



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 30 July 2025
Aldgate Village Well, 54 Strathalbyn Road, Aldgate AND
via Livestream
at 6.00pm

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.

Deryn Atkinson
Assessment Manager
23 July 2025



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING

Wednesday 30 July 2025

6:00pm

**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 Kaurna 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 9 July 2025

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 23004398 by Flex Planning for the tourist accommodation (two storey building with 28 rooms) with associated car parking (28 spaces) and laundry (outbuilding), 3 x underground water storage tanks and combined fence and retaining walls at 209 and 209A Onkaparinga Valley Road, Oakbank – Doug Samardzija**

8.1.1 Representations

There were one hundred and eleven representations received, and the following wish to be heard:

Representors Name	Representor's Property Address	Wishes To Be Heard (Y/N)	Nominated Speaker (if relevant)
Michael Arbon	11 Elm Drive, Oakbank SA 5243	YES	Michael Arbon
Kym Bassell	PO Box 92, Oakbank SA 5243	YES	Kym Bassell
John Busuttil	11a Elizabeth street, Oakbank SA 5243	YES	John Busuttil
Liz and Roger Coudraye	PO Box 16, Oakbank SA 5243	YES	Oakbank community
Ellie Francis	6 Moffett Street, Woodside SA 5244	YES	
Jill Francis and James Pearce KC		YES	Jill Francis or James Pearce KC (depending on availability)
Laura Germein	8 Birch St, Oakbank SA 5243	YES	James Zubrinich
Louise Higginson	PO BOX 323, Oakbank SA 5243	YES	Lou Higginson
Tom and Sarah Kloeden	186 Main Road, Oakbank SA 5243	YES	Tom or Sarah Kloeden
Amanda Leimann	13 Elizabeth Street, Oakbank SA 5243	YES	Amanda Leimann
Simon Moore	7 Elizabeth Street, Oakbank SA 5243	YES	Simon Moore
Rob Onofrio	27 Jacaranda drive, Woodside SA 5244	YES	Rob Onofrio
Monica Ostigh	Box313, Balhannah SA 5242	YES	Monica Ostigh

Don Purdie	29 Size Rd, Oakbank SA 5243	YES	
Mikaela Rush	4/10 Saleyard Rd, Nairne SA 5252	YES	Mikaela Rush
Graham Seppelt	18A ELIZABETH STREET, OAKBANK SA 5243	YES	Graham Seppelt
Natalie Stanco	P.O. Box 1215, Balhannah SA 5242	YES	Natalie Stanco
Deborah Warland	PO Box 44, Balhannah SA 5242	YES	Deborah Warland
Hayley Wright	50 Onkaparinga Valley Rd, Woodside SA 5244	YES	

The applicant's representative; Sonia Gallarello (Flex Planning) 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 13 August 2025.

17. CLOSE MEETING