



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 29 April 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, 29 April 2024, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present - Presiding Member - Nathan Cunningham
Panel Members - Mark Adcock, Colleen Dunn, Robert Gagetti
and Councillor Keiran Snape

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 26 February 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

3.1 108 Gilbert Street, Adelaide

Representations listed to be heard

Representors

- Peter Brady of 3/115 Gilbert Street, Adelaide
- Jennifer Boisvert of 10 Corryton Street, Adelaide

- Brian Loffler of 9/103 Sturt Street, Adelaide (not in attendance)
- Peter Hayman on behalf of Geoff Schrader of 14 Considine Place, Adelaide

Applicant

- Matthew King and Patrick Coombes of URPS on behalf of the applicant, Nic Design Studio

Decisions

The Council Assessment Panel resolve 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

The Council Assessment Panel resolve that:

2. Development Application Number 22043012, by Nic Design Studio C/- URPS is refused Planning Consent for the following reasons:
 - At six levels, the proposal exceeds the maximum building height in City Living Zone PO 2.2, including the increased height referred to in Affordable Housing Overlay PO 3.2
 - The proposal exceeds the density sought by Medium-High Intensity Subzone PO 1.1
 - The proposal does not incorporate setbacks in accordance with City Living Zone PO 3.4
 - The minimum site areas sought by the TNV for the City Living Zone will not be achieved
 - Ten of the two bedroom apartments will not meet the minimum floor area prescribed in PO 31.1
 - The proposal does not incorporate pedestrian shelter desired in Design in Urban Areas PO 1.2
 - There is insufficient soft landscaping sought by Design in Urban Areas PO 3.1 and 13.4.

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 has requested a report to detail the case for increasing SCAP \$10 million threshold
- Update on State Government's response to the Planning System Implementation Review to be presented to City Planning, Development and Business Affairs Committee on 7 May 2024
- Adult Entertainment Premises Code Amendment consultation planned to commence end of May/early June 2024
- Response to Community Engagement Charter is being prepared for submission by end of May 2024
- Historic Area Statement Update Code Amendment is targeting presentation to Council in July 2024
- No suggestions from CAP Panel Members

6.2 Other Business raised at Panel Meeting

Nil

6.3 Next Meeting - 27 May 2024

Closure

The meeting closed at 6.50 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel