

# MINUTES

of the

## **Council Assessment Panel Meeting**

of the



Pursuant to the provisions of section 83 of the  
*Planning, Development and Infrastructure Act 2016*

HELD via

## **Electronic Means**

on

**Wednesday 1 December 2021 at 5.30pm**

The Presiding Member formally declared the meeting open at 5.31pm and acknowledged the Kurna People as the Traditional Custodians of the Land.

**1. ATTENDANCE RECORD**

**1.1 Present**

Mr Nathan Cunningham	Presiding Member
Mr Ian O'Loan	Independent Member
Mr Paul Mickan	Independent Member
Mr Aaron Curtis	Independent Member
Ms Margherita Panella	Council Member

**Also in Attendance**

Assessment Manager	Mr David Roberts
Planning Officer	Mr Martin Rutt
Graduate Planning Officer	Miss Nikki Tran
Planning Officer	Mr George Jacks
Senior Planning Officer	Mr Josh Banks
Administration Support Officer/Minute Taker	Miss Abbey Cook
IT Officer	Mr Sean Murphy

**1.2 Apologies:**

**2. CONFIRMATION OF MINUTES**

2.1 Confirmation of Minutes – Meeting held 3 November 2021

Moved Ian O’Loan Seconded Aaron Curtis

“that the minutes of the Council Assessment Panel meeting held on Wednesday 3 November 2021, be accepted as read and confirmed.”

**AGREED**

**3. DECLARATION OF MEMBERS’ INTERESTS**

Nil

**4. REPORTS FOR DECISION UNDER THE DEVELOPMENT ACT 1993**

Nil

**AGREED**

**5. REPORTS FOR DECISION UNDER THE PLANNING, DEVELOPMENT & INFRASTRUCTURE ACT 2016**

5.1 21026306: Lot 1903, 1904 & 1611 Buckland Park Road Two Wells – Staged Construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area - CT 6214/374, 6214/370 & 6214/373

Presiding Member invited representors to speak but were not present.

Applicant  
Graham Burns– Masterplan

Independent member Ian O’Loan addressed the applicant through the chair.

Applicant answered Independent member’s questions.

Independent member Aaron Curtis addressed the applicant through the chair.

Applicant answered Independent member’s questions.

Presiding Member addressed the applicant.

The applicant answered the question of the Presiding member

Independent member Aaron Curtis addressed the panel.

Independent member Paul Mickan addressed the panel.

Independent member Margherita Panella addressed the panel.

Independent member Ian O'Loan addressed the panel.

Presiding member addressed Manager Development Assessment

Manager Development Assessment addressed the Panel through the chair.

Independent Member Aaron Curtis addressed the panel.

Independent Member Ian O'Loan addressed the panel.

Independent Member Paul Mickan addressed the panel.

**Moved Margherita Panella Seconded Ian O'Loan**

**AGREED**

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code;
2. Authorise the Assessment Manager to GRANT Planning Consent, pursuant to Section 102(a)(i) of the Planning, Development and Infrastructure Act 2016, to Development Application Number 21026306 by Venture Corporate Advisory for the staged construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area at Lots 1903, 1904 and 1611 Buckland Park Road, Two Wells, Certificates of Title 6214/373, 6214/374 & 6214/370, Hundred of Port Gawler subject to:

The applicant entering into an Infrastructure Agreement with the Adelaide Plains Council for a financial contribution for the sealing of portion of Buckland Park Rd to the reasonable satisfaction of the General Manager Infrastructure and Environment.

The following conditions and advisory notes:

Council Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.  
*Reason: To ensure the proposal is developed in accordance with the plans and documentation.*
2. The applicant must, at their cost, connect the approved development to the adjoining road by a vehicle crossover designed and located to the reasonable satisfaction of council.

*Reason: to ensure safe and convenient vehicle access to the subject land.*

3. Parking areas, manoeuvring areas and access ways must be constructed, sealed, drained, line marked and maintained to the reasonable satisfaction of council.

