



COUNCIL ASSESSMENT PANEL

NOTICE OF SPECIAL MEETING

To: **Presiding Member:** Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
Leith Mudge

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

Wednesday 4 December 2024
Aldgate Village Well, 54 Strathalbyn Road, Aldgate AND
via Livestream
at 6.15pm

Meetings of the Council are open to the public and whilst interested members of the community are welcome to attend it should be noted that capacity and car parking at the venue is limited.

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

Deryn Atkinson
Assessment Manager
27 November 2024



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 4 December 2024

6:15pm

**Aldgate Village Well, 54 Strathalbyn Road, Aldgate AND
Live Streaming**

ORDER OF BUSINESS

1. COMMENCEMENT

2. OPENING STATEMENT

“Council acknowledges that we meet on the traditional Country of the Peramangk and Kurna people. We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land”.

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 November 2024

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 22007004 by Luxury Lodge Group for tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks at 5 Ravenswood Lane, Balhannah – James Booker**

8.1.1 Representations

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

Name of Representor	Address of Representor	Nominated Speaker
Johnathan Nitschke	PO Box 473, Hahndorf	Self
Sandra Nitschke	PO Box 473, Hahndorf	Self
Carl Nitschke	PO Box 473, Hahndorf	Self
Cathryn Nitschke	PO Box 4, Hahndorf	Self
John Nitschke	PO Box 4, Hahndorf	Self
Lyn Nitschke	PO Box 4, Hahndorf	Self
Nicol Morrison	PO Box 105, Balhannah	Self
Deborah Warland	PO Box 44, Balhannah	Self
Greg Jamieson	PO Box 258, Hahndorf	Self
Brenton Kelly	PO Box 45, Kent Town	Self
Elizabeth Kirkby	PO Box 225, Hahndorf	Self
Grant Coleman	PO Box 132, Balhannah	Self
Valentina Zaytseva	1 Hawke Street, Ridgehaven	Self
Meegan Pezzotta	28A Karawirra Avenue, Rostrevor	Self
Richard Shipman	29A Leonard Road, Hahndorf	Self
Andrew Webber	PO Box 158, Hahndorf	Self
Alister Haigh	37 Wellington Square, North Adelaide	Self
Susan Haigh	PO Box 161, Balhannah	Self
Stephen Symons	26 Ravenswood Lane, Balhannah	Self
Belinda Symons	26 Ravenswood Lane, Balhannah	Self
Carolyn Symons	26 Ravenswood Lane,	Self

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	Balhannah	
Georgina Symons	26 Ravenswood Lane, Balhannah	Self
Sandra Loveband	7 Avenue Road, Highgate	Self
David Loveband	7 Avenue Road, Highgate	Self
Pauline Willy	20 Wood Road, Paradise	Self
Ethel Stanton	PO Box 491, Hahndorf	Self
Joshua Silwood	53 Hurling Drive, Mount Barker	Self
Perry Kelly	14A Hooking Avenue Royston Park	Self
Marge Kelly	14A Hooking Avenue Royston Park	Self
Kylie Hewitt	5 Corbusier Drive, St Agnes	Self
Richard Harris	PO Box 732, Hahndorf	Self
Valerie Harris	PO Box 732, Hahndorf	Self
Christine Reed	8 Paech Brothers Road, Hahndorf	Not specified
Debby Nulty	PO Box 343, Hahndorf	Self
Chris McMichael	PO Box 91, Balhannah	Self
Matt Kelly	23 Paech Brothers Road, Hahndorf	Self
Darren Kelly	PO Box 530, Hahndorf	Greg Vincent (Masterplan)
Katrina Pollard	PO Box, Hahndorf	Self
Crystal Bihun	PO 380, Woodside	Self
Sam Underwood	PO Box 136, Hahndorf	Self
Austen Oxlade	40 Jones Road, Balhannah	Self
Teneal Elliot	19 Bligh Avenue, Panorama	Self

The applicant's representatives will be in attendance.

8.1.2 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 11 December 2024

17. CLOSE MEETING