



## 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 March 2022**  
**The Stirling Conference Room, 63 Mt Barker Road, Stirling AND**  
**Zoom Virtual Meeting Room**  
**at 6.30pm**

Meetings of the Council are open to the public and interested members of the community are encouraged to attend via Zoom.

Please refer to Council's website for the link to join this meeting.

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

**Deryn Atkinson**  
**Assessment Manager**  
**2 March 2022**



## **COUNCIL ASSESSMENT PANEL**

### **AGENDA FOR MEETING**

**Wednesday 9 March 2022**

**6:30pm**

**The Stirling Conference Room, 63 Mt Barker Road, Stirling AND  
Zoom Virtual Meeting Room**

### **ORDER OF BUSINESS**

#### **1. COMMENCEMENT**

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

“Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kurna 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 9 February 2022

#### **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 21015778 by ProHealthCare Stirling for alterations and additions to existing consulting rooms, car parking and landscaping at 104 Mount Barker Road, Stirling**

Deferred from meeting 9 February 2022

*“That a decision on the matter be deferred to enable the applicant to provide the following information:*

- 1) *A site plan to scale that demonstrates all trees to be retained and removed, earthworks and a Tree Protection zone for Tree 18 based on arboricultural advice.*
- 2) *Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions.*
- 3) *Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road”.*

**7.2.2 Development Application 21035577 by Adelaide Hills Council for demolition of Buildings 12A & 12B, alterations and additions to Building 14 which will include a change of use to the existing offices to include accommodation (artist short term accommodation), a new bridge to Building 20 and a ground floor addition (community facility including a shop, office and amenities); and construction of a small plant and equipment compound behind Building 20 at Buildings 10-22E / 1 Lobethal Road, Lobethal**

Deferred from meeting 9 February 2022

*“That a decision on the matter be deferred to allow for further processing of the Application”.*

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

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

- 9.1 **Development Application 21031474 by 14 Johnston Pty Ltd for construction of a three-level childcare centre (pre-school) with ancillary car parking, outdoor play areas and landscaping at 14 Johnston Street, Stirling – Melanie Scott**

9.1.1 Representations

There were thirteen representations received, and the following wish to be heard:

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Simon Dwyer	12 Oakbank Street, Stirling	Personally
Noel Kassebaum	4 Oakbank Street, Stirling	Personally
Evan Boland	10 Oakbank Street, Stirling	Personally
Brian Baldwin	2 Oakbank Street, Stirling	Personally
Glenys Baldwin	2 Oakbank Street, Stirling	Personally
Michael French	PO Box 291, Crafers	Personally
Victoria Sands Kwong	12 Paratoo Road, Aldgate	David Kwong
Ross & Janet Sands	16 Johnston Street and 31 Milan Terrace, Stirling	Personally
Eamonn Ansell	12 Johnston Street and 28 Mount Barker Road Stirling	Personally
Don Wallis	PO Box 95, Stirling	Personally

The applicant's representatives may be in attendance.

9.1.2 Decision of the Panel

- 9.2 **Development Application 21030645 by Linda Guan for two storey detached dwelling, indoor swimming pool, retaining walls and fencing at 6 Coach-House Drive, Teringie – Ashleigh Gade**

9.2.1 Representations

There was one representation received, and the following wishes to be heard:

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Raymond Tham	4 Coach-House Drive Teringie	Personally

The applicant, or representatives, may be in attendance.

9.2.2 Decision of the Panel

9.3 **Development Application 21021753 by Lou Fantasia Planning Pty Ltd for residential flat building comprising three (3) dwellings, commercial shop tenancy, associated car parking and associated landscaping at Flat 1-3, 79 Onkaparinga Valley Road, Woodside – Doug Samardzija**

9.2.1 Representations

There was one representation received, but the representor does not wish to be heard.

The applicant, or representatives, may be in attendance.

9.2.2 Decision of the Panel

## **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 13 April 2022

## **17. CLOSE MEETING**