CONDITIONS

1. **The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).**
 - **MPH Drawing SK-003 C - Ground Floor Plan Option 2 dated 7 December 2022**
 - **Letter from URPS Ref: 22ADL-1399 dated 19 September 2022**
 - **Letter from URPS Ref: 22ADL-1399 dated 29 November 2022**
 - **Report from Echo Acoustic Consulting Reference: ID: 192-2 dated 10 March 2023**

2. **The hours of operation for the place of worship on the Land shall be limited to:**
 - **Monday and Wednesday – 7am to 9pm**
 - **Tuesday, Thursday and Friday – 9am to 5pm**
 - **Sunday – 10am to 6pm**

3. **The acoustic attenuation measures proposed for installation within the Development as detailed in the report prepared by Echo Acoustic Consulting Reference: ID: 192-2 dated 10 March 2023 forming part of this consent shall be installed within the Development to the reasonable satisfaction of the Relevant Authority. Such acoustic attenuation measures shall be operational prior to the occupation or use of the Development.**

- 4. In addition to condition 3, the doors to the worship area shall be closed when services are occurring.**
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ADVISORY NOTES

1. Expiration of Consent

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.

2. Commencement and Completion

Pursuant to Regulation 93 of the Planning, Development and Infrastructure Act, the Council must be given one business days' notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via planning@cityofadelaide.com.au or phone 8203 7185.

3. Appeal Rights

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

4. Obsolete Crossover

The vehicle crossing place made redundant as a result of this development will be closed by Council and the applicant will be charged directly for the work. A quotation for the work will be provided by Council to the applicant prior to the work being undertaken.

5. Right of Way During Construction

The applicant should ensure that any right of way on the land is not blocked or access restricted during the construction of the development herein approved.

6. Advertisements

This consent does not include advertisements for which a separate application must be submitted.

7. 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>.

5 Applications assessed under PDI Act 2016 (SA) without Representations

Nil

6 Appeal to CAP for Assessment Manager's Decision Review

Nil

7 Other Business

Nil

Closure

The meeting closed at 5.58 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

Documents Attached:

Nil