



COUNCIL ASSESSMENT PANEL

NOTICE OF MEETING

To: **Presiding Member:** Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
John Kemp

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

Wednesday 8 June 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
1 June 2022



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 8 June 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 11 May 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”.*

Refer to Item 9.1 of this Agenda.

7.2.2 **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**

Deferred from meeting 9 March 2022

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

- 1) *An acoustic report prepared by a suitably qualified professional.*
- 2) *A review of the car parking design and its relationship with the intensity of the land use, in consideration of staff, parents and children, and visitors to the site.*
- 3) *Preparation and provision of a Waste Management Plan which considers storage capacity, location and collection times.*
- 4) *Consideration of built form in terms of overshadowing”.*

8. DEVELOPMENT ASSESSMENT APPLICATIONS – DEVELOPMENT ACT

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

9.1 **Development Application 21015778 by ProHealthCare Stirling (Janari Pty Ltd) for alterations and additions to existing consulting rooms, removal of 1 regulated tree (*Eucalyptus maculate*), car parking and landscaping at 104 Mount Barker Road, Stirling – Melanie Scott**

9.1.1 Representations
Representations were heard previously at meeting held on 9 February 2022.

The applicant, or representatives, may be in attendance.

9.1.2 Decision of the Panel

9.2 **Development Application 22011041 by Construction Services Australia for single storey detached dwelling and combined fence and retaining walls (maximum height 3.2m) at 16 Balmoral Road, Woodside – Marie Molinaro**

9.2.1 Representations
Nil

The applicant, or representatives, may be in attendance.

9.2.2 Decision of the Panel

9.3 **Development Application 22005832 by Adelaide Hills Council (Property Section) for dwelling alterations and additions, carport and 22,000L water storage tank at 22 Wright Road, Stirling – Marie Molinaro**

9.3.1 Representations
Nil

The applicant, or representatives, may be in attendance.

9.3.2 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 July 2022

17. CLOSE MEETING