COUNCIL ASSESSMENT PANEL

CAP Meeting Agenda

Presiding Member: Mr Brenton Burman

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 20 October 2026 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.



Tim Bourner
Assessment Manager

Dated: 12/10/2026

Members: Mr Brenton Burman, Ms Colleen Dunn, Mr David Brown, Mr Terry Sutcliffe, Ms Yvonne Svensson

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KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinthi, ngadlu Kaurna yartangka inparrinthi. Ngadlurlu parnuku tuwila yartangka tampinthi.

*Ngadlurlu Kaurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinthi. Parnuku yailtya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the Traditional Lands for the Kaurna people and that we respect their spiritual relationship with their Country.

We also acknowledge the Kaurna people as the Traditional Custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

*Kaurna Translation provided by Kaurna Warra Karrpanthi

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ITEM 4.1
DEVELOPMENT APPLICATION – 26024673 - 85 KENILWORTH RD, PARKSIDE

DEVELOPMENT NO.	26024673
APPLICANT	Jill McMahon
NATURE OF DEVELOPMENT	Dwelling additions and alterations and verandah including partial demolition.
ZONING INFORMATION	**Zones:** • Established Neighbourhood Zone **Overlays:** • Airport Building Heights (Regulated) Overlay • Co-located Housing Overlay • Historic Area Overlay • Prescribed Wells Area Overlay • Regulated and Significant Tree Overlay • Stormwater Management Overlay • Urban Tree Canopy Overlay **Technical Numeric Variations (TNVs):** • Maximum Building Height (Levels) - Maximum building height is 1 level • Maximum Building Height (Metres) - Maximum building height is 5.7m • Minimum Frontage - Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m • Minimum Side Boundary Setback - Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher • Minimum Site Area - Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm • Site Coverage - Maximum site coverage is 50 per cent
LODGEMENT DATE	13 August 2026
RELEVANT AUTHORITY	Assessment Panel
PLANNING & DESIGN CODE VERSION	P&D Code (in effect) Version 2026.14 (30/07/2026)
CATEGORY OF DEVELOPMENT	Code Assessed - Performance Assessed • **PER ELEMENT** Building Alterations: Code Assessed – Performance Assessed Dwelling Additions: Code Assessed – Performance Assessed Demolition: Code Assessed – Performance Assessed Verandah: Code Assessed – Performance Assessed • **OVERALL APPLICATION CATEGORY** Code Assessed – Performance Assessed • **REASON** P & D Code

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NOTIFICATION	Yes
RECOMMENDING OFFICER	Timothy Bourner Team Leader Planning - Assessment Manager
REFERRALS STATUTORY	Not required
REFERRALS NON-STATUTORY	Not required
RECOMMENDATION	Support with conditions
ATTACHMENTS	Attachment 1 - Plans and Elevations Attachment 2 – Representations Attachment 3 – Response to representations

DETAILED DESCRIPTION OF PROPOSAL

This development proposes demolition, partial demolition, the construction of single storey dwelling additions and alterations and a verandah to the rear of an existing single storey detached character dwelling.

The demolition and partial demolition involves the removal of an existing dwelling addition, circa 1980 and the removal of an existing attached verandah.

The dwelling additions and alterations consist of a new living/dining/kitchen area, a new laundry, two bathrooms and a walk in robe. The additions are to project directly behind the existing footprint of the dwelling and will be low scale and replicate the roof form of the dwelling. Side walls will be essentially in line with the current alignment of the existing dwelling. The building height is to match that of the existing dwelling at 6.66m.

Materials of the additions consist of lightweight wall cladding rendered in "Stone" colour to match the existing dwelling with the roofing to be pre-coloured steel in a profile and colour (Basalt) to match the existing.

The verandah is to span the width of the rear of the proposed additions and will project 3m from the rear of the dwelling. The verandah will be 11m in width and will abut the southern side boundary. This boundary will be enclosed with a solid wall partially returned into the property. The verandah and side boundary wall will have a maximum height of 3.5m form natural ground and will taper to 3m. The verandah will have a small centralised gable. The verandah will be finished in the same materials and colour palette as the dwelling additions.

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	Proposed	Code
Site Area	593m2	NA - No change
Site Coverage	226.6m2 - 38.2%	50%
Building Height	6.66m - 1 Level	5.7m - 1 Level
Front Setback	Unchanged	NA
Boundary Wall Length	3m	8m
Boundary Wall Height	3.5m max from ground level	3m (verandah)
Side Setback	North - 1.4m South - 1.1m (dwelling addition) - 0m (verandah wall)	1m (dwelling additions) Not specified for verandah
Rear Setback	12.6m (verandah)	4m
POS	169m2	60m2
Soft Landscaping	175m2 - 29.5%	25%

Table 1. Quantitative features

LOCATION OF DEVELOPMENT

Location reference: 85 KENILWORTH RD PARKSIDE SA 5063

Title Ref: CT 5510/928 **Plan Parcel:** F14669 AL66 **Council:** City Of Unley

Site Description:

The subject land is located entirely within the **Established Neighbourhood Zone** and is situated on the eastern side of Kenilworth Road. The subject site is a generally regular shaped allotment, bar a small handle providing vehicle access to the rear from an adjacent street (Paringa Street). The site fronts to Kenilworth Road but has no vehicle access to this street.

The allotment is some 12.73m wide and 41.91m deep. The handle projects along the rear boundary and is 3.05m wide and 12.34m long.

The site contains a single storey villa circa 1900 with a 1980's dwelling addition and verandah to the rear with perimeter fencing to the sides and rear boundary and a traditional pillar and plinth style front fence. The site also contains an outbuilding in the rear yard. The site is generally well landscaped.

The land is generally flat with no regulated or significant trees likely impacted by the development.

There are no known easements or encumbrances affecting the land.

Locality

The locality is exclusively residential in nature with a range of allotment shapes and sizes.

Dwellings in the locality are predominantly pre-1930's with the majority of dwelling styles being turn of the century asymmetrical villas. Single storey dwelling additions are a common feature of the locality with the majority of dwellings also having ancillary outbuildings.

The public realm is noted for large mature street plantings of a range of species with private land being generally well landscaped with a variety of trees.



Figure 1. Locality and Representor

SERIOUSLY AT VARIANCE ASSESSMENT

The Planning, Development and Infrastructure Act 2016, Section 107(2)(c) states that *the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).*

The **Established Neighbourhood Zones Desired Outcome (DO's)** states:

> ***DO 1*** *– A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*

The **Established Neighbourhood Zone Performance Outcome (PO's)** states:

> ***PO 1.1*** *– Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The **Historic Area Overlay Performance Outcome** states:

> ***PO 1.1*** *- All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*

The proposal is for a single-storey dwelling addition and verandah that is sympathetic to the built form character and development pattern of the locality. The proposal maintains the established development pattern of the neighbourhood.

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, the proposal is not considered to be seriously at variance with the Planning and Design Code.

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PUBLIC NOTIFICATION

- **REASON**
  Established Neighbourhood Zone – Table 5 – Procedural Matter (PM) – Notification – Clause 3 (1) the overall height of the dwelling additions exceeds 5.7m in height.

REPRESENTATIONS

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	I support the development with some concerns	Yes	Self

SUMMARY

43 owners and/or occupiers of adjacent land were directly notified and a sign detailing the proposal was placed on the subject land for the duration of the notification period. One (1) representation in support with concerns was received. The representor has sought to be heard by the Panel. A copy of the representations provided to Council can be found in **Attachment 2**.

The matters of concern raised by the representor are as follows:

- Construction impacts, vibration and ground movement;
- Enclosed verandah and boundary wall;
- Impact on ventilation and residential amenity;
- Loss of winter sunlight and natural light;
- Compliance with council development control plan;
- Streetscape character;
- Heritage character of the precinct

The applicant provided a response to the representations which can be found in **Attachment 3.** No changes to the plans were made as a result of the representation.

AGENCY REFERRALS

The application was not subject to any external referrals.

INTERNAL REFERRALS

Not required

RULES OF INTERPRETATION

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcomes (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING & DESIGN CODE ASSESSMENT

The application has been assessed against the relevant policies of the **Planning & Design Code (*the Code*)**, which are found at the following link:

Planning and Design Code Extract

Demolition

> ***PO 7.1 - Historic Area Overlay***
> *Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.*
>
> ***PO 7.2 - Historic Area Overlay***
> *Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.*
>
> ***PO 7.3 - Historic Area Overlay***
> *Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.*

In order to accommodate the proposed dwelling additions, the existing addition and verandah are to be demolished. Aerial imagery shows that this addition and verandah were likely constructed in the early 1980's. The site is located within the **Residential Compact Parkside (South) Historic Area Statement (Un27),** which includes development from 1880 to 1930 and identifies dwelling styles such as Victorian and Turn-of-the-Century double-fronted, single-fronted as well as attached cottages, Victorian and Turn-of-the-Century symmetrical and asymmetrical villas and Inter-War Bungalows. As the rear addition and verandah is a more recent addition to the dwelling and is located to the rear of dwelling, it does not conform with the values described in the Historic Area Statement nor contribute to the historic character of the streetscape.

Therefore, the partial demolition of the dwelling and the demolition of the verandah can be supported in accordance with **PO 7.2** and **PO 7.3** of the **Historic Area Overlay**.

Dwelling addition

Land Use and Intensity

> ***DO 1 - Established Neighbourhood Zone***
> *A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*
>
> ***PO 1.1 - Established Neighbourhood Zone***
> *Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

As noted in the Description of Development, this development proposes the demolition and partial demolition and the construction of single storey dwelling additions and alterations and a verandah to the rear of an existing single storey detached character dwelling.

The proposed development maintains the residential use of land and is consistent with the land uses and built form in the locality. As such the proposal satisfies PO 1.1.

Site Coverage

> ***PO 3.1*** **- Established Neighbourhood Zone** *Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.*

The proposed dwelling addition and verandah will result in the built form on the site having a site coverage of 226.6m² at 44.6%. This is a marginal increase of 34m² or 6.5%, ensures that the development does not exceed the maximum desired site coverage of the zone and ensures adequate space is provided for private open space and soft landscaping (discussed below).

Given the above, the proposal is considered to satisfy **PO 3.1**.

Building Height

> ***PO 2.2 – Historic Area Overlay***
> *Development is consistent with the prevailing building and wall heights in the historic area.*
>
> ***PO 4.1 – Established Neighbourhood Zone***
> *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*
>
> ***PO 4.2 – Established Neighbourhood Zone***
> *Additions and alterations do not adversely impact on the streetscape character*.

The building height is to match that of the existing dwelling at 6.66m. While this height exceeds the desired maximum height a specified in DPF 4.1, the 960mm exceedance is not considered to detrimentally impact the locality of streetscape character. The new roof form follows and integrates into the existing roof form and will have limited, if any, visibility to the street and public realm. The matching of the roof form is complementary to the dwelling and maintains the historic character of the dwelling as it presents to the street. The height is also consistent with the dwelling roof heights in the locality.

Further, the height will have no impacts by way of overshadowing to the adjoining land due to the building setbacks and the rake of the roof at 27.5 degrees. The visual impact of the additions will be minimal to the adjoining dwellings as they are positioned in line with both adjoining buildings.

Given the above the proposed building height is considered to be complementary to the dwelling and built form in the locality and will not adversely impact the character of the area. The above PO's are considered to be satisfied.

Setbacks

> ***PO 2.4 – Historic Area Overlay***
> *Development is consistent with the prevailing front and side boundary setback pattern in the historic area.*
>
> ***PO 8.1 - Established Neighbourhood Zone***
> *Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.*
>
> ***PO 9.1 - Established Neighbourhood Zone***
> *Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.*
>
> ***PO 11.1 - Established Neighbourhood Zone***
> *Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.*
>
> ***PO 11.2 - Established Neighbourhood Zone***
> *Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.*

The dwelling additions are to project directly behind the existing footprint of the dwelling and will be low scale, maintaining the wall height and roof form of the existing character dwelling. The side setbacks of the dwelling additions are to replicate those of the existing dwelling and will exceed the minimum desired setbacks of 1m, being 1.1m to the south and 1.4m to the northern side boundary. Further, the rear setback of the proposal is to be 12.6 to the rear exceeding the 4m minimum desired setbacks.

