



## 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 9 June 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**  
**2 June 2021**



## **COUNCIL ASSESSMENT PANEL**

### **AGENDA FOR MEETING**

**Wednesday 9 June 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 12 May 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 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**

Deferred from meeting 14 April 2021

*“That a decision on the matter be deferred to seek the following further information and amended conditions in relation to:*

- 1) Noise from patrons and music/entertainment;*
- 2) Landscaping;*
- 3) Waste Management;*
- 4) Proposed Licensed Area Plan/s;*
- 5) Numbers of patrons and hours of operation in the areas proposed to be altered, both indoors and outdoors; and*
- 6) Further consideration of the adequacy of the car parking for the capacity of the premises”.*

**7.2.2 Development Application 20/1198/473 by Sasha & Gary Holland for two storey detached dwelling, deck (maximum height 4.12m), combined fence & retaining walls (maximum height 3.4m), swimming pool & associated barriers, masonry fence, associated earthworks & landscaping at 9 Braemar Terrace, Stirling**

Deferred from meeting 12 May 2021

*“That a decision on the matter be deferred to allow the applicants to respond to the following matters:*

- 1) The scale of the front balcony and level of intrusion into the streetscape;*
- 2) The building set-back to the western boundary; and*
- 3) To provide a revised Landscaping Plan that amends the plant species for the front garden to be of an evergreen nature and of a height and volume of canopy that provides increased screening to the streetscape”.*

Refer to Item 8.5 of this Agenda.

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

- 8.1 **Development Application 20/1005/473 by NBN Co Limited for telecommunications facility comprising NBN monopole (maximum height 46m), security chainmesh fencing (maximum height 2.4m) with outdoor cabinets & associated earthworks (non-complying) at Lots 10-12 Crossing Road, Mylor – Doug Samardzija**

8.1.1 Representations

<b>Name of Representer</b>	<b>Address of Representer</b>	<b>Nominated Speaker</b>
Ken Lynn	23 Smith Road, Mylor	Personally
Sean Carr	497 River Road, Mylor	Personally
Frauke Hobbs	6 Phillinda Lane, Mylor	Personally
Chris & Narelle Whiting	11 Boucaut Lane, Mylor	Personally
Peter & Paula Ashforth	10 Boucaut Lane, Mylor	Personally
Lucy Quigley-Smith & Matt Smith	133 Crossing Road, Mylor	Tom Game Botten Levinson
Susanne Koen	26 Silver Lake Road, Mylor	Personally
Graham & Deborah Davidson	159 Crossing Road, Mylor	Personally
Stephanie Dallwitz	51 Smith Road, Mylor	Personally

The applicant's representative may be in attendance.

8.1.2 Decision of the Panel

- 8.2 **Development Application 19/532/473 by GE Hughes Construction Co for change of use to include a transport depot and extend an existing vehicle hardstand, retaining walls, combined fence and retaining wall (maximum height 3 metres), 2 x 28,000 litre fuel storage pods, storage building, outbuilding for truck wash equipment, 2 x 20,000 litre water tanks & associated earthworks at 4 Brettig Road, Lobethal – Melanie Scott**

8.2.1 Representations

<b>Name of Representer</b>	<b>Address of Representer</b>	<b>Nominated Speaker</b>
Dianne Barrett	20 Kenton Valley Road Lobethal	Personally
Mark & Helen Elsworthy	15A Kenton Valley Road Lobethal	Indicated a desire to be heard in support of representation, but does not wish to attend or appear in person

The applicant's representative may be in attendance.

8.2.2 Decision of the Panel

- 8.3 Development Application 20/1273/473 by Joyson Orchards Pty Ltd for staged consent construction of light industry (agricultural industry) building and associated two storey offices, car parking, retaining walls (maximum height 3.5m), acoustic fence (maximum height 2.8m), signage, associated access work, landscaping & associated earthworks**  
**Stage 1 – Earthworks; and**  
**Stage 2 – Balance of the Works**  
**at 202 – 204 Onkaparinga Valley 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 20/1087/473 by Ron Metcalfe Building Designer for deck attached to dwelling (maximum height 2.4m) at 135 Cave Avenue, Bridgewater – Doug Samardzija**

- 8.4.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Helen Viant & Kate Bailey	133 Cave Avenue Bridgewater	Helen Viant

The applicant, or representative, may be in attendance.

- 8.4.2 Decision of the Panel

- 8.5 Development Application 20/1198/473 by Sasha & Gary Holland for two storey detached dwelling, deck (maximum height 4.12m), combined fence & retaining walls (maximum height 3.4m), swimming pool & associated barriers, masonry fence, associated earthworks & landscaping at 9 Braemar Terrace, Stirling – Damon Huntley**

- 8.5.1 Representations  
Nil

The applicant, or representative, may be in attendance.

- 8.5.2 Decision of the Panel

- 8.6 **Development Application 21/238/473 (21/D006/473) by Simon Lucas for land division – boundary realignment (2 into 2) (non-complying) at 70A & 72 Sheoak Road, Crafers West**  
– Damon Huntley

- 8.6.1 Representations  
Nil

The applicant, or representative, may be in attendance.

- 8.6.2 Decision of the Panel

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

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

**11. ERD COURT APPEALS**

**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 14 July 2021

**17. CLOSE MEETING**