

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday 18 August 2026 6:00PM
at Civic Centre, Council Chambers**

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi. Ngadlurlu parnuku tuwila yartangka tampinhi.

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa purruna yalarra puru purruna. **

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

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

*Kurna Translation provided by Kurna Warra Karrpanthi

PRESENT:

Mr Brenton Burman
Ms Colleen Dunn
Mr Terry Sutcliffe
Ms Yvonne Svensson
Mr David Storey

APOLOGIES:

Mr David Brown

OFFICERS PRESENT:

Mr Tim Bournier, Team Leader Planning
Ms Amelia DeRuvo, Senior Planning Officer
Ms Lauren Cooke, Planning Officer
Ms Sandy Beaton, Development Administration Officer

* Denotes Change

ITEM 3 - CONFIRMATION OF MINUTES:

MOVED: Colleen Dunn

SECONDED: Yvonne Svensson

That the Minutes of the City of Unley Council Assessment Panel meeting held on Tuesday 21 July 2026, as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 4.1 – 123-125 LEICESTER STREET, PARKSIDE - 26007501

Emily Solomon, Representor, addressed the Panel regarding the above-mentioned application.

Mark Addison from Spectra Group supported by Jordan Hein, applicant, spoke in support of the application.

MOVED: Colleen Dunn

SECONDED: David Storey

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 26007501, by Jordan Hein 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

This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.

Advisory Note 6

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 7

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 8

You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:

- The killing or destruction of a tree; or

- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree, (including severing or damaging any roots), and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

Advisory Note 9

Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Asset Management department on 8372 5111.

Advisory Note 10

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.

Advisory Note 11

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.

CARRIED UNANIMOUSLY

ITEM 5.1 – 80 CAMBRIDGE TERRACE, MALVERN - 26015484

James Levinson from HWLE Lawyers spoke on behalf of the applicant in support of the application.

MOVED: Terry Sutcliffe

SECONDED: Colleen Dunn

The Council Assessment Panel confirms that pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken a review of the decision of the Assessment Manager, the application is NOT seriously at variance with the provisions of the Planning and Design Code and resolves to:

Affirm the decision of the Assessment Manager for DA 26015484 to refuse the application for the reasons set out in the Assessment Manager's decision.

CARRIED UNANIMOUSLY

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

The Team Leader Planning provided an update on appeals lodged to the ERD Court. There are currently no appeals lodged.

MOVED: Colleen Dunn

SECONDED: David Storey

That the report be noted and received.

CARRIED UNANIMOUSLY

ITEM 8.1 – UNLEY COUNCIL ASSESSEMENT ANNUAL REPORT 2025-2026

MOVED: Terry Sutcliffe

SECONDED: Colleen Dunn

That

1. the report be received
and;
2. the report be edited to include additional information surrounding other matters, briefing topics and to refine formatting details and redistributed to CAP members via email for final approval
and;
3. the revised report be presented at the next Council meeting.

CARRIED UNANIMOUSLY

OTHER BUSINESS:

Terry Sutcliffe advised he will be away for the September and October meetings.

The Presiding Member declared the meeting closed at 7:09pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 18 August 2026.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday 15 September 2026