



COUNCIL ASSESSMENT PANEL

NOTICE OF MEETING

To: **Presiding Member:** Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
Leith Mudge

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

Wednesday 8 November 2023
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 November 2023



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 8 November 2023

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 13 September 2023

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
Nil

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

8.1 **Development Application 22041947 by Mark Kwiatkowski and Anthony Wagenknecht for change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) and construction of mezzanine within the store building for sale & tasting of beer with associated car parking at 14 Nioka Drive, Ironbank – Marie Molinaro**

8.1.1 Representations

There were thirty-one representations received, and the following wish to be heard:

Name of Representor	Address of Representor	Nominated Speaker
Keran McKenzie	PO Box 232, Stirling	Keran McKenzie
Ros Barrett	8 Allumba Drive, Ironbank	Ros Barrett
Robyn Nelson	PO Box 429, Stirling	Robyn Nelson
David Lapans	PO Box 83, West Beach	TBA
Peter Auhl	5 Allumba Drive, Ironbank	Peter Auhl
Sarka Auhl	5 Allumba Drive, Ironbank	Peter Auhl
Daniel Rowe	11 Allumba Drive, Ironbank	Daniel Rowe
Katrina Barber	9 Allumba Drive, Ironbank	TBA
Paula Kulas	8 Nioka Drive, Ironbank	Paula Kulas
Mark Winston	4 Pimpala Road, Ironbank	Mark Winston
David & Vicki Wilczek	18 Nioka Drive, Ironbank	TBA
Martine Welfare	15 Allumba Drive, Ironbank	Martine Welfare
Andrew Blanchard	235 Ironbank Road, Ironbank	Andrew Blanchard
Steven Murray	9 Allumba Drive, Ironbank	TBA

The applicant, or representatives, will be in attendance.

8.1.2 Decision of the Panel

- 8.2 **Development Application 22015517 by Wegener Constructions for store associated with existing industry (spring water extraction, bottling & distribution), new opening to existing building, relocation of outbuilding (toilet block) and new parking area at 61 Sprigg Road, Crafers – Marie Molinaro**

8.2.1 Representations

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

Name of Representer	Address of Representer	Nominated Speaker
Phillip Brunning	27 Halifax Street, Adelaide	Phillip Brunning
Abbie Southam	26 Sprigg Road, Piccadilly	Abbie Southam

The applicant, or representatives, may be in attendance.

8.2.2 Decision of the Panel

- 8.3 **Development Application 23014494 by Oliver Sierp for change of use from dwelling to tourist accommodation (12 guests) and internal alterations (retrospective) at 1 Bilney Road, Stirling – Melanie Scott**

8.3.1 Representations

There was one representation received, who wishes to be heard:

Name of Representer	Address of Representer	Nominated Speaker
Pascoe Ayling	3 Bilney Road, Stirling	Pascoe Ayling

The applicant, or representatives, may be in attendance.

8.3.2 Decision of the Panel

- 8.4 **Development Application 23007983 by Bargain Steel Centre for outbuilding at 6 Onkaparinga Street, Lobethal – Sebastien Paraskevopoulos**

8.4.1 Representations

N/A

The applicant, or representatives, may be in attendance.

8.4.2 Decision of the Panel

9. DEVELOPMENT ASSESSMENT APPLICATIONS – DEVELOPMENT 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 13 December 2023

17. CLOSE MEETING