*Reason: to ensure safe and convenient movement within the subject land.*

4. All external lighting shall be directed downwards and away from Buckland Park Road residences.

*Reason: to ensure adjoining residents are not affected by light spill.*

5. All cool room equipment fans must be installed to be oriented west and shall be shielded with an appropriately sized solid acoustic screen.

*Reason: to effectively shield adjoining residents from mechanical noise pollution.*

6. The proposed screening landscaping must be established prior to the commencement of the approved use herein and shall be nurtured and maintained in good condition at all times, to the reasonable satisfaction of Council.

*Reason: to assist in further screening of the commercial buildings on the subject land.*

7. The development must be connected to an approved effluent disposal system to be satisfaction of SA Health and Council and a copy of any approval from SA Health must be supplied to Council before the commencement of the operation.

8. All stormwater and floodwater construction works shall be undertaken in accordance with relevant Australian Standards and recognised engineering practices to ensure that stormwater does not adversely affect any adjoining property or public road.

*Reason: To ensure adequate provision is made for the collection and dispersal of stormwater and floodwaters.*

9. The development and development site must be kept in a neat, tidy and sanitary condition at all times, to the reasonable satisfaction of Council.

*Reason: to ensure the subject land is well managed and does not become unsightly or insanitary.*

10. Litter must be loaded directly onto trucks and must not be stockpiled prior to removal.

*Reason: to ensure the site is maintained in good condition at all times.*

11. Management of the property must be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

*Reason: to ensure the site is maintained in good condition at all times.*

12. All vehicles must enter and leave the site in a forward direction.

*Reason: To ensure safe access and egress to and from the subject land.*

13. Greenhouse crops shall be irrigated using supplies sources from the Northern Adelaide Irrigation Scheme (NAIS), and these supplies shall be connected to the site prior to the commencement of operation or completion of Stages 1 or 2 which is ever is the prior as shown on the Site Plan prepared by Edge Architects (Drawing PD-01 Revision C, 22 November 2021)

#### Council Notes

Once development approval is granted, the development must be:

- a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required;
- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

Pursuant to Section 202 of the *Planning, Development and Infrastructure Act 2016*, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

#### 5.2 21014664 – 2 Honeysuckle Drive Two Wells – Dale & Jessica Stuart - Domestic Outbuilding (shed) 7.6m x 12.1m x 3.3m – CT 6241/710

Presiding member asked question of the Manager of Development Assessment

Manager Development Assessment answered questions through the Chair.

Independent Member Paul Mickan addressed the panel through the Chair.

Independent Member Margherita Panella addressed the panel through the Chair.

Independent Member Aaron Curtis addressed the panel through the Chair.

Presiding Member addressed the panel.

The Panel resolved to decline to consider item 5.2, 5.3 and 5.4 and were therefore withdrawn from the Agenda.

5.3 21014664 – 2 Honeysuckle Drive Two Wells – Dale & Jessica Stuart - Domestic Outbuilding (shed) 7.6m x 12.1m x 3.3m – CT 6241/710

The Panel resolved to decline to consider item 5.2, 5.3 and 5.4 and were therefore withdrawn from the Agenda.

5.4 21023790 – 4 Honeysuckle Drive Two Wells – C Houston – Domestic Outbuilding (Shed) – CT 6241/709

The Panel resolved to decline to consider item 5.2, 5.3 and 5.4 and were therefore withdrawn from the Agenda.

**6. REPORTS FOR INFORMATION**

**7. OTHER BUSINESS**

7.1 NAIS Scheme

Independent member Paul Mickan discussed that Council in conjunction with SA Water look at Highway 1 and other areas in the council to get the most benefit out of NAIS. Suggestion to look at the developing strategic vision for the rural horticulture zone in the NAIS area as to any future infrastructure upgrades.

Independent member Ian O’Loan addressed the panel

Independent member Margherita Panella addressed the panel.

Independent Member Ian O’Loan raised matter around incoming information leading up to CAP meetings.

**8. CONFIDENTIAL ITEMS**

Nil

**9. NEXT MEETING**

Wednesday 2 February 2022

(To be confirmed)

**10. CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 6:57pm.

Confirmed as a true record.



Presiding Member:.....

Date: 17 / 12 / 2021