

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday February 17<sup>th</sup> 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 Terry Sutcliffe  
Mr David Brown  
Ms Colleen Dunn  
Ms Yvonne Svensson  
Mr David Storey

**APOLOGIES:**

Mr Brenton Burman

**OFFICERS PRESENT:**

Mr Tim Bourner, Assessment Manager  
Ms Lauren Cooke, Planning Officer  
Ms Hannah Leadbeter, Cadet Planning Officer

**APPOINTMENT OF ACTING PRESIDING MEMBER:**

In the absence of the Presiding Member, the Assessment Manager called for nominations for an acting Presiding Member.

MOVED: Colleen Dunn

SECONDED: David Brown

That Yvonne Svensson be appointed Acting Presiding Member for the meeting.

**CARRIED UNANIMOUSLY**

**CONFLICT OF INTEREST – Item 4.1 – 25 First Avenue Forestville**

David Storey addressed the panel and gallery to declare that he does live within close proximity of the subject site, 25 First Avenue Forestville. His proximity to the subject site is not within the locality and does not pose a formal conflict.

**ITEM 3 - CONFIRMATION OF MINUTES:**

MOVED: Terry Sutcliffe

SECONDED: David Storey

That the Minutes of the City of Unley Council Assessment Panel meeting held on Wednesday 28 January 2026, as printed and circulated, be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

**ITEM 4.1 – 25 First Avenue Forestville - 25027846**

Representor unable to attend the meeting and advised Council administration of non-attendance via email.

Andrew Domingo, applicant, and Salvatore Marzullo from Salvatore Marzullo Building Design in attendance in support of the application.

MOVED: Terry Sutcliffe

SECONDED: Colleen Dunn

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 25027846, by Andrew Domingo 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**

The boundary fencing must be finished in a colour to complement the dwelling approved herein. The pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of Council. All external paintwork must be completed within two (2) months of the erection of the boundary fencing.

#### **Condition 4**

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.

#### **Condition 5**

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).

#### **Condition 6**

The planting and landscaping identified on the approved plans must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping shall be irrigated and maintained thereafter with any plants which become diseased or die must be replaced within the next available growing season with suitable species.

#### **Condition 7**

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.

## 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](http://www.lsc.sa.gov.au).

#### **Advisory Note 7**

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 8**

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 9**

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 10**

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 11**

The development (including during construction) must not at any time emit noise that exceeds the relevant levels derived from the Environment Protection (Commercial and Industrial Noise) Policy 2023.

**CARRIED UNANIMOUSLY**

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

The Team Leader Planning provided an update on the following appeals lodged to the ERD Court:

- 3 Lynton Avenue, Millswood – Demolition of a Representative building.
- 17 Birks Street, Parkside – Alterations to an existing dwelling.
- 12 Bellevue Place, Unley Park – Variation to DA25009533 (new single storey detached dwelling). Variation to increase the overall height of the dwelling to 8.335m.

MOVED: Colleen Dunn

SECONDED: David Brown

That the report be noted and received.

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS:**

The Assessment Manager asked Council Assessment Panel members for their availability for upcoming meetings in March 2026.

The Acting Presiding Member declared the meeting closed at 6.20pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 17 March 2026.

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**PRESIDING MEMBER**

**DATED**     /     /

NEXT MEETING  
Tuesday 17 March 2026