



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 26 February 2024
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 26 February 2024, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present -	Presiding Member -	Nathan Cunningham
	Panel Members -	Colleen Dunn, Robert Gagetti and Councillor Keiran Snape
	Deputy Panel Member -	Prof Mads Gaardboe
Apology -	Panel Member -	Mark Adcock

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 29 January 2024 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

3.1 333 Carrington Street, Adelaide

Representations listed to be heard:

Representor:

- Jennifer Boisvert of 10 Corryton Street, Adelaide

Applicant:

- Greg Vincent on behalf of the applicant, Ms Maria Favaro

Decisions

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

The Council Assessment Panel resolves that:

2. Development Application Number 23029228, by Maria Favaro is GRANTED Planning Consent subject to the following conditions and advices:

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).**
 - **Plans drafted by Danvers.Studio – Architects, DWG Nos. A01B, A02E, A03E, all dated 8/12/23**
-

- 2. The hours of operation for the office on the land shall be limited to 9.00am to 5.00pm – Monday to Friday.**

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. 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).

- 3. 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 d.planner@cityofadelaide.com.au or phone 8203 7185.

- 4. 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.

5. Vehicle Crossover to Corryton Street

The applicant is encouraged to install a vehicle crossing place to Corryton Street to provide vehicle access to the existing carport at the rear. A crossover will require Council approval and any work will be undertaken by Council and the cost of the work will be charged to the applicant. A separate application for a crossing place is required and the applicant can obtain a form at Driveway Crossover Application <https://customer.cityofadelaide.com.au/forms/vehicle-crossing-application/>. A quotation for the work will be provided by Council prior to the work being undertaken.

6. 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 visit <https://www.cityofadelaide.com.au/transport-parking/parking/residential-parking/> or contact the Customer Centre on 8203 7203 for further information.

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

Nil

5 Appeal to CAP for Assessment Manager's Decision Review

Nil

6 Other Business

6.1 Planning Policy Updates including Suggestions from Panel

Council's Assessment Manager provided a verbal update regarding:

- Significant State initiated and Council initiated Code Amendment Program for 2024
- Ancillary and Student Accommodation Definitions Review Code Amendment

- Outline Consent Practice Direction and Regulation Amendment came into effect 22 February 2024
- Adult Entertainment Premises Code Amendment
- Encroachment Policy consultation closed 5pm 26 February 2024

The Panel did not raise any items for noting to Council's Policy Team.

6.2 Other Business raised at Panel Meeting

- Panel Members discussed seriously at variance and requested further clarity on this.
- The Panel discussed the option of livestreaming future meetings. Council's Assessment Manager will review feedback from the Panel and will provide an update at a future meeting.

6.3 Next Meeting – 25 March 2024

Closure

The meeting closed at 6.34 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel