



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 28 July 2025
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 July 2025, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

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

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 June 2025, 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

3.1 192-198 Sturt Street, Adelaide

Representations listed to be heard

Representor:

- Bing Li of 17 Chatham Street, Adelaide
- Michael Errey of 30 Gray Court, Adelaide (not in attendance)
- Daila Smits of 28 Chatham Street, Adelaide (Charles Baker spoke on behalf of Daila Smits)

- Charles Baker of 28 Chatham Street, Adelaide (spoke on behalf of Daila Smits)
- Tina Carmalengo of 19 Gray Court, Adelaide (not in attendance)

Applicant:

- Matt King of URPS and Mathew Ward of Echo Acoustics on behalf of the applicant Vergola Pty Ltd

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 25007532, by Vergola Pty Ltd 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).**
 - **Vergola – Site Plan, dated 3 March 2025**
 - **URPS – Planning Report, dated 17 March 2025**
 - **URPS – Response to Request for Information, dated 31 March 2025**
 - **Echo Acoustic Consulting – 192-198 Sturt Street, Adelaide – Environmental Noise Assessment, dated 16 July 2025**
2. **The hours of operation shall be limited to 8:00am to 4:00pm Monday to Friday only.**
3. **All external doors shall remain closed during operation of any machinery (including the roll forming and welding machines).**
4. **Soft stops on the guillotine component of the roll forming machine shall be maintained at all times, to the reasonable satisfaction of the relevant authority.**
5. **The frequency of cuts made by the roll forming machine shall be limited to 1 cut every 4 minutes, to the reasonable satisfaction of the relevant authority.**
6. **The gathering, depositing and collection of waste associated with the development (other than the public waste collection provided by Council) shall only occur between 7.00am and 7.00pm Monday to Friday.**
7. **Storage of waste shall only occur within indoor areas and not outdoor areas and waste collection shall only occur via Sturt Street, to the reasonable 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.

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.

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 or phone 8203 7185.

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).

5. Consultation with Adjoining Owners

In addition to notification and other requirements under the Planning, Development and Infrastructure Act and Fences Act, it is recommended that the applicant / owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needing resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

6. External Signs

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

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 Statements Update Code Amendment to Council in September 2025

6.2 Other Business raised at Panel Meeting

Nil

6.3 Next Meeting - Monday 25 August 2025

Closure

The meeting closed at 6.35 pm

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

Documents Attached:

Nil