



# COUNCIL ASSESSMENT PANEL

# Minutes

for the meeting  
Monday, 18 November 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, 18 November 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 Deputy Lord Mayor, 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 28 October 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 96 Kingston Terrace, North Adelaide

#### Representation listed to be heard

Representor:

- Garth Heynen of Heynen Planning Consultants on behalf of Gianna Zybert, 93-94 Kingston Terrace, North Adelaide

Information tabled by Garth Heynen is attached for reference at the conclusion of the Minutes of this meeting

Applicant:

- Marcus Rolfe of URPS and Robert Valente of Ashley Halliday Architects on behalf of the applicant, Susanna Proudman

#### 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 24014929 by Susanna Proudman is GRANTED Planning Consent subject to the following reserved matter, conditions and advices:

#### RESERVED MATTER

Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act of 2016*, the following matter shall be reserved for further assessment, to the satisfaction of Council's Assessment Manager, prior to the granting of Development Approval:

1. A detailed Landscape Plan shall be provided nominating the location and species of plantings which should comprise a mix of trees, shrubs and groundcovers and satisfy DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code.

Pursuant to Section 127 of the *Planning, Development and Infrastructure Act 2016*, Council's Assessment Manager reserves a decision on the form and substance of any further condition/s of Planning Consent considered appropriate to impose in respect of the Reserved Matter outlined above.

#### 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 prepared by Ashley Halliday Architects dated 30 October 2024 as follows:

- Site Plan
- Lower Ground Floor Plan
- Ground Floor Plan
- First Floor Plan
- Roof Plan

- Elevations 01 – 07 and Sections 01 – 02
- Schedule of Materials
- Plan showing pool pump equipment

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2. **Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.**

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3. **Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).**

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4. **The perforated screening to the rear terrace shall be installed prior to the occupation of the dwelling and thereafter shall be maintained to the reasonable satisfaction of the Relevant Authority at all times. The perforated screening shall comprise a maximum 25% openings to a height of 1.7 metres above the floor level of the terrace.**

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5. **All mechanical machinery associated with the heating, cleaning, and filtration of the swimming pool on the Land shall be enclosed in a solid acoustic structure and maintained at all times to the satisfaction of the Relevant Authority.**

#### **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. Right of Way

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.

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### 6. Fences Act 1975

The applicant is reminded of the requirements of the *Fences Act 1975*. Should the proposed works include work involving a shared boundary, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

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### 7. 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.

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### 8. Building Site Management Plan

A Building Site Management Plan is required prior to construction work beginning on site. 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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## 9. 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 [vehiclepermits@cityofadelaide.com.au](mailto:vehiclepermits@cityofadelaide.com.au) 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

- At the 12 November 2024 meeting, Council approved:
    - Adelaide Park Lands Management Strategy – Towards 2036
    - City of Adelaide GARP submission
    - Appointment of Councillor Arman Abrahamzadeh as the City of Adelaide CAP Council Member and Councillor Carmel Noon as Deputy Council Member for 2025
- and endorsed:
- Adult Entertainment Premises Code Amendment
  - Proposal to initiate Waste Code Amendment
- Local Design Review pilot with ODASA commencing soon and starting with a mock session. CAP Members will be invited to attend the mock session at ODASA.
  - CAP Panel Members acknowledged progress by the City of Adelaide to commence the Local Design Review pilot with ODASA is to be commended.

