



COUNCIL ASSESSMENT PANEL

Minutes

for the meeting
Monday, 28 September 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, 28 September 2026, at 5.30 pm,
Colonel Light Room, Adelaide Town Hall

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

Opening and Acknowledgment of Country

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

‘The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today.

We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.’

1 Confirmation of Minutes

Decision

That the Minutes of the meeting of the City of Adelaide Council Assessment Panel held on 24 August 2026 and the Special Meeting held on 27 August 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 77 South Terrace, Adelaide

Representations listed to be heard

Representors:

- Craig McCarthy of 74 South Terrace, Adelaide

Applicant:

- Simon Grose of Advantage Planning and Hank Kaas of Looka Design on behalf of the applicant, Ormond Nominees Pty Ltd

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 25024043, by Ormand Nominees be DEFERRED to request the following further information:
 - Submission of a wind analysis report
 - Confirmation that alternative access arrangements and queuing strategies can be achieved to provide safe and convenient vehicle access and egress
 - Clarification of waste management strategies

3.2 Units 1-6, 16 Bagot Street, North Adelaide

Representations listed to be heard

Representors:

- Phillip Brunning on behalf of Mary Jose of PO Box 7021, Adelaide, Nicholas Jose of PO Box 133, North Adelaide and Strata Corporation 7209
- Jeffrey Hillen of 29 Bagot Street, North Adelaide
- Diana Laidlaw of PO Box 3135, North Adelaide represented herself and spoke on behalf of Candy Bennett of 116 Brougham Place, North Adelaide and Katherine Fennell of 107 Brougham Place, North Adelaide
- Charles Irwin of PO Box 866, Goolwa

Applicant:

- Julie Jansen of MasterPlan, James Levinson of HWLE Lawyers and Peter Petrou of Cheesman Architects on behalf of the applicant

The Council Assessment Panel resolves that:

- 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:

1. Development Application Number ID 25033619, by Professor Weng Onn Chan is GRANTED Planning Consent subject to the following reserved matters, conditions and advices:

RESERVED MATTERS

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

1. Landscaping plan shall be submitted that details the species, location of plantings and irrigation specifications
2. Details of acoustic treatment of the rooftop plant.

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 Matters 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):

- Plans drafted by Cheesman Architects, Drawing Nos. 25127_PD06 revision H, 25127_PD07 revision C, 25127_PD08 revision E, 25127_PD09 revision E, and 25127_PD10 revision E
- Siteworks and Drainage Plan by Jack Adcock Consulting, Drawing No. JAC250341-DRG-C011, issue E, dated 19 June 2026
- Waste Management Plan by Colby Phillips, dated 7 May 2026.

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2. The hours of operation for the consulting rooms on the land shall be limited to:
 - 8am to 6pm – Monday to Friday
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3. Ancillary activities such as deliveries, collection, movement of private waste bins, goods, empty bottles and the like shall only occur:
 - between 9am and 7pm on Sunday or public holidays; or
 - between 7am and 7pm on any other day.

4. The windows as depicted on the northern, eastern and southern elevations shall be permanently fixed and obscured to a height of 1.7 metre above finished floor level. Such windows shall be installed prior to the occupation or use of the development and thereafter shall be maintained to the reasonable satisfaction of the Relevant Authority.

5. The connection of any stormwater discharge from the land to any part of the Council's underground drainage system shall be undertaken in accordance with the stamped plans and shall be to the reasonable satisfaction of the Relevant Authority.

6. All requirements expressed in the Arboricultural Impact Assessment and Development Impact Report by Arborman Tree Solutions, ref. ATS8043-016BagStDIR-R2, dated 7 May 2026, shall be undertaken to the reasonable satisfaction of the Relevant Authority, as detailed below:
 - Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of these trees without a Tree Protection Plan
 - Digging with care should be used whilst within the SRZ of Tree 1 and Tree 3, despite there being existing encroachment, there is the potential for some root architecture. Digging with care includes:
 - Hand excavation, including the use of handheld power tools,
 - Sub-tonne machinery (with the use of a spotter) and digging with care, and
 - High Pressure water (Hydro-Vac)
 - The use of a Hydro-Vac shall be used at the lowest practical pressure when roots are observed and/or protective covering should be attached to avoid damage to any important roots and avoid direct contact and damage to the Phloem (bark).

7. ESD initiatives detailed in the Bestec letter, ref. 57586/2/1, dated 17 April 2026, shall be implemented and nominated on the plans prior to the issue of Development Approval.

8. **Payment of an amount calculated in accordance with the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* be made into the relevant urban trees fund (or if an urban trees fund has not been established for the area where the relevant tree is situated, or the relevant authority is the Commission or an assessment panel appointment by the Minister or a joint planning board, the Planning and Development Fund) in lieu of planting 1 or more replacement trees. Payment must be made prior to the issue of development approval.**
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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 Approval**

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. **City Works Permit**

Any activity in the public realm, whether it be on the road or footpath (including the Adelaide Park Lands), requires a City Works Permit. This includes activities that have received Development Approval. The City Works Guidelines detailing the requirements for various activities and fee calculator and online application form can

all be found on Council's website at

<https://www.cityofadelaide.com.au/business/permits-licences/city-works/>

When applying for a City Works Permit you will be required to supply the following information with the completed application form:

- A Traffic Management Plan/Site Plan (a map which details the location of the works, street, property line, hoarding/mesh, lighting, pedestrian signs, spotters, distances etc.);
- Description of equipment to be used;
- A copy of your Public Liability Insurance Certificate, noting the City of Adelaide as an interested party (minimum cover of \$20 Million required);
- Copies of consultation with any affected stakeholders including businesses or residents.

Applications will require a minimum notice period of five business days. For more information, contact cityworks@cityofadelaide.com.au.

6. Vehicle Crossover modifications

There is no objection to the proposed vehicle crossing place(s)/alterations to the existing vehicle crossing place(s), however the work will be undertaken by Council and the cost of the work will be charged to the applicant. Separate application for the crossing place(s) is required and the applicant can obtain a form at Driveway crossover application <https://customer.cityofadelaide.com.au/forms/vehicle-crossing-application/>. A quotation for the work will be provided by Council prior to the work being undertaken.

7. 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.

8. Public Utilities

The applicant should 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.

In addition, the applicant is advised that the installation of an SA Power Networks transformer within the building may require the submission of a variation application. Furthermore, any proposal to install electricity infrastructure including a transformer or switching cubicle within the public realm will require the consent of Council and may not be forthcoming

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
 - Panel Member referred to Adult Entertainment Premises Code Amendment and reduced activation at street level
- 6.2. Other Business raised at Panel Meeting
 - Building compliance issues for developments in the Kermode Street and Bagot Street locality
 - Developments triggering infrastructure asset renewals
- 6.3. Next Meeting – 26 October 2026

8 Notice of Meeting

Closure

The meeting closed at 9.07 pm

Nathan Cunningham
Presiding Member
City of Adelaide Council Assessment Panel

Documents Attached:

Nil