These setbacks ensure that the adjoining dwellings maintain their access to light and ventilation and setbacks are complementary to the existing pattern of development in the locality.

As such the proposal is considered to satisfy the above PO's.

Appearance

PO 2.5 – Historic Area Overlay
Materials are either consistent with or complement those within the historic area.

PO 3.1 – Historic Area Overlay
Alterations and additions complement the subject building, employ a contextual design approach and are sited to ensure they do not dominate the primary façade.

PO 10.2 - Established Neighbourhood Zone
The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.

Materials of the additions consist of lightweight wall cladding rendered in "Stone" colour to match the existing dwelling with the roofing to be pre-coloured steel in a profile and colour (Basalt) to match the existing. The roof pitch is to match the roof pitch of the existing dwelling at 27.5 degrees.

The colours and materials will have limited visibility to the public realm and are considered to complement the existing dwelling and the materials and forms of buildings in the locality satisfying the above PO's.

Private Open Space and Landscaping

PO 21.1 – General Development Policies – Design in Urban Areas
Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.

PO 21.2 – General Development Policies – Design in Urban Areas
Private open space is positioned to provide convenient access from internal living areas.

PO 22.1 – General Development Policies – Design in Urban Areas
Soft landscaping is incorporated into development to:

a) minimise heat absorption and reflection
b) contribute shade and shelter
c) provide for stormwater infiltration and biodiversity
d) enhance the appearance of land and streetscapes.

As noted above the site coverage of the proposal post development will be 44.6%. This has left a sizable are of private open space of 169m² to the rear of the site, well above the minimum desired 60m². Further, the resultant soft landscaping area available will 29.5% which also exceeds the minimum desired area of 25%. All the areas for soft landscaping are of suitable dimension to provide meaningful areas for landscaping.

Given the above the site provide soft landscaping and private open space in accordance with the above PO's.

Verandah

PO 4.1 – Historic Area Overlay
Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

PO 4.2 – Historic Area Overlay
Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s) and does not dominate the building or its setting.

PO 11.1 - Established Neighbourhood Zone
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

PO 11.2 - Established Neighbourhood Zone
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

PO 3.1 – General Development Policies – Interface between Land Uses
Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.

PO 3.2 – General Development Policies – Interface between Land Uses
Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.

The setbacks for the verandah mirror that of the dwelling additions on the northern boundary at 1.4m. However, the southern side of the verandah is to be located on the southern boundary for a length of 3m.

DPF 11.1 envisages boundary walls of ancillary structures to be up to 8m long and 3m in height and not have a total boundary development exceeding 45% of the boundary length. The proposed boundary development only exceeds the desired wall height.

The representor raised concerns regarding the impact of the verandah boundary wall with respect to overshadowing and the impact on access to light. As can be seen below in the overlaid aerial image, **Figure 2**, the boundary wall of the verandah is adjacent a limited portion of the adjacent dwelling, approximately 1m, and approximately 2m of the rear yard. The portion of the adjoining dwelling adjacent to the boundary wall has no windows and the dwelling is approximately 1m from the boundary. This ensures there is no impact to the adjoining properties access to light and ventilation and will not cause any overshadowing to the dwelling.

The portion of the boundary wall adjacent the rear yard will have limited visual impact due to its minimal length and will not offend the above noted overshadowing PO's. Given the minimal impacts of the boundary wall it was not deemed necessary to seek overshadowing diagrams. The rear yard to the south is sufficiently sized to ensure any additional overshadowing will confined to a small area and will not impact the ability of the private open space to receive direct sunlight. Given this, the proposed boundary wall is considered to satisfy the above PO's.

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Figure 2: Aerial image overlay

The representor also raised concerns regarding the heritage impact of the verandah in respect to the setting and spatial relationship of buildings. The subject building is located within the Historic Area Overly which seeks that all development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement. Furthermore, development should be consistent with the prevailing front and side boundary setback pattern in the historic area. On boundary structures are common in the locality with the majority of site having structures such as carports, garages, shed and verandahs on one or more side boundaries. These on boundary structures are often sited behind a dwelling or behind the front facade. This is considered to be a noted feature of the locality.

The proposed verandah is consistent with this development pattern and will have no adverse impact on the historic streetscape due to its location behind the dwelling.

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CONCLUSION

The proposed demolition works; dwelling addition and verandah are an appropriate response to the **Established Neighbourhood** and **Historic Area Overlay**. In particular, the addition is designed to appropriately respond to the character of the area and make a positive contribution to the streetscape character by being low scale and finished in complementary materials and colours.

Having considered all the relevant assessment provisions, the proposal is considered to satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code. The proposal will not result in unreasonable impacts on adjoining properties as a result of the built form, the materials and finishes and is complementary to the streetscape.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 26024673, by Jill McMahon is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of Relevant Authority.

Condition 3

All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

ADVISORY NOTES

Planning Consent

Advisory Note 1

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.

Advisory Note 2

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 3

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5

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.