**6.2 Other Business raised at Panel Meeting**

Nil

**6.3 Next Meeting - 9 December 2024**

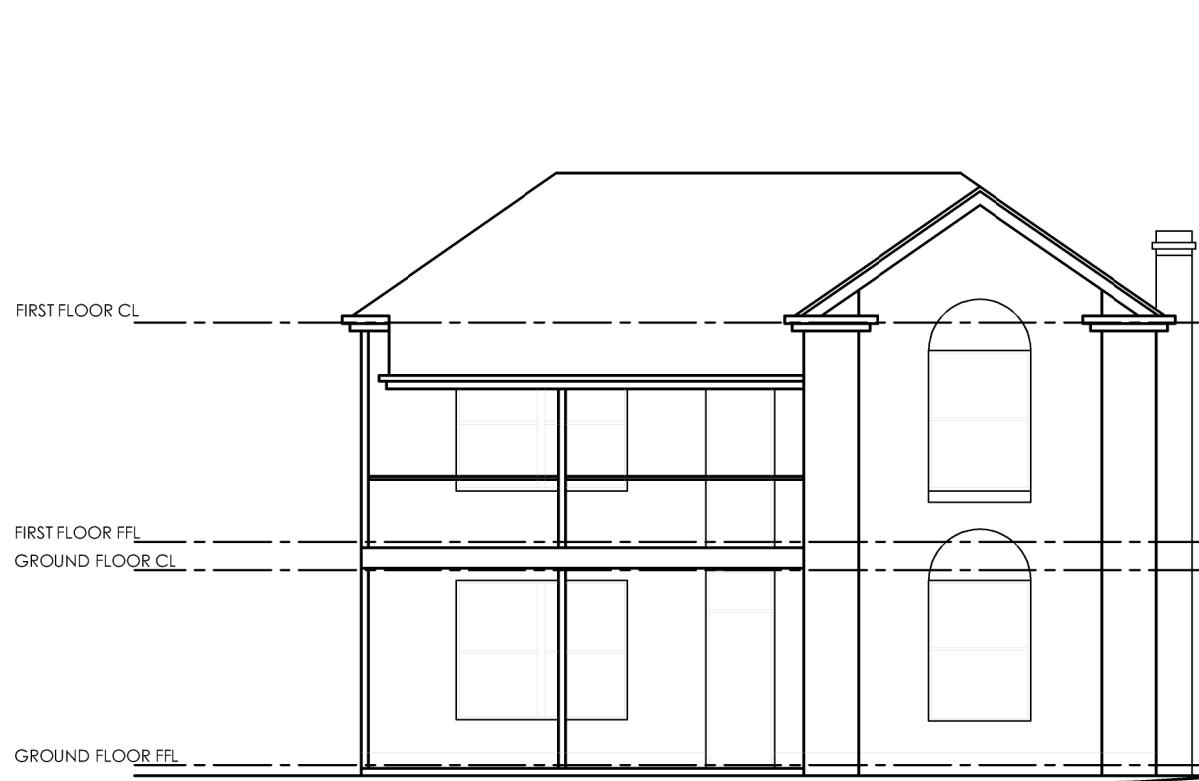
**Closure**

The meeting closed at 6.30 pm

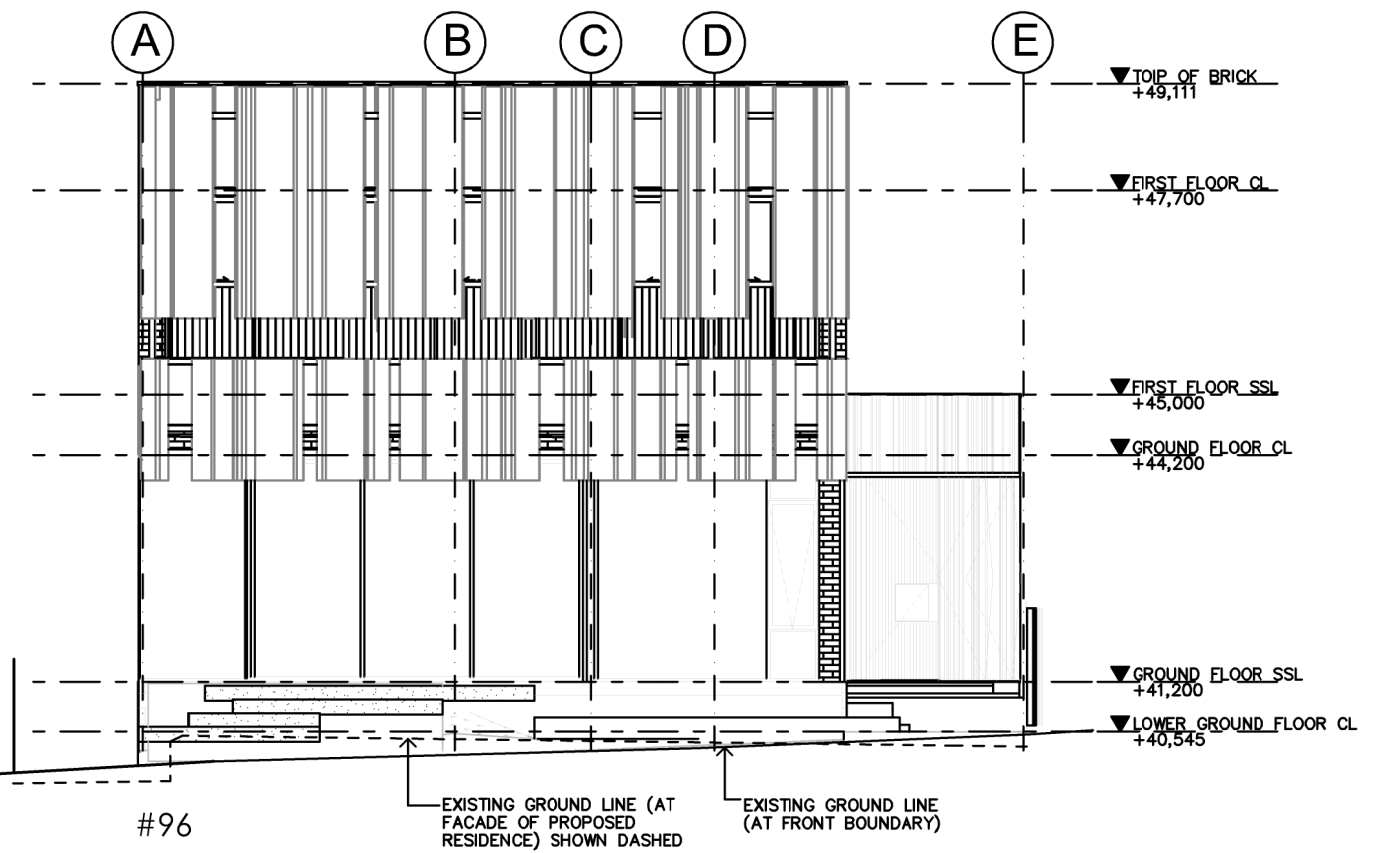
**Nathan Cunningham  
Presiding Member  
City of Adelaide Council Assessment Panel**

