

CITY OF UNLEY

COUNCIL ASSESSMENT PANEL

**Minutes of Meeting held Tuesday May 13th 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 David Brown
Mr Terry Sutcliffe
Ms Yvonne Svensson

APOLOGIES:

OFFICERS PRESENT:

Mr Tim Bourner, Assessment Manager
Ms Amelia DeRuvo, Senior Planning Officer
Ms Sandy Beaton, Development Administration Officer
Mr Don Donaldson, Manager Planning and Development

CONFLICT OF INTEREST

David Brown addressed the panel and gallery with a speech as transcribed below,

“In accordance with the Code of Conduct I wish to outline I am familiar with the subject site through my employment with the City of Unley up to the end of 2023.

Earlier up to 2017 I was involved in the change to the zoning policy for the site on behalf of Council.

More recently during 2022 and 2023 I was involved in preparing a Prospectus which outlined the planning policy parameters and aspirations of Council regarding open space in association with any development. Further, I supervised a landscape architect company on behalf of Council to review two tree audits that had been previously prepared by the owner and to provide an updated survey of the regulated and notable trees that could help inform the potential beneficial nature of development.

I was the point of contact for potential purchasers enquiries in relation to the Prospectus while Expressions of Interest in relation to the sale of the property were being called for during March to June 2023. The council tree survey was concluded in November 2023. My employment ended in December 2023.

Expressions of Interest were reviewed by the owner during the later half of 2023. The sale of the property was not announced until published in the media in January 2024.

I believe that my former employment with the Council gives rise to no direct or indirect personal or pecuniary interest in the subject matter of this development application now under consideration; nor does that former employment give rise to any bias from affiliation, disposition or personal views that would preclude me from participating as a CAP member in the consideration & determination of this development application.”

ITEM 3 - CONFIRMATION OF MINUTES:

MOVED: Terry Sutcliffe

SECONDED: Yvonne Svensson

That the Minutes of the City of Unley Council Assessment Panel meeting held on Tuesday 15 April 2025, as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 4.1 – 103 & 123 FISHER STREET, FULLARTON SA 5063 - 24031252

Anne Wharton, representor, addressed the Panel regarding the above-mentioned application.

Katherine Pontifex, representor, addressed the Panel regarding the above-mentioned application.

David and June Modra, representors, addressed the Panel regarding the above-mentioned application.

Malcolm Montgomery, representor, addressed the Panel regarding the above-mentioned application.

Philip Prior addressed the Panel on behalf of Robert Underwood, representor, regarding the above-mentioned application.

Glen Wardrop, representor, addressed the Panel regarding the above-mentioned application.

Scott Hutchinson, representor, addressed the Panel regarding the above-mentioned application.

Andrew Costi, representor, addressed the Panel regarding the above-mentioned application.

Graham Burns, representor, addressed the Panel regarding the above-mentioned application.

Marcus Rolfe, Scott Twine and Alison Maguire, from URPS, supported by Ian Tregoning, Jason Braun, Jason Sack and Marius Van Rensburg from Living Choice Australia, Nigel Brophy from OPAL Health Care, Craig Lovering from Clover Landscape Architects, Marcus Lodge from Arborman Arboriculture, Tim Paine from Succession Ecology, Jayne Lovell from MFY Traffic and Parking, Joel Phillips from Colby Phillips, and Catherine Sutterheim from FMG Engineering, attended in support of the applicant.

Marcus Rolfe and Scott Twine, from URPS, supported by Jason Braun and Jason Sack from Living Choice Australia, Craig Lovering from Clover Landscape Architects, and Jayne Lovell from MFY Traffic and Parking, spoke on behalf of the Applicant in support of the application.

The presiding member called a motion to suspend formal meeting procedures at 8:41pm for a 5 minute intermission.

MOVED: Yvonne Svensson

SECONDED: David Brown

CARRIED UNANIMOUSLY

Formal meeting proceedings recommenced at 8:48pm

MOVED: Colleen Dunn

SECONDED: Terry Sutcliffe

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. The Council Assessment Panel resolve to DEFER “further consideration of” Development Application Number 24031252 by Living Choice Australia c/o URPS to enable the applicant to supply additional information, including the following:
- Executed Land Management Agreement in support of the Development Application.
 - A full suite of finalised architectural drawings which finalise all floor plans and remove all inconsistencies across the entirety of the plan set.
 - Detailed proposal to clarify car parking management and provide wayfinding, signage, line marking and directional devices to provide greater accessibility to visitor car parking to the apartments within the 10 level building and Retirement Facility
 - Clarification of site levels and pedestrian connectivity throughout the site and between the existing Living Choice site and the proposed retirement facility
 - Clarification of operational aspects in relation to access and to below ground car parking within the 5 level Retirement Facility, including provision for deliveries and commercial vehicles.
 - Further information in relation to any residential loading activities associated with each building (5L & 10L) should be provided.
 - Confirmation that the proposed bin enclosures are capable of accommodating the standard three bin system as provided by council and are of sufficient height to ensure that the bins are fully screened from public view. Drawings should be provided that demonstrate the dimensions of these enclosures
 - A car parking plan demonstrating and identifying the individual car parking allocation within the basement of the 5 level retirement facility to each apartment in the 10 level building and each residence within the retirement facility.

CARRIED

OTHER BUSINESS:

The Presiding Member declared the meeting closed at 9:38pm

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 20 May 2025.

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PRESIDING MEMBER

DATED / /

NEXT MEETING
Tuesday 20 May 2025