Advisory Note 6

The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 7

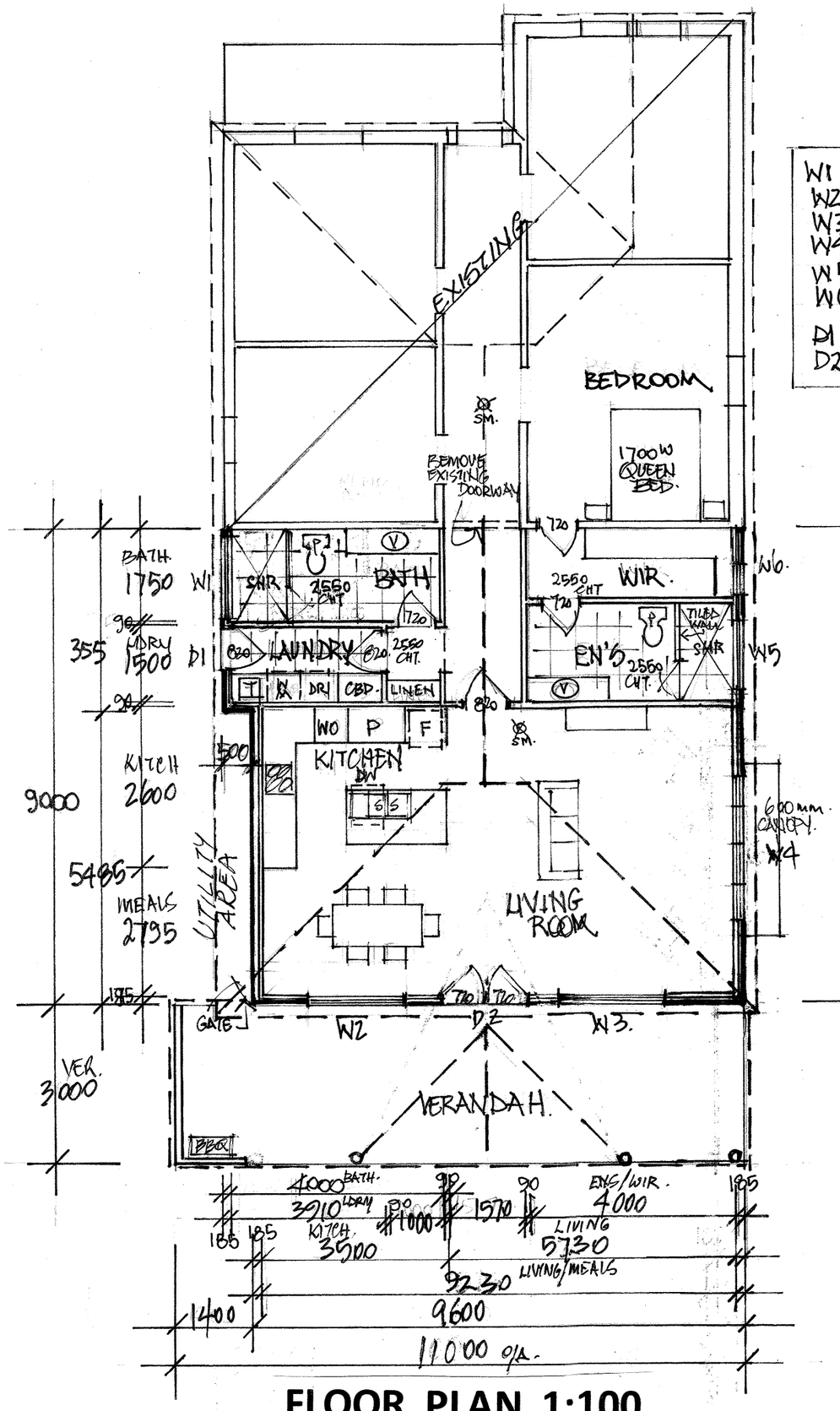
That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

Advisory Note 8

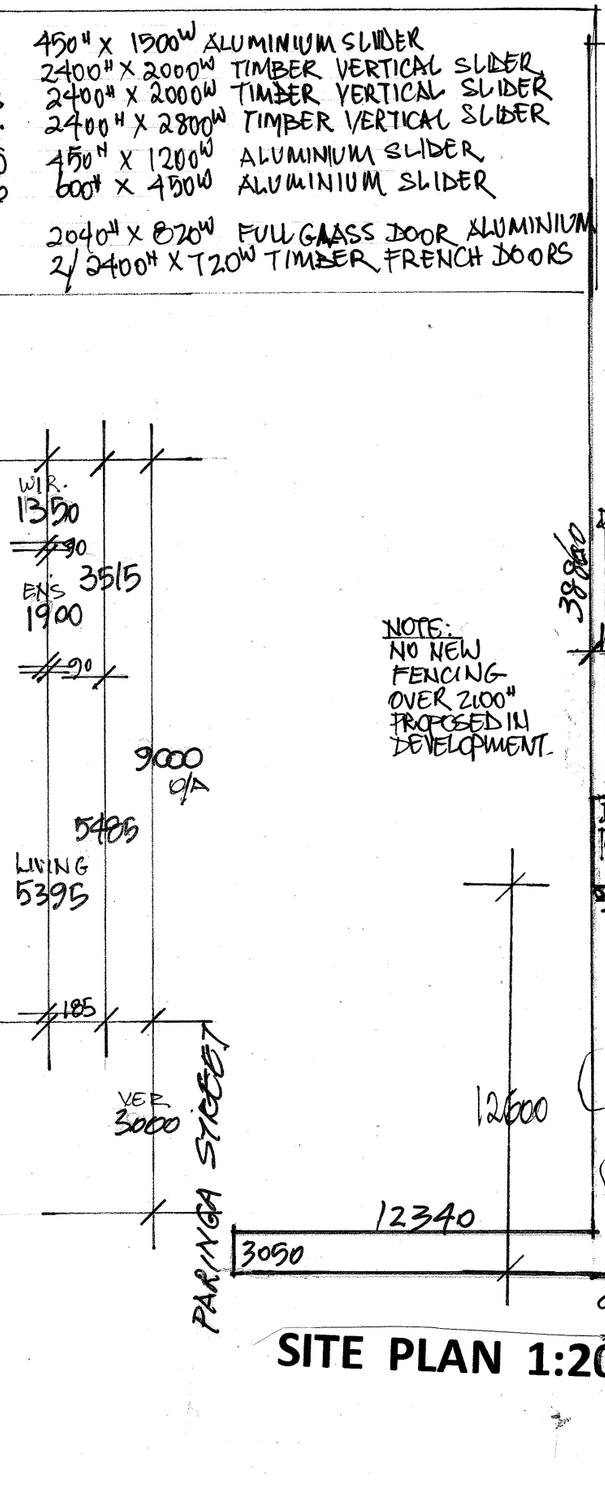
The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.

