



## COUNCIL ASSESSMENT PANEL

### NOTICE OF MEETING

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To: **Presiding Member:** Geoff Parsons

**Members**

Ross Bateup  
David Brown  
Paul Mickan  
John Kemp

Notice is hereby given that the next meeting of the Council Assessment Panel will be held on:

**Wednesday 14 April 2021**  
**The Stirling Conference Room, 63 Mt Barker Road, Stirling**  
**at 6.00pm**

Meetings of the Council are open to the public and interested members of this community are welcome to attend.

A handwritten signature in black ink that reads 'Deryn Atkinson'.

**Deryn Atkinson**  
**Assessment Manager**  
**7 April 2021**



## **COUNCIL ASSESSMENT PANEL**

### **AGENDA FOR MEETING**

**Wednesday 14 April 2021**

**6:00pm**

**The Stirling Conference Room, 63 Mt Barker Road, Stirling**

### **ORDER OF BUSINESS**

#### **1. COMMENCEMENT**

#### **2. OPENING STATEMENT**

“Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kaurna people. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land. Together we will care for this country for the generations to come.”

#### **3. APOLOGIES/LEAVE OF ABSENCE**

3.1 Apologies

3.2 Leave of Absence

#### **4. PREVIOUS MINUTES**

Confirmation of the Minutes of the previous meeting held on Wednesday 10 March 2021

#### **5. PRESIDING MEMBER’S REPORT**

#### **6. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL**

#### **7. MATTERS LYING ON THE TABLE/MATTERS DEFERRED**

7.1 Matters Lying on the Table  
Nil

7.2 Matters Deferred

**7.2.1 Development Application 19/210/473 by John Nitschke for change of use from store to include light industry (manufacturing) and building alterations and additions to create 7 separate tenancies, associated car parking, landscaping & earthworks and 3 x 144,000 litre water tanks in addition to the existing farming use (non-complying) at 359 Nairne Road, Woodside**

Deferred from meeting 10 March 2021

*“That a decision on the matter be deferred to seek the following further information:*

- 1) The nature and extent of alteration of existing use rights;*
- 2) Details of all vehicle movement manoeuvring, and number of anticipated vehicle movements in association with the storage and light industry uses;*
- 3) Details of unloading areas, location and dimensions of external storage of shipping containers and waste storage; and*
- 4) The provision of accurate floor and elevation plans detailing all new and existing openings to the building, including access to and within Store 3 and the south-eastern corner in general”.*

**Refer Item 8.3 of this Agenda**

**8. DEVELOPMENT ASSESSMENT APPLICATIONS – DEVELOPMENT ACT**

**8.1 Development Application 20/1302/473 by Bridgewater Inn for alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan at 387 Mount Barker Road, Bridgewater – Melanie Scott**

8.1.1 Representations

<b>Name of Representer</b>	<b>Address of Representer</b>	<b>Nominated Speaker</b>
Louise L’Oste-Brown	9 Lake Street, Bridgewater	Personally
Reverend Alexander and Gillian Stevenson	7 St Matthew’s Place Bridgewater	Personally
Anthony Smith & Emma Martin	384 Mount Barker Road Bridgewater	Personally
Father Alfred Farrugia – Adelaide Hills Catholic Parish	1 Wembley Avenue Bridgewater	Personally

The applicant’s representative, Future Urban, may be in attendance.

8.1.2 Decision of the Panel

**8.2 Development Application 20/1297/473 by LJJ Enterprises Pty Ltd for horticultural building, verandah, signage & associated earthworks at 141 Onkaparinga Valley Road, Woodside – Doug Samardzija**

8.2.1 Representations

Name of Representer	Address of Representer	Nominated Speaker
Sue & Brenton Marshall	7 Verco Road, Woodside	Personally
Peter Rodda	9 Verco Road, Woodside	Personally
Jill Wybrow	4/135 Onkaparinga Valley Road, Woodside	Personally

The applicant's representative, Jeff Smith (Planning Chambers), may be in attendance.

8.2.2 Decision of the Panel

**8.3 Development Application 19/210/473 by John Nitschke for change of use from store to include light industry (manufacturing) and building alterations and additions to create 7 separate tenancies, associated car parking, landscaping & earthworks and 3 x 144,000 litre water tanks in addition to the existing farming use (non-complying) at 359 Nairne Road, Woodside – Melanie Scott**

8.3.1 Representations  
Nil

The applicant, or representatives, may be in attendance.

8.3.2 Decision of the Panel

**8.4 Development Application 20/1058/473 (20/C047/473) by Kermel Pty Ltd for community title division (1 into 11), removal of 1 regulated tree (*Corymbia citriodora* – Lemon-scented Gum) & 2 significant trees (*Corymbia citriodora* – Lemon-scented Gum and *Eucalyptus globulus* – Tasmanian Blue Gum) and construction of internal roadway at 29 Kumnick Street, Lobethal – Ashleigh Gade**

8.4.1 Representations  
Nil

The applicant, or representative, may be in attendance.

8.4.2 Decision of the Panel

**8.5 Development Application 20/714/473 (20/D031/473) by W Murdoch & J Murdoch for boundary realignment (3 into 3) at 792, 832 & Lot 65 Swamp Road, Lenswood – Doug Samardzija**

8.5.1 Representations  
Nil

The applicant, or representative, may be in attendance.

8.5.2 Decision of the Panel

**9. DEVELOPMENT ASSESSMENT APPLICATIONS – PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT**

Nil

**10. DEVELOPMENT ASSESSMENT APPLICATIONS - REVIEW OF DECISIONS OF ASSESSMENT MANAGER**

Nil

**11. ERD COURT APPEALS**

Nil

**12. POLICY ISSUES FOR ADVICE TO COUNCIL**

**13. OTHER BUSINESS**

**14. ORDER FOR EXCLUSION OF THE PUBLIC FROM THE MEETING TO DEBATE CONFIDENTIAL MATTERS**

That pursuant to Regulation 13(2)(a) and (b) of the Planning, Development and Infrastructure (General) Regulations 2017, an assessment panel may exclude the public from attendance at a meeting during so much of the meeting as is necessary to receive, discuss or consider matters in confidence:

- vii. Matters that should be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty; and
- ix. Information relating to actual litigation

**15. CONFIDENTIAL ITEM**

**16. NEXT MEETING**

The next ordinary Council Assessment Panel meeting will be held on 12 May 2021

**17. CLOSE MEETING**