



**COUNCIL ASSESSMENT PANEL**

**AGENDA FOR MEETING WEDNESDAY 10 JANUARY 2018**

**6:00pm**

**The Positive Ageing Centre, 36 Nairne Road, Woodside**

**ORDER OF BUSINESS**

1. **COMMENCEMENT** .....
2. **APOLOGIES/LEAVE OF ABSENCE**.....
  - 2.1 Apologies
  - 2.2 Leave of Absence
3. **PREVIOUS MINUTES** .....  
13 December 2017
4. **DELEGATION OF AUTHORITY**.....  
Decisions of this Panel were determined under delegated authority as adopted by Council on 26 September 2017
5. **PRESIDING MEMBER'S REPORT** .....
6. **DECLARATION OF INTEREST BY MEMBERS OF 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 16/946/473 by Mataan Dunning for two storey detached dwelling, decks (maximum height 3.3m), 2 x 22,000 litre water storage tanks, 1.8m fence on top of existing retaining wall (maximum combined height 4.1m) and associated earthworks at 1A Atkinson Road, Crafers West**

Deferred from meeting 7 November 2017

*“That a decision on the matter be deferred to allow the applicant to provide more definitive data and overshadowing diagrams for the 21 June solstice and either the spring or autumn equinox at 3:00pm, using independent expert data sets from Geosciences Australia (Department of Industry, Innovation and Science).”*

**8. DEVELOPMENT ASSESSMENT APPLICATIONS .....**

**8.1. Development Application 17/489/473 by Bush Play for change of use from primary production to include recreation facility – nature play area and associated car parking (non-complying) at 145 Pedare Park Road and 338 Burns Road, Woodside – Doug Samardzija**

8.1.1 Representations

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Sam & Louise Roesler	26A Pedare Park Road Woodside	Personally
Dymphna Sprod	340 Tiers Road, Woodside	Personally
Rosemary & Barry Kennedy	102 Pedare Park Road Woodside	Rosemary Kennedy

The applicant or their representative, Julie Lewis (URPS), may be in attendance.

8.1.2 Decision of Panel

**8.2. Development Application 17/396/473 by O’Leary Walker Wines for building alterations and additions, conversion of storage and production areas to restaurant (72 seat capacity) and increase on-site car parking at 18 Oakwood Road, Oakbank – Brendan Fewster**

8.2.1 Representations

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Geoff Ridings	11 Oakwood Road Oakbank	Personally

The applicant or their representative from Nielsen Architects may be in attendance.

8.2.2 Decision of Panel

**8.3. Development Application 17/279/473 by Woolcock Construction Pty Ltd for variation 18 to DA 11/1091/473 to add 12 new staff car parks at rear of Trade Centre which includes a combined fence and retaining wall (maximum height 3.9m) in the flood zone, stacked parking in front of building 6, relocation of Mitre 10 bin store, modification of unloading area restrictions, modification of access restrictions on northern driveway to allow all vehicles with a right turn only on exit and inclusion of fitness studio (450m<sup>2</sup>) in the list of approved uses for Building 10 plus creation of two additional tenancies in Building 10 at 37 Onkaparinga Valley Road, Balhannah – Melanie Scott**

8.3.1 Representations

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Kellie & Robert Bucco	11 Sunningdale Court Balhannah	Personally
Gino Iuliano & Cindy Paardekooper	10 Sunningdale Court Balhannah	Personally
Balhannah Cold Stores Pty Ltd	37 Onkaparinga Valley Road, Balhannah	TBA
Scott Wood & Karen Fraser	7 Wicks Close Balhannah	Scott Wood

The applicant or their representatives, Eric Lampard or John Vickers, may be in attendance.

8.3.2 Decision of Panel

**8.4. Development Application 17/691/473 by Mr Bradley David Bown for change of use from service trade premises to include light industry (micro-brewery) and associated shop (tasting area) within Tenancy 2E (Building 10), including outdoor seating area at 2/37 Onkaparinga Valley Road, Balhannah – Sam Clements**

8.4.1 Representations  
Nil

The applicant (or representative) may be in attendance.

8.4.2 Decision of Panel

**8.5. Development Application 17/649/473 by KeyInvest Ltd for expansion of existing retirement village (Stage 4), including the construction of 15 dwellings (6 two storey and 9 single storey), associated retaining walls (maximum height 2.1m), internal driveway and removal of 1 regulated tree (*Eucalyptus camaldulensis*) and 1 significant tree (*Eucalyptus camaldulensis*) and associated earthworks at 18 Tolmer Road, Woodside – Melanie Scott**

8.5.1 Representations  
Nil

The applicant or their representative, Andrew Kaspar (Jensen Plus), may be in attendance.

8.5.2 Decision of Panel

**9. POLICY ISSUES FOR ADVICE TO COUNCIL .....**

**10. OTHER BUSINESS .....**

**11. ORDER FOR EXCLUSION OF THE PUBLIC FROM THE MEETING TO DEBATE CONFIDENTIAL MATTERS .....**

That pursuant to Regulation 13(2)(a)(vii) and (ix) 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 in confidence any of the following matters:

- 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

**12. CONFIDENTIAL ITEM**

12.1 **Compromise Proposal – Development Application 16/463/473 by Wallbridge & Gilbert for stormwater infrastructure (culvert) and filling of land (900m<sup>3</sup>) in a flood plain including road and drainage works on Council road reserve and associated landscaping at 3 & 5 & 8 Pomona Road, Stirling – Melanie Scott**

12.1.1 Decision of Panel

**13. NEXT MEETING .....**  
The next ordinary Council Assessment Panel meeting will be held on 14 February 2018

**14. CLOSE MEETING .....**