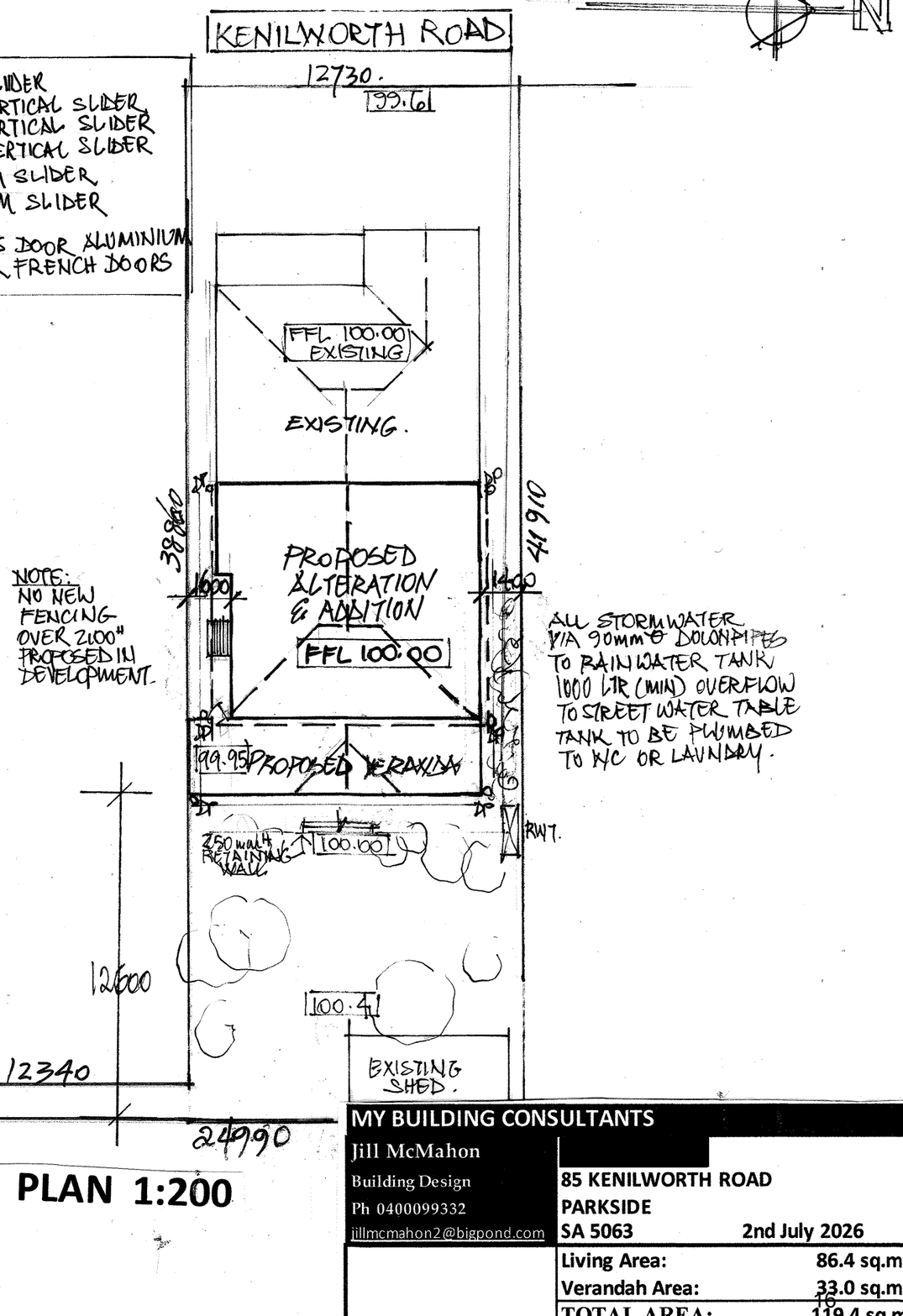
ATTACHMENT 1

W1	450" x 1500W	ALUMINIUM SLIDER
W2	2400" x 2000W	TIMBER VERTICAL SLIDER
W3	2400" x 2000W	TIMBER VERTICAL SLIDER
W4	2400" x 2800W	TIMBER VERTICAL SLIDER
W5	450" x 1200W	ALUMINIUM SLIDER
W6	600" x 450W	ALUMINIUM SLIDER
D1	2040" x 820W	FULL GLASS DOOR ALUMINIUM
D2	2/2400" x T20W	TIMBER FRENCH DOORS



FLOOR PLAN 1:100





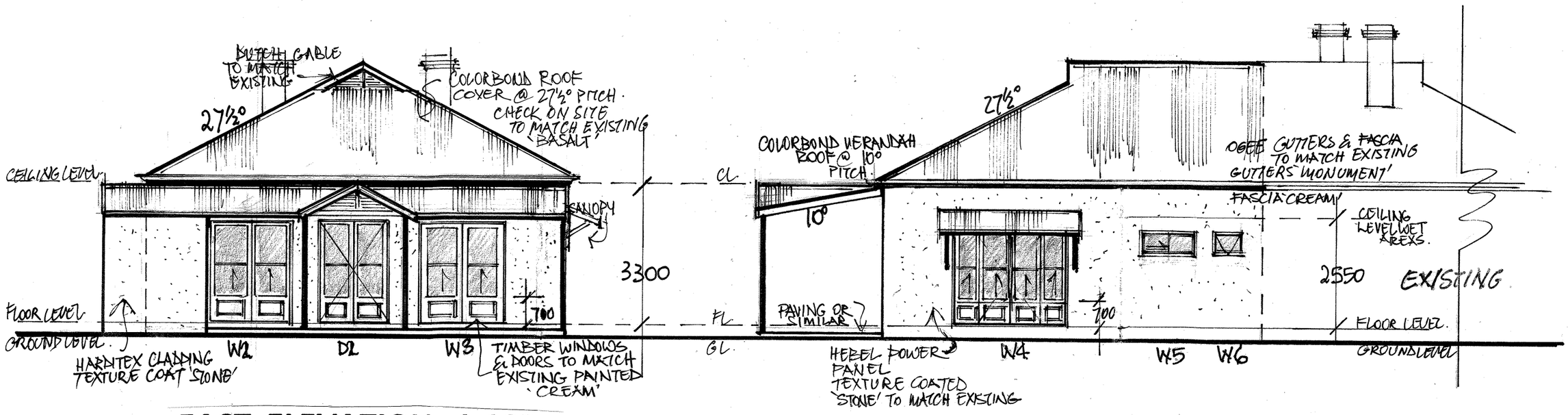
NOTE:
NO NEW FENCING OVER 2100" PROPOSED IN DEVELOPMENT.

