



COUNCIL ASSESSMENT PANEL

NOTICE OF MEETING

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 14 July 2021
The Stirling Conference Room, 63 Mt Barker Road, Stirling
at 6.30pm

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
7 July 2021



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 14 July 2021

6:30pm

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 9 June 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”.*

Refer to Item 8.2 of this Agenda.

8. DEVELOPMENT ASSESSMENT APPLICATIONS – DEVELOPMENT ACT

8.1 **Development Application 20/1307/473 by R Bowman & K Bissland for demolition of existing two storey detached dwelling & construction of new two storey detached dwelling, deck (maximum height 3.5m), retaining wall (maximum height 1.2m), 2 x 20,000L water tanks & associated earthworks at 19 Orley Avenue, Stirling – Ashleigh Gade**

8.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Chris Jamieson	15 Orley Avenue, Stirling	Personally

The applicants, or representative, may be in attendance.

8.1.2 Decision of the Panel

8.2 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 –
Melanie Scott

8.2.1 Representations
Representations heard previously at meeting held 14 April 2021.

The applicant's representatives may be in attendance.

8.2.2 Decision of the Panel

8.3 Development Application 21/304/473 (21/D010/473) by Judith Bradsen for land division – boundary realignment (2 into 2) (non-complying) at 117 Sheoak Road, Crafers West –
Amelia De Ruvo

8.3.1 Representations
Nil

The applicant, or representative, may be in attendance.

8.3.2 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 – update circulated 6 July 2021

12. DELEGATIONS REVIEW OF POWERS & FUNCTIONS OF CAP UNDER PDI ACT

12.1 Delegations Review of Powers & Functions of Council Assessment Panel (CAP) as a Relevant Authority under the Planning, Development and Infrastructure Act 2016 & Regulations – Instrument C

13. POLICY ISSUES FOR ADVICE TO COUNCIL

14. OTHER BUSINESS

15. 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

16. CONFIDENTIAL ITEM

17. NEXT MEETING

The next ordinary Council Assessment Panel meeting will be held on 11 August 2021

18. CLOSE MEETING