Documents Attached:

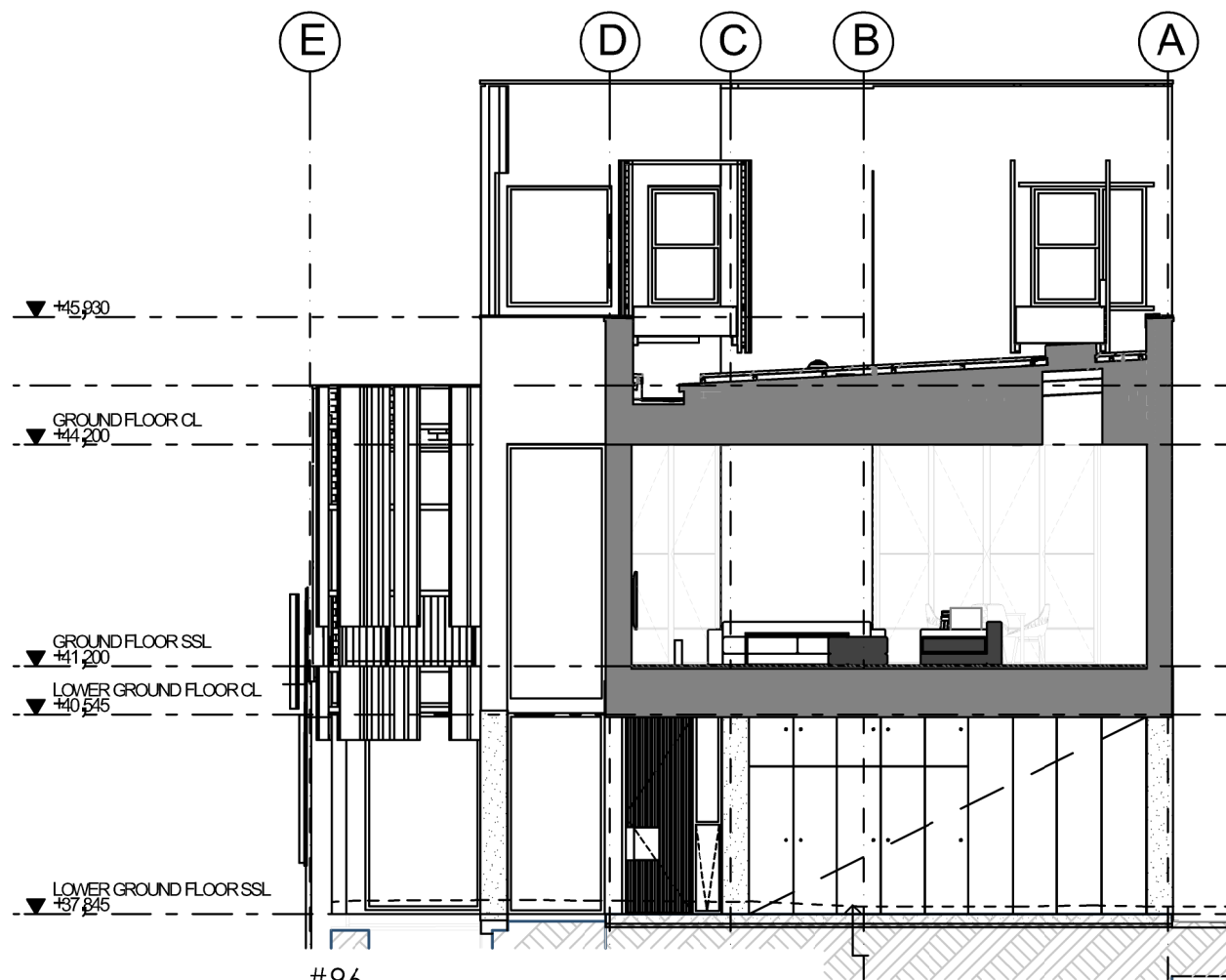
Item 3.1 - 96 Kingston Terrace, North Adelaide – Tabled information