SITE PLAN 1:200

MY BUILDING CONSULTANTS
Jill McMahon
Building Design
Ph 0400099332
jillmcmahon2@bigpond.com

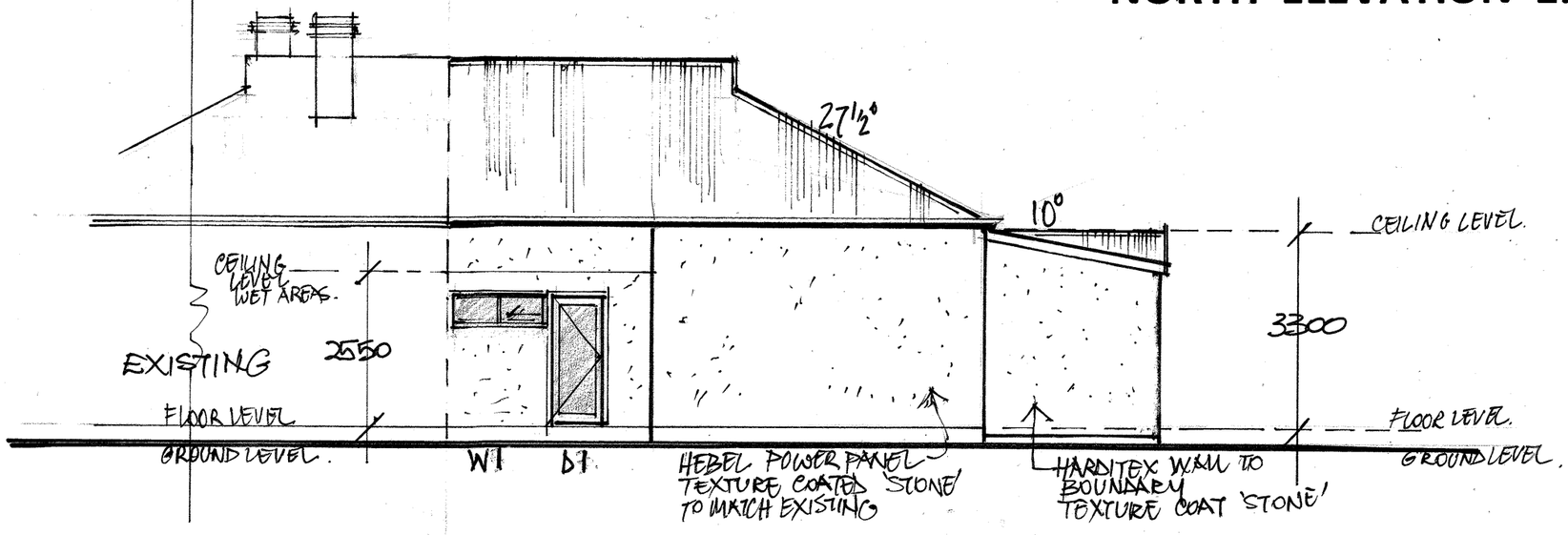
85 KENILWORTH ROAD
PARKSIDE
SA 5063
2nd July 2026

Living Area:	86.4 sq.m.
Verandah Area:	33.0 sq.m.
TOTAL AREA:	119.4 sq.m.



