

**CITY OF UNLEY**

**COUNCIL ASSESSMENT PANEL**

**Minutes of Meeting held Tuesday May 20th 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 Lauren Cooke, Planning Officer  
Ms Hannah Leadbeter, Cadet Planning Officer  
Ms Sandy Beaton, Development Administration Officer

### **ITEM 3 - CONFIRMATION OF MINUTES:**

MOVED: Colleen Dunn

SECONDED: David Brown

That the Minutes of the City of Unley Council Assessment Panel meeting held on Tuesday 13 May 2025, as printed and circulated, be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

### **ITEM 4.1 – 86-86A Glen Osmond Road, Parkside SA 5063 - 24041265**

Adrianna Kyriacou, representor, supported by Bec Gayther-moore, addressed the Panel regarding the above-mentioned application.

Bill Stefanopoulos, from Town Planning Advisors, spoke on behalf of the Applicant 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 24041265, by Brinz Holdings Pty Ltd 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.

Condition 4

Waste collection and general delivery vehicles shall only service the development between the hours of 7am and 7pm on any day.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 5

All access to/from the site shall be gained via Kenilworth Road only.

Condition 6

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

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

No signage has been included as part of the subject application, The applicant is advised that some forms of signage (e.g. illuminated signage, signage located above a verandah) will require a separate Development Approval prior to being installed.

Advisory Note 6

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*.

Advisory Note 7

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 8272 5111.

Advisory Note 8

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 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

Residential Parking Permits will not be issued to residents of Community or Strata titled dwellings or other multi dwelling buildings or other forms of accommodation if granted development approval on or after 1 November 2013.

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 11

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from the Glen Osmond Road frontage of this site for future road purposes, together with a 4.5 x 4.5 metre cut-off from the Glen Osmond Road/Kenilworth Street corner. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirement. The attached consent form should be completed by the applicant and returned to DIT (dit.landusecoordination@sa.gov.au), together with a copy of the Decision Notification Form and the approved site plan/s.

**CARRIED**

**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

- No current appeals

MOVED: Terry Sutcliffe

SECONDED: Colleen Dunn

That the report be noted and received.

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS:**

Terry Sutcliffe requested an update on the deferred item from the May 13<sup>th</sup> CAP meeting. The Assessment Manager provided an update to the Panel.

The Presiding Member declared the meeting closed at 6:40pm

The foregoing minutes were taken as read and confirmed at the meeting of the Panel on Tuesday 17 June 2025.

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**PRESIDING MEMBER**

**DATED**        /        /

NEXT MEETING  
Tuesday 17 June 2025