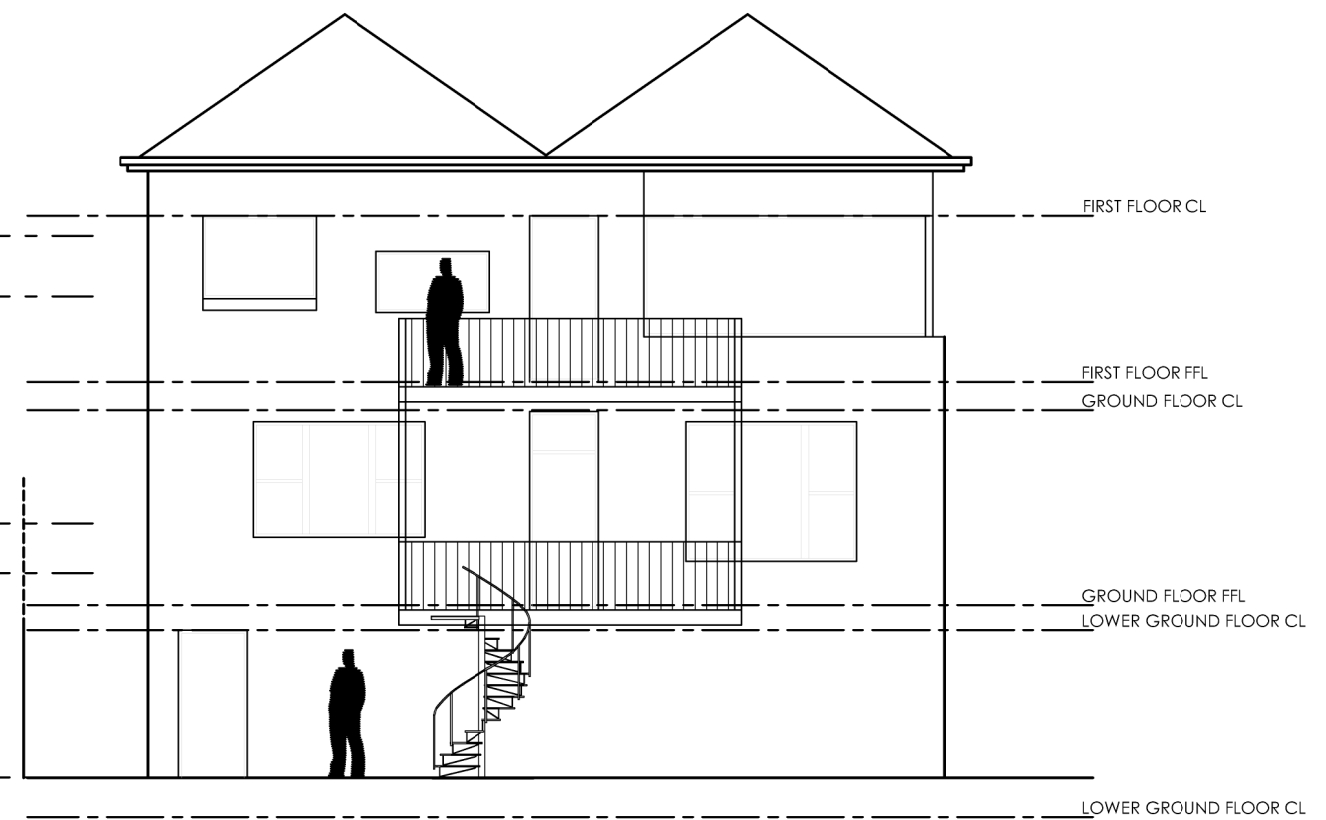
#94  
 KINGSTON TERRACE STREET ELEVATION  
 1:100 @ A3



#96



#96  
 REAR ELEVATION (ELEVATION 04 OF #96)  
 1:100 @ A3



#94