



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 23 March 2026
at 5.30 pm
in the Colonel Light Room, Adelaide Town Hall



Minutes of the Meeting of the Council Assessment Panel

Held on Monday, 23 March 2026, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

Present -	Presiding Member -	Nathan Cunningham
	Panel Members -	Colleen Dunn, Robert Gagetti and Julian Rutt
	Deputy Panel Member -	Councillor Arman Abrahamzadeh
Apology -	Panel Member -	Councillor Eleanor Freeman

Opening and Acknowledgment of Country

At the opening of the Panel Meeting, the Presiding Member stated:

‘The City of Adelaide Council Assessment Panel acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

1 Confirmation of Minutes

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 28 January 2026 be taken as read and be confirmed as an accurate record of proceedings.

2 Declaration of Conflict of interest

Nil

3 Applications assessed under PDI Act 2016 (SA) with Representations

3.1 195 Stanley Street, North Adelaide

Representations listed to be heard

Representor:

- Suzanne Hanna of PO Box 3118 Melbourne Street, North Adelaide

Applicant:

- Matilda Asser of URPS on behalf of the applicant

Decisions

The Council Assessment Panel resolves that:

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

The Council Assessment Panel resolves that:

2. Development Application Number ID 25029849 by Thi Nguyen is GRANTED Planning Consent subject to the following reserved matter, conditions and advices:

RESERVED MATTER

Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act of 2016*, the following matter shall be reserved for further assessment, to the satisfaction of Council's Assessment Manager, prior to the granting of Development Approval:

1. **Updated Landscaping Plan by Landskap to correctly detail the replacement species for trees to be removed, ensure mature species are planted along the eastern boundary and appropriately reference the architectural plans**

Pursuant to Section 127 of the *Planning, Development and Infrastructure Act 2016*, Council's Assessment Manager reserves a decision on the form and substance of any further condition/s of Planning Consent considered appropriate to impose in respect of the Reserved Matter outlined above.

CONDITIONS

1. **The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any):**
 - **Drawing no. PL01.C by Proske, project no. 25.002, dated 16 January 2025**
 - **Drawing no. PL02.D by Proske, project no. 25.002, dated 11 February 2026**
 - **Drawing no. PL03.D by Proske, project no. 25.002, dated 16 January 2025**

- **Drawing no. PL05.C by Proske, project no. 25.002, dated 11 February 2026**
 - **Landscape Plan by Landskap**
 - **Pre-Development Arboricultural Impact Assessment by Treeline Consultants, dated 12 February 2026**
 - **AstraPool Australia E-Series 170 Pool Pump specifications by The Acoustic Box Pump and Filter Enclosures, dated 3 May 2016**
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2. The applicant or the person having the benefit of this consent shall ensure that all stormwater runoff from the development herein approved is collected and then discharged to the stormwater discharge system. All down pipes affixed to the Development which are required to discharge the storm water runoff shall be installed within the property boundaries of the land to the reasonable satisfaction of the Relevant Authority.

3. The landscaping depicted on the plans shall be maintained in good health and condition at all times to the reasonable satisfaction of the Relevant Authority. Any dead or diseased plants or trees shall be replaced forthwith to the reasonable satisfaction of the Relevant Authority.

4. All mechanical machinery associated with the heating, cleaning, and filtration of the swimming pool on the and shall be enclosed in a solid acoustic structure and maintained at all times to the satisfaction of the Relevant Authority.

5. External materials, surface finishes and colours of the development shall be consistent with the description and sample hereby granted consent and shall be to the reasonable satisfaction of the Relevant Authority.

6. **Replacement trees must be planted within 12 months of months of completion of the development at the following rates:**
- i. **if the development relates to a regulated tree - 2 trees to replace a regulated tree;**
- or
- ii. **if the development relates to a significant tree - 3 trees to replace a significant tree.**

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

ADVISORY NOTES

1. Development Approval Required

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.

2. Expiration of Consent

Pursuant to the provisions of Regulation 67 of the Planning, Development and Infrastructure (General) Regulations 2017, this consent / approval will lapse at the expiration of 2 years from the operative date of the consent / approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 2 years, in which case the approval will lapse within 3 years from the operative date of the approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the approval will not lapse.

3. Commencement and Completion

Pursuant to Regulation 93 of the Planning, Development and Infrastructure (General) Regulations 2017, the Council must be given one business days' notice of the commencement and the completion of the building work on the site. To notify Council, contact City Planning via d.planner@cityofadelaide.com.au or phone 8203 7185.

4. Appeal Rights

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone 8204 0289).

5. Fences Act 1975

The applicant is reminded of the requirements of the *Fences Act 1975*. Should the proposed works include work involving a shared boundary, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 8463 3555.

6. Boundaries

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.

4 Applications assessed under PDI Act 2016 (SA) without Representations

Nil

5 Appeal to CAP for Assessment Manager's Decision Review

Nil

6 Other Business

6.1 Planning Policy Updates including Suggestions from Panel

- CAP Annual report noted by Council at its meeting on 10 March 2026.
- Historic Area Statement Update Code Amendment to be implemented into the Planning and Design Code on 26 March 2026.

6.2 Other Business raised at Panel Meeting

Nil

6.3 Next Meeting - Monday 27 April 2026

Closure

The meeting closed at 6.35 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

Documents Attached:

Nil