



MINUTES OF ADELAIDE PLAINS COUNCIL ASSESSMENT PANEL MEETING HELD IN THE COUNCIL CHAMBERS, REDBANKS ROAD, MALLALA ON WEDNESDAY 7 FEBRUARY 2018, COMMENCING AT 5.30 pm

1. ATTENDANCE RECORD

1.1. Present

Nathan Cunningham (Presiding Member)
Chris Carrey
Cherry Getsom
Mel Lawrence

Also in Attendance

Brendon Schulz (Development Services Coordinator)
Ralph Semrau (Acting Senior Planning Officer)
Jordan Hunt (Graduate Planner)
Carol Wildbore and Lauren Bywaters (Minute Secretary)

1.2. Apologies

Ian O'Loan

1.3. Not Present / Leave of Absence

2. CONFIRMATION OF MINUTES

2.1. Moved Mel Lawrence **Seconded** Cherry Getsom

"that the minutes of the Council Development Assessment Panel meeting held on Wednesday 6 December 2017, be accepted as read and confirmed."

Agreed

3. DECLARATION OF INTEREST

Nil

4. REPORTS FOR DECISION

Moved Mel Lawrence **Seconded** Chris Carrey

"that Items 4.3.1 and 4.3.2 be received."

Agreed

4.1. Category 1 Development

4.1.1. Nil

4.2. Category 2 Development

4.2.1. Nil

4.3. Category 3 Development

4.3.1. 312/225/2017 – NBN Co Limited – Construction of a telecommunications facility comprising 40 metre high galvanised steel lattice tower, antennae and parabolic dishes, two equipment cabinets and security compound fencing - Lot 2, 82 Port Parham Road, Windsor

Hearing of representations and applicant response

Representor Mr Alvin Jenkin addressed the Panel

Matt Evans and Lauren Nicholson (Aurecongroup on behalf of the applicant) addressed the Panel and answered questions

Moved

Cherry Getsom

Seconded

Mel Lawrence

1. "That the Council Assessment Panel resolves that the proposal by NBN Co Limited for the construction of a telecommunications facility comprising 40 metre high galvanised steel lattice tower, antennae and parabolic dishes, two equipment cabinets and security compound fencing at Lot 2, 82 Port Parham Road, Windsor (Development Application 312/225/2017) is not seriously at variance with the Mallala Council Development Plan consolidated 21 April 2016."
2. "That the Council Assessment Panel resolves that the proposal by NBN Co Limited for the construction of a telecommunications facility comprising 40 metre high galvanised steel lattice tower, antennae and parabolic dishes, two equipment cabinets and security compound fencing at Lot 2, 82 Port Parham Road, Windsor (Development Application 312/225/2017) be **GRANTED** Development Plan Consent, pursuant to Section 33(1)(a) of the Development Act 1993, subject to the following conditions being imposed:-
 1. The development must be undertaken, completed and maintained in accordance with the details, plans, specifications and correspondence submitted with and forming part of Development Application 312/225/2017, except where varied by any conditions listed below.
 2. Stormwater must be discharged and managed in a manner that does not result in ponding or adverse effect to the adjoining properties and roadside.

3. The development site must have a safe and convenient vehicle access to Port Parham Road, designed, constructed and located to the satisfaction of Council's Depot Operations Coordinator.
4. Fencing must be of an open wire mesh construction.
5. Excavation and construction must be carried out in a manner which minimises environmental impacts.

Note:

This is not a building consent, and a Building Rules Consent is required to be submitted to Council before a Development Approval can be issued. The approved plans have been stamped 'Development Plan Consent' and should be forwarded to any Private Certifier engaged for the Building Rules Assessment of this application.

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not cause environmental harm."

Agreed

4.3.2. 312/237/2017 – C Costa & B Stamenkovic – Keeping of up to 50 Greyhounds comprising modifications to an existing kennelling shed, a proposed new kennelling shed, puppy yards and day/spelling yards – Lot 18, 7 Jemima Court, Two Wells

Hearing of representations and applicant response

Representor Mr Andrew Alexandrou, not present.

