



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 13 April 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
6 April 2022



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 13 April 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 March 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”.

Refer to Item 9.2 of this Agenda

7.2.3 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 21030805 by Stimson Consulting and Anthony and Angela Mackay for change of use to include tourist accommodation comprising 4 self-contained accommodation units and 1 x 25,000L water storage tank at 12 Tiers Road, Woodside – Marie Molinaro

9.1.1 Representations

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

Name of Representor	Address of Representor	Nominated Speaker
Janine Croser & Rennie Barnett	25 Tiers Road, Woodside	TBA
Valerie & Jamie Hancock	27 Tiers Road, Woodside	TBA
Kellie Wayde	17 Tiers Road, Woodside	TBA

The applicant, or representatives, may be in attendance.

9.1.2 Decision of the Panel

- 9.2 **Development Application 21035577 by Adelaide Hills Council for demolition of Building 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 – Melanie Scott**

- 9.2.1 Representations
Nil

The applicant's 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. 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

**Council Assessment Panel
AGENDA 13 APRIL 2022**

16. CONFIDENTIAL ITEM

17. NEXT MEETING

The next ordinary Council Assessment Panel meeting will be held on 11 May 2022

18. CLOSE MEETING