



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 27 October 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, 27 October 2025, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present - Presiding Member - Nathan Cunningham
Panel Members - Councillor Arman Abrahamzadeh, Mark
Adcock, Colleen Dunn and 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 28 July 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 18-20 Walter Street, North Adelaide Development Application: 24024973

Representations listed to be heard

Representor:

- Susan Robertson of 17 Little Archer Street, North Adelaide (not in attendance)
- Andrew Phillips of 30 Walter Street, North Adelaide
- Heather Schribner of 30 Walter street, North Adelaide (Elbert Brooks spoke on behalf of Heather Schribner)
- Elbert Brooks on behalf of The North Adelaide Society Inc

Applicant:

- Fabian Barone of Future Urban and Paul Piteo of Piteo Architects

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 24024973, by Eastern Building Group c/- Future Urban is granted Planning Consent subject to the following reserved matters, conditions and advices:

RESERVE MATTER

Pursuant to Section 102 (3) of the Planning, Development and Infrastructure Act 2016, the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval:

1. **Prior to the issue of a Development Approval, the applicant shall submit a detailed stormwater management plan for the development prepared by a suitably experienced Engineer demonstrating discharge to Council's drainage system complies with the conditions of this consent, SA Water Sensitive Urban Design Policy, and Council standards and guidelines, and the works on public land have been approved by Council.**
2. **Prior to the issue of a Development Approval for the superstructure, the applicant shall submit further details in relation to the proposed external materials to ensure they are of sufficient quality, particularly for the eastern elevation, to the reasonable satisfaction of the Relevant Authority.**

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).**
2. **The finished floor level at the boundary of the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels.**
3. **All stormwater run-off from surface areas of the development shall be collected in a system of gutters, pits and pipelines and discharged, via any detention and/or water retention reuse tanks, by gravity to Council's kerb and gutter. The site drainage system shall comply with requirements of the National Construction Code, AS3500.3, SA Water Sensitive Urban Design Policy, Council's Infrastructure Design Guidelines, City Works Guide #2 and Standard Drawings and be maintained in operational state at all times.**
4. **All collected drainage water from any bin rooms, carwash areas, internal vehicle parking areas, planter boxes, seepage collection systems, groundwater seepage systems, other internal areas, water features, swimming pools and/or spas located on the land shall be discharged to the sewer system.**
5. **A bin wash area shall be provided within the development waste room. To ensure wastewater is treated to an acceptable degree, the bin wash area shall**

be designed and constructed to ensure that wastewater is discharged to the sewer in accordance with SA Water requirements.

6. The design of the vehicular access and off-street parking facilities shall comply with Australian Standards AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking and AS 2890.3-2015 Parking Facilities - Bicycle parking facilities.
7. Acoustic attenuation measures proposed for installation within the development as detailed on pages 6 to 8 of the Sonus Pty Ltd report dated June 2024, ref. S7951C1 forming part of this consent shall be installed within the development to the reasonable satisfaction of the Relevant Authority. Such acoustic attenuation measures shall be operational prior to the occupation of the development.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

8. A certificate of occupancy must not be granted in relation to a building on the relevant site until a Statement of Site Suitability (in the form described in Practice Direction 14: Site Contamination Assessment 2021) is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.
9. For the purposes of the above condition and regulation 3(6) of the Planning, Development and Infrastructure (General) Regulations 2017, the statement of site suitability must be issued by a site contamination auditor informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

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 day's 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. Convex Mirror(s)

The installation of convex mirror(s) should be considered on the wall opposite the proposed access point to assist drivers to identify any oncoming traffic.

6. Building Services and Pipes

All building services and pipes including electrical earthing pins, water meters etc must be located within the property boundaries of the site.

7. Public Utilities

The applicant should ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense. In addition, the applicant is advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming.

8. Council Assets and Public Realm

Any proposed alterations to Council infrastructure and works within Council land is subject to consent from Council.

9. 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.

10. 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

11. City work 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

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

12. The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

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

- Following Code Amendments currently with the Minister for Planning:
 - Proposal to initiate Waste Code Amendment
 - Technical Code Amendment
 - Historic Area Statements Update Code Amendment
- Recent State Government announcements:
 - \$500 million fund with Government as guarantor for certain apartment developments
 - City Building Heights Code Amendment initiated

6.2 Other Business raised at Panel Meeting

Nil

6.3 Next Meeting – Monday 17 November 2025

Closure

The meeting closed at 6.52 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

Documents Attached:

Nil