James Levinson (Botten Levinson Lawyers) and Lisa Michalanney (Greyhounds Australasia) addressed the Panel on behalf of the applicant and answered questions

Moved

Mel Lawrence

Seconded

Chris Carrey

1. "That the Council Assessment Panel resolves that the proposal by C Costa & B Stamenkovic for the keeping of up to 50 Greyhounds comprising modifications to an existing kennelling shed, a proposed new kennelling shed, puppy yards and day/spelling yards at Lot 18, 7 Jemima Court, Two Wells (Development Application 312/237/2017) is not seriously at variance with the Mallala Council Development Plan consolidated 21 April 2016."
2. "That the Council Assessment Panel resolves that the proposal by C Costa & B Stamenkovic for the keeping of up to 50 Greyhounds comprising modifications to an existing kennelling shed, a proposed new kennelling shed, puppy yards and day/spelling yards at Lot 18, 7 Jemima Court, Two Wells (Development Application 312/237/2017) be **GRANTED** Development Plan Consent, pursuant to Section 33(1)(a) of the *Development Act, 1993* subject to the following conditions being imposed :

1. The development must be undertaken in accordance with the details, plans, specifications and correspondence submitted with and forming part of the application (312/237/2017), except where varied by any conditions herein.
2. No more than 50 greyhounds over the age of 3 months must be kept on the subject land at any given time.
3. The external walls and roof of the kennels and associated external pens and fencing must be maintained in a good state of appearance and condition at all times.
4. The internal walls and roof of the kennelling structures must be insulated with a satisfactory insulating material to provide protection against extreme temperatures and to reduce noise from barking dogs.
5. All dogs must be enclosed within the insulated kennelling sheds overnight.
6. The isolation kennels must not be used for permanent kennelling of dogs and must only be used temporarily for illness and in-season dogs.
7. Dogs must be managed and attended to regularly and be supervised as required to ensure that noise is managed appropriately to minimise any adverse impact upon owners or occupiers of land in the locality.
8. The vegetation located throughout the property must be maintained in good condition with any plants replaced should they become diseased or die.
9. The proposed vegetation must be planted within the first planting season and must be nurtured and maintained in good condition with any plants replaced should they become diseased or die.
10. That plants must be propagated from locally indigenous species.
11. No lighting or sound must be permitted to be emitted from any devices associated with the development on the subject land, so as to impinge upon the enjoyment of adjoining and adjacent properties by the occupiers thereof.
12. The kennelling, associated built form and yards must be cleaned regularly to prevent the accumulation of waste and the creation of unsanitary conditions to the satisfaction of Council's Environmental Health Officer.
13. The external surrounds of the facility and built form approved herein must be maintained in good condition at all times and must be kept tidy around all fencing and structures from the accumulation of any waste materials and long grasses/weeds with the regular cutting down of any long grasses/weeds to the reasonable satisfaction of Council.
14. The animal waste disposal system(s) must be maintained in good condition at all times to the satisfaction of Council's Environmental Health Officer.

6. **OTHER BUSINESS**

7. **CONFIDENTIAL ITEMS**

8. **NEXT MEETING**


Wednesday 7 March 2018 (To be confirmed).

Mel Lawrence will be an apology for this meeting.

9. **CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 6.04pm

Confirmed as a true record

Presiding Member  _____

Date: 7 / 3 / 2018

15. Solid waste from the dogs must be stored on site in waterproof and sealed containers/bins which are regularly emptied and the waste disposed of at a location to the satisfaction of Council's Environmental Health Officer.
16. All stormwater from the development must be retained on site to the reasonable satisfaction of Council.
17. Stormwater captured from the kennelling sheds approved herein must be used within the facility.

Notes:

This is not a building consent, and a Building Rules Consent is required to be submitted to Council before a Development Approval can be issued. The approved plans have been stamped 'Development Plan Consent' and should be forwarded to any Private Certifier engaged for the Building Rules Assessment of this application.

No other point of egress from or ingress to the subject land shall be created without the prior consent of Council being first obtained in writing.

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not cause environmental harm."

Agreed

5. REPORTS FOR INFORMATION

5.1. Development Plan Amendment Update

Moved Mel Lawrence **Seconded** Cherry Getsom

"that the Council Assessment Panel, having considered Item 5.1 *Development Plan Amendment Update*, dated 7 February 2018, receives and notes the report."

Agreed