



# COUNCIL ASSESSMENT PANEL

# Minutes

for the meeting  
Monday, 28 October 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, 28 October 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 23 September 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

### 3.1 187-189 Hutt Street, Adelaide

#### Representation listed to be heard

Representors:

- Jennie Boisvert of 10 Corryton Street, Adelaide
- George Samaras of 192 Hutt Street, Adelaide (not in attendance)

- Aaron Malcolm Gray of PO BOX 7236 Hutt Street, Adelaide
- Sandy Wilkinson of 112 Osmond Terrace, Norwood (not in attendance)
- Elizabeth Rushbrook of 317 Wakefield Street, Adelaide (x 2 representations)
- Elizabeth Rushbrook on behalf of The North Adelaide Society Inc of PO Box 295, North Adelaide

Information tabled by Elizabeth Rushbrook is attached for reference at the conclusion of the Minutes of this meeting.

#### Applicant

- James Hilditch of Hilditch Lawyers on behalf of applicants, K Koutsonas and J Tsianos

Pursuant to Regulation 13(2)(viii) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the Panel resolved to move into confidence to receive legal advice associated with Item 3.1 – 187-189 Hutt Street, Adelaide.

Members of the public left the Colonel Light Room at 6.31 pm.

The meeting reopened to the public at 6.58 pm.

#### 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; and

The Council Assessment Panel resolves that:

2. Development Application Number ID 24020992, by K Koutsonas 1 Pty Ltd, and John and Evanthia Tsianos is granted Planning Consent for the following condition 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).**
  - **Demolition Plan prepared by Enzo Caroscio Architecture, dated 11 July 2024**

## **ADVISORY NOTES**

### **1. Development Approval Required**

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

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### **2. 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.

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### **3. Commencement and Completion**

Pursuant to Regulation 93 of the Planning, Development and Infrastructure (General) Regulations 2017, 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](mailto:d.planner@cityofadelaide.com.au) or phone 8203 7185.

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### **4. 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 8204 0289).

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### **5. City Works Permit**

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

The City Works Guidelines detailing the requirements for various activities and fee calculator and online 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/Site 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, noting the City of Adelaide as an interested party (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 five business days. For more information, contact [cityworks@cityofadelaide.com.au](mailto:cityworks@cityofadelaide.com.au).

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## 6. Significant Tree Protection

The applicant is advised that reasonable measures should be undertaken to ensure the health of Significant Tree - *Ginkgo biloba* (*Maidenhair Tree*) on the land is maintained. It is recommended independent advice be obtained by a qualified arborist prior to demolition commencing.

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## 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

- Historic Area Statement Code Amendment public consultation open from today and closes 9 December 2024.
- Relevant items to be presented at City Planning, Development and Business Affairs Committee on 4 November 2024:
  - Adult Entertainment Code Amendment with amended policies in response to public consultation feedback
  - City of Adelaide Greater Adelaide Regional Plan submission
  - Waste Management for Multi-unit Dwellings proposal to initiate a Code Amendment

