

# NOTICE OF MEETING

Notice is hereby given in accordance with  
Section 83 of the *Planning, Development and Infrastructure Act 2016*,

## Council Assessment Panel Meeting



will be held in

**Council Chamber  
65 Old Port Wakefield Road  
Two Wells**

on

**Wednesday, 6 December 2023  
at 5:30pm**



.....  
Josh Banks

**ASSESSMENT MANAGER**

# **AGENDA**

Page  
Number

## **1 ACKNOWLEDGEMENT**

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

## **2 ATTENDANCE RECORD**

- 2.1 Present
- 2.2 Apologies
- 2.3 Not Present/Leave of Absence

## **3 MINUTES**

- 3.1 “that the minutes of the Council Assessment Panel meeting held Wednesday 2 August 2023, be accepted as read and confirmed.”

3

## **4 DECLARATION OF INTEREST**

## **5 