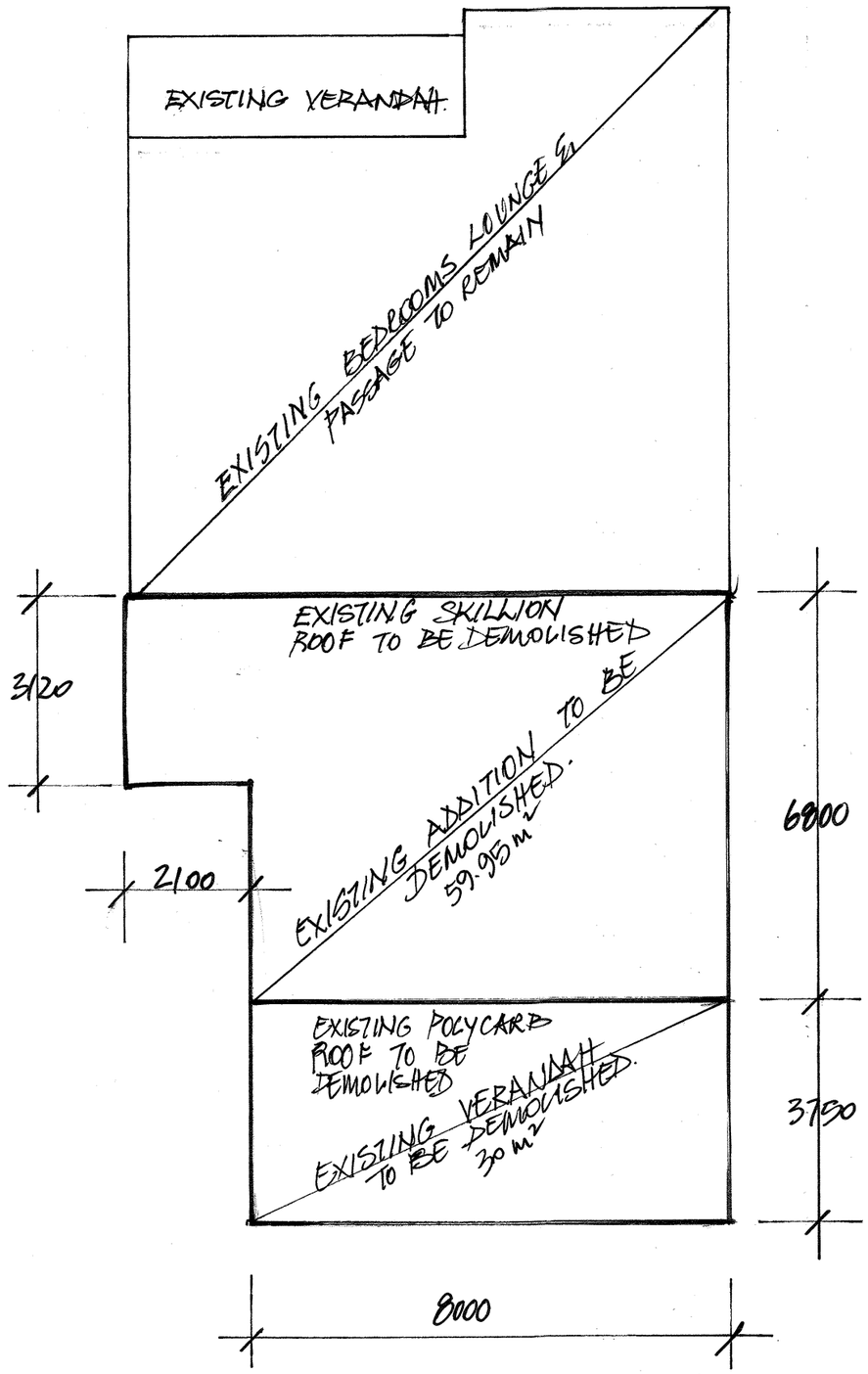
EAST ELEVATION 1:100

NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

MY BUILDING CONSULTANTS		
Jill McMahon Building Design Ph 0400099332 jillmcmahon2@bigpond.com	85 KENILWORTH ROAD PARKSIDE SA 5063	2nd July 2026
	Living Area:	86.4 sq.m.
	Verandah Area:	33.0 sq.m.
	TOTAL AREA:	119.4 sq.m.



DEMOLITION PLAN 1:100

MY BUILDING CONSULTANTS		
Jill McMahon Building Design Ph 0400099332 jillmcmahon2@bigpond.com	85 KENILWORTH ROAD PARKSIDE SA 5063	2nd July 2026
	Living Area:	86.4 sq.m.
	Verandah Area:	33.0 sq.m.
	TOTAL AREA:	119.4 sq.m.

ATTACHMENT 2

Details of Representations

Application Summary

Application ID	26024673
Proposal	Dwelling additions and alterations and verandah including partial demolition.
Location	85 KENILWORTH RD PARKSIDE SA 5063

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	02/09/2026 12:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons See Step 3 - Supporting Documents	

Attached Documents

Submission-Document-1643811.pdf
Rear-of-House-87-Kenilworth-Road-1643812.jpg
85-and-87-Kenilworth-Road-1643813.jpg

To Whom It May Concern,

I am the owner of 87 Kenilworth Road, the property immediately south of the subject site at 85 Kenilworth Road.

I wish to register that I am generally supportive of the proposed redevelopment and extension of the existing dwelling. However, I request that Council, and the applicant carefully consider the following matters and, where appropriate, impose conditions to protect the amenity and structural integrity of adjoining properties.

1. Construction Impacts, Vibration and Ground Movement

The soils in this area are known to be highly reactive clay soils and can be susceptible to movement and settlement when subjected to vibration from construction activities, excavation works, or the operation of heavy machinery.

I wish to bring to the attention of the applicant that our property has recently undergone remedial works, including underpinning and crack repairs, to address movement-related issues. Given the sensitivity of the surrounding ground conditions, I request that the developer exercise due care during all construction activities and implement reasonable measures to minimise vibration impacts on adjoining properties.

I further request that pre-construction dilapidation reports be undertaken for neighbouring properties and that appropriate monitoring and mitigation measures be implemented throughout the construction period to ensure that any damage resulting from the works is appropriately identified and addressed and repaired.

2. Enclosed Verandah and Boundary Wall Concerns

My principal concern relates to the proposal to locate the enclosed verandah and associated eaves directly on, or immediately adjacent to, the southern boundary, particularly where the plans indicate building elements extending to a height of approximately 3.3 metres.

While I support the redevelopment in principle, I respectfully object to building elements being located to the boundary in this manner for the following reasons.

a) Availability of Alternative Design Solutions

I note that the subject property is not significantly constrained by site area, site shape, or other physical limitations that would necessitate the construction of the enclosed verandah on or immediately adjacent to the southern boundary.

In my view, the current location of the enclosed verandah appears to be primarily an architectural design choice rather than a functional necessity. The proposal would achieve the same practical outcome if the verandah were aligned with the principal building line or incorporated within the main building footprint while maintaining an appropriate setback from the boundary.

Given the size and configuration of the site, there appears to be sufficient land available to accommodate the proposed extension without introducing a substantial enclosed structure directly on the boundary.

Accordingly, I respectfully request that the enclosed verandah be redesigned so that it generally aligns with the main external wall of the dwelling and maintains a reasonable setback from the southern boundary. Such an approach would significantly reduce impacts on neighbouring properties while preserving the functionality of the proposed redevelopment.

b) Impact on Ventilation and Residential Amenity

The proposed wall and enclosed verandah arrangement will create a substantial barrier along the northern side of our property. This is likely to impede natural airflow and may create a tunnelling effect that concentrates wind and noise between the properties, adversely affecting the amenity and enjoyment of our outdoor living areas.

c) Loss of Winter Sunlight and Natural Light

The proposed development will also reduce access to winter sunlight in our backyard and adjacent living areas.

Our dwelling has only two east-facing windows on this side of the residence, each measuring approximately 1800 mm x 900 mm. The proximity and height of the proposed boundary structure will significantly limit the amount of natural light reaching these windows and reduce solar access to our property during the winter months when sunlight is already limited.

This reduction in natural light and solar access will negatively affect the comfort, energy efficiency and overall enjoyment of our home.

d) Compliance with Council Development Control Plan (DCP)

I also request that Council carefully assess the proposal to ensure that the enclosed verandah, associated walling and eaves fully comply with the maximum boundary wall length and height requirements prescribed under the applicable Development Control Plan (DCP).

Given the extent of the structure proposed along the southern boundary, it is important that Council verifies compliance with all relevant controls relating to boundary wall length, wall height, setbacks, overshadowing, solar access and neighbour amenity. This submission is intended as a reminder that any variation from these controls may have a significant impact on adjoining properties and should therefore be subject to appropriate scrutiny and justification.

e) Heritage Character of the Precinct

I wish to remind Council that both properties are located within a heritage listed area, and I am concerned that the proposed enclosed verandah does not adequately respect the established character and built form of the precinct.