**6.2 Other Business raised at Panel Meeting**

Nil

**6.3 Next Meeting - 18 November 2024**

**Closure**

The meeting closed at 7.32 pm

**Nathan Cunningham  
Presiding Member  
City of Adelaide Council Assessment Panel**

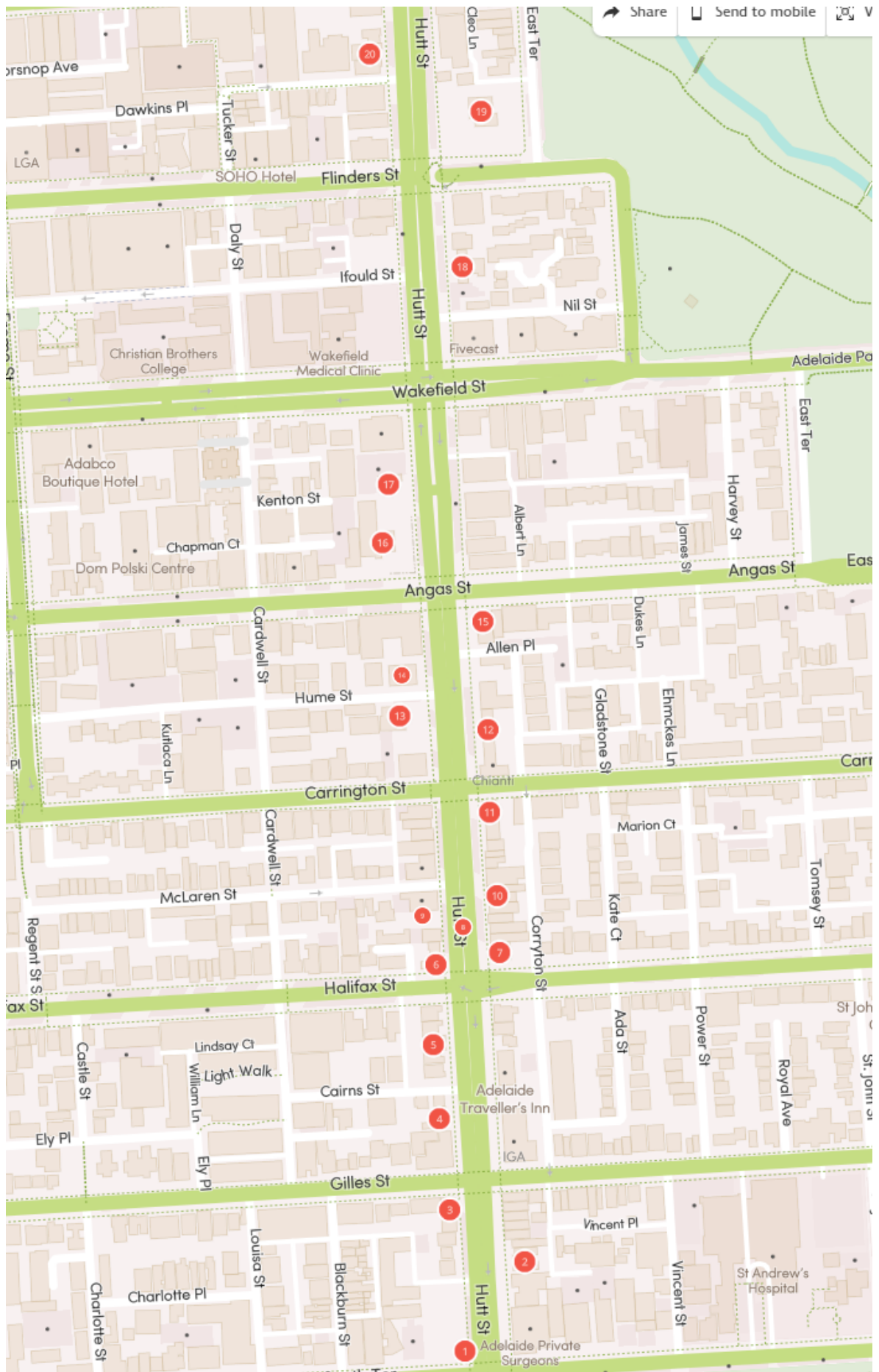
Documents Attached:

Item 3.1 – 187-189 Hutt Street, Adelaide – Tabled information

## Minute Item 3.1

Information provided on screen during Elizabeth Rushbrook Presentation

<https://maps.cityofadelaide.com.au/journey/2542c469-483b-11ec-bda0-067ec0c7e8f4/historic-hutt-street>







## Historic Hutt Street

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### Details

🌀 Curated selection of points

This walk is approximately 1 km in total. Please allow 45 minutes – 1 hour to complete.

Hutt Street is one of the original public streets of Adelaide. It is named after Sir William Hutt MP (1801-1882), one of the original Commissioners appointed during 1835 to undertake certain administrative duties in connection with the new colony of South Australia.

The south-east region of the city effectively took on its current character in the late 19th century. The area retains a broad range of building stock, from grand mansions overlooking the Park Lands to modest cottages lining smaller streets established during successive subdivisions by property developers and speculators. Serving the local residents needs was a nearby church, as well as two pubs and a diverse range of shops along Hutt Street which still feature today. Explore this historic street and all it has to offer!

