



COUNCIL ASSESSMENT PANEL

AGENDA FOR MEETING WEDNESDAY 12 JUNE 2019

6:00pm

The Stirling Conference Room, 63 Mt Barker Road, Stirling

ORDER OF BUSINESS

1. **COMMENCEMENT**
2. **APOLOGIES/LEAVE OF ABSENCE**.....
 - 2.1 Apologies
 - 2.2 Leave of Absence
3. **PREVIOUS MINUTES**
8 May 2019
4. **DELEGATION OF AUTHORITY**.....
Decisions of this Panel were determined under delegated authority as adopted by Council on 28 November 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 13/30/473 by Mark Musolino for filling of land to a maximum depth of 6.2 metres (non-complying) at 24 & 28 Emmett Road, Crafers West**

Deferred from meeting 8 May 2019

“At the request of Council staff, that a decision on the matter be deferred to enable Council administration to repeat the public notification process in order to comply with the requirements of Regulation 22(5) of Development Regulations 2008.”

8. STAFF REPORT

8.1. Council Assessment Panel (CAP) Operating and Meeting Procedures – Deryn Atkinson

9. DEVELOPMENT ASSESSMENT APPLICATIONS

9.1. Development Application 18/668/473 by Shu-Mu Tseng for a change of use of existing grazing land to include horticulture comprising a tree and flower plantation (8 hectares) at Lot 17 Mount Barker Road, Bridgewater – Melanie Scott

9.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Marguerite Hann-Syme	23 Oratava Avenue Bridgewater	Stirling District Residents Association
Mark Christian & Linda MacQueen	3 Orvieto Street Bridgewater	Stirling District Residents Association
Stephanie Jephson	86 Orontes Avenue Bridgewater	Marguerite Hann-Syme
Julie Kaye Clark	75 Orontes Avenue Bridgewater	Personally
Bronwyn Duncan	84 Orontes Avenue Bridgewater	Stirling District Residents Association
Chris Grant Natural Heritage Manager, National Trust of SA	631 Glynburn Road Beaumont 5066 Engelbrook Reserve	Chris Grant
C A Clark & J M Gardner	82 Orontes Avenue Bridgewater	Marguerite Hann-Syme
Sam Lang & Margie Bok	86 Osterley Avenue Bridgewater	Personally

The applicant, or her representative from Tract Consultants, may be in attendance.

9.1.2 Decision of Panel

9.2. Development Application 19/245/473 by Hills Christian Community School for staged expansion to existing community facility, namely change of use of existing residential property & primary school to educational establishment (pre-school, primary & secondary school):

Stage 1: Demolition of existing dwelling & ancillary structures (Lot 51) and construction of two single storey secondary school buildings, water storage tanks, staff car park, associated retaining walls and earthworks

Stage 2: Extension of public roadway (Sandow Lane), internal driveway (ring road) and associated retaining wall & earthworks

at 10, 14, 16, 17 and 24 Onkaparinga Valley Road and Lot 4 Sandow Road, Verdun – Melanie Scott

9.2.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Mark Baryczka & Vanessa Clarke	18 Onkaparinga Valley Road, Verdun	Personally

The applicant's representative, Julie Lewis (URPS), will be in attendance.

9.2.2 Decision of Panel

9.3. Development Application 18/898/473 by Visionstream Australia Pty Ltd for telecommunications facility, comprising a monopole (maximum height 29.9m including antennae), associated equipment shelter (maximum height 3.4m), security fencing (maximum height 1.8m), associated landscaping & earthworks at 6 Bridge Street, Balhannah – Doug Samardzija

9.3.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Stephen J Thiele	98 Onkaparinga Valley Road, Balhannah	Personally
Vickie Tyrer	8 Bridge Street Balhannah	Personally

The applicant's representative, Stefan Kaldis, may be in attendance.

9.3.2 Decision of Panel

- 9.4. Development Application 17/532/473 by Philip and Ruth Thompson for change of use to include horse keeping (maximum of 14 horses), including conversion of farm building to horse keeping building (stables) & change of use to also include intensive animal keeping (maximum of 14 dogs for temporary period coinciding with the current ownership of the land), and conversion of domestic outbuildings to kennels (non-complying) at 42 Kenton Hill Road, Gumeracha – Marie Molinaro**

9.4.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Glen Swaby	15 Ivan Drive Gumeracha	TBA

The applicants or their representative, Phillip Brunning, may be in attendance.

9.4.2 Decision of Panel

- 9.5. Development Application 19/44/473 by Lennane Orchards for environmental cover (5.8 hectares) associated with existing horticulture at 814B & 814D Montacute Road, Montacute – Damon Huntley**

9.5.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Bronte Earl & Josephine Dowsett	844 Montacute Road Montacute	Personally
Bill Spragg	136 Corkscrew Road Montacute	Nathan Daniell

The applicant's representative, Town Planning HQ Pty Ltd, may be in attendance.

9.5.2 Decision of Panel

10. POLICY ISSUES FOR ADVICE TO COUNCIL

11. OTHER BUSINESS

12. 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

13. CONFIDENTIAL ITEM

14. NEXT MEETING

The next ordinary Council Assessment Panel meeting will be held on 10 July 2019

15. CLOSE MEETING