Whilst I acknowledge that heritage controls often place particular emphasis on the appearance of buildings when viewed from the street, I believe the heritage significance of the area extends beyond the

front façade. The character of the precinct is derived from the entirety of the built environment, including building scale, setbacks, site coverage, spacing between dwellings, and the relationship of structures across adjoining properties.

In my view, heritage considerations should not cease at the front building line simply because portions of a structure are not readily visible from the public domain. The setting and spatial relationship of buildings form an important part of the heritage character of the area and contribute to the amenity enjoyed by neighbouring residents.

The traditional pattern of development within the precinct is characterised by a degree of openness between dwellings, with side setbacks that reduce visual bulk, allow natural ventilation, and preserve sunlight access. The proposed enclosed verandah, extending to approximately 3.3 metres in height and located on or immediately adjacent to the southern boundary, introduces a level of bulk and enclosure that is inconsistent with this established pattern.

In addition to the impacts on sunlight, ventilation and amenity described above, the construction of a substantial enclosed structure directly on the boundary diminishes the traditional setting of both properties and alters the established relationship between neighbouring buildings that contributes to the heritage character of the conservation area.

I respectfully request that Council consider whether the proposed enclosed verandah is sufficiently sympathetic to the heritage significance of the precinct and whether a revised design incorporating a greater setback from the boundary, reduced height, or a lighter architectural treatment would provide a more appropriate heritage outcome while still allowing the redevelopment to proceed.

Conclusion

While I support the general redevelopment of 85 Kenilworth Road, I respectfully request that Council give careful consideration to the impacts of the proposed enclosed verandah and the potential construction-related impacts on neighbouring properties.

Whilst I support the redevelopment in principle, I do not believe that support should come at the expense of the established heritage character of the precinct or the reasonable amenity of adjoining properties.

The proposed enclosed verandah introduces unnecessary bulk along the southern boundary despite the site having sufficient area to accommodate an alternative design solution. I respectfully request that Council require the enclosed verandah to be redesigned so that it aligns with the main building structure and incorporates an appropriate setback from the boundary.

I further request that conditions be imposed to minimise vibration-related risks during construction and to protect adjoining properties from potential damage associated with ground movement in the reactive clay soils present within the area.

Such modifications would better preserve sunlight access, natural ventilation, visual amenity, neighbourly character, and the heritage significance of the precinct while still allowing the redevelopment to proceed.

Thank you for your consideration of this submission.




BEDROOM
KIT.
BATH
LAUNDRY
D
KITCHEN
LIVING ROOM
87

ATTACHMENT 3

Response to Representation

ID 26024673 **85 Kenilworth Road, Parkside** **28th September 2026**

To Whom it may Concern
Please find our response to the representation by [redacted] expressing concern about the proposed alteration and addition at 85 Kenilworth Road, Parkside.

We note that there has been a recent Alteration and Addition at 87 Kenilworth Road, Parkside [redacted] on the southern side of 85 Kenilworth Road.
This addition is of similar size to that proposed at number 85 and we cannot distinguish that our proposal differs substantially from the addition at number 87.

Reason for Wall on the Boundary:

- **The proposed Verandah is not enclosed, as all sides are open except for the wall on the southern boundary which is only 3.0 metres long with a return wing 1400mm long.**
- **The wall has been included in the design to provide privacy and comfort to the owner [redacted]**
  Her sleep is frequently interrupted by the noise of a ball hitting the backplate of a basketball hoop alongside the southern boundary.
- **The wall designed will be insulated to diminish the intensity of the noise level.**

Impact on Ventilation and Residential Amenity

- **We also note that the addition at number 87 has increased the footprint of the original residence towards its northern boundary and therefore closer to number 85.**
- **The design for number 85 shows the set back to the southern boundary being increased negating the argument that 'natural airflow would be impeded and that a tunnelling effect would concentrate wind and noise between the properties'.**

Loss of Winter Sunlight and Natural Light

- **There are no windows on the northern elevation of number 87 which would be affected by our proposed addition.**
- **The photo of windows included in the representation are on the eastern elevation of number 87 and should remain unaffected by our proposed addition.**

Heritage character of the Precinct

- **The owner of number 85 purchased this property because she is passionate about the style and character of the home and the area.**
- **The existing addition to the dwelling is of poor standard and unsound so she made the decision to have it replaced.**
- **Her brief to us included a specific request to bring a heritage approach to the addition in keeping with the street façade.**

Please contact us if you require clarification of any aspect of this response.
Jill & Peter McMahon
My Building Consultants

ITEM 6.1
APPLICATIONS BEFORE THE ERD COURT - SUMMARY OF ERD COURT APPEALS

TO: City of Unley Council Assessment Panel

FROM: Tim Bourner, Assessment Manager

SUBJECT: Summary of ERD Court Appeals

MEETING DATE: October 20th 2026

APPEALS - NIL

Development Application / Subject Site	Nature of Development	Decision authority and date	Current status

ITEM 9.1

CITY OF UNLEY COUNCIL ASSESSMENT PANEL – MEETING DATES FOR 2027

DECISION REPORT

REPORT TITLE:	City of Unley CAP - Meeting Dates for 2027
AUTHOR:	Sandy Beaton (Development Administration Officer)
MEETING DATE:	October 20th 2026

DISCUSSION

The meeting schedule for 2027 needs to be set. It is suggested that the Panel continue to meet on the third Tuesday of the month which suits the meeting cycle of Council, has proven reasonable in terms of the number of applications placed before the Panel, and to-date, has generally been sufficient to adequately meet the demand for reporting and decision making under the Planning, Development, and Infrastructure Act. The commencement time of 6pm would remain unchanged.

RECOMMENDATION:

That:

1. The report be received.

2. The meetings of the Unley Council Assessment Panel (The Panel) for 2027 be set as:
   - 19 January
   - 16 February
   - 16 March
   - 20 April
   - 18 May
   - 15 June
   - 20 July
   - 17 August
   - 21 September
   - 19 October
   - 16 November
   - 21 December