### Take this trip

✉ Email

📱 Send to mobile

📄 Download / Print

## Places



### 1 Davaar House, 316-320 South Terrace



In 1872 William Johnston, wine and spirit merchant, acquired this land and in 1876 Messrs Brown & Thompson constructed this building to t... [read more](#)

### 2 Former Houses, 254-256 Hutt Street



These three former houses were built circa 1896-1897 by William Rogers, who also constructed Rymill House (see #19). The Daughters of Cha... [read more](#)

3 Arab Steed Hotel & Adjoining Terrace Houses, 241 Hutt Street & Gilles Street



A hotel with the name of the Arab Steed has existed on this site since 1849. The hotel was at that stage a single storey, simple building...  
[read more](#)

4 Former Houses, 227-229 Hutt Street



These attached bluestone houses were built circa 1874-1875 for John Miller. Shortly after they were transferred to George Goldsack, a wh...  
[read more](#)

5 Houses, 201-207 Hutt Street



This group of five Victorian villas was built between 1899-1900 for publican, Joseph Jene. The architect was James Henry Reed, formerly o... [read more](#)

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6 Shop, 199 Hutt Street



The erection of this bluestone commercial building in 1882 was the result of a comprehensive development by a prominent financier of the ... [read more](#)

7 Shops, 198-200 Hutt Street



This row of three shops was built in 1878 for John Rounsevell and leased to drapers Allan Anderson and Russell Jeffrey for a period of se... [read more](#)

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8 McCallum Fountain & Century Clock



McCallum Fountain: The McCallum Fountain is a cast iron drinking fountain presented to the citizens of Glenelg by a former Councillor, Ma... [read more](#)

9 Shop & Dwelling, 187-189 Hutt Street



Joseph Michell, an Adelaide carpenter, purchased this block of land in 1871 and built the house shortly afterwards. The property was quic... [read more](#)

10 Terrace Shop, 178 Hutt Street



This pair of shops with residences above were constructed circa 1880 for John Rounsevell. After his death in May 1902, his estate passed ... [read more](#)

11 The General Havelock Hotel, 162-166 Hutt Street



When this hotel was built in 1873 for Richard Williams and leased to brewers James Blades and Charles Chambers of the Dragon Brewery ther... [read more](#)

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12 Victoria Terrace & Corner Shop, 146-160 Hutt Street



This terrace was built by William Gully in 1866 and originally housed women who earned a living by teaching at home. By 1888, the terrace... [read more](#)

13 **Dormer House, 143-147 Hutt Street**



This former dwelling was built circa 1872 for builder Alfred George Chapman and his wife Sarah Helen (nee Hume) – the name of the adjacent... [read more](#)

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14 **Former House, 133-137 Hutt Street**



This former house was built for Mrs Margaret Bungey in 1908 to the design of architect John Quinton Bruce. Known as 'Mariposa', this house... [read more](#)



15 Former House, 122-130 Hutt Street



This former house, known as 'Trevallyn', was built circa 1899-1900 for Ellen Jane Goldsack and her husband George Goldsack. The architect... [read more](#)

16 Naval, Military and Air Force Club, 101-119 Hutt Street



This substantial residence was built circa 1874 for John Rounsevell. Its design was likely influenced by architects Rowland Rees and Tho... [read more](#)

17 Feeney House, 95-99 Hutt Street



Feeney House was built circa 1905 for Edward Harold Davies. Davies was professor of music at the University of Adelaide, Principal of the... [read more](#)

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18 Bray House, 56 Hutt Street



Bray House represents the piecemeal and sometimes haphazard construction of many important city residences, reflecting in built form the ... [read more](#)

19 Rymill House, 24-40 Hutt Street



In 1859 Henry and Frank Rymill bought Town Acre 220 and by 1860 a cottage designed by GS Kingston was built. Henry bought Frank's share a... [read more](#)

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20 Former Houses, 9-19 Hutt Street



These three former houses were originally part of a group of five constructed as part of a suburban speculative development between 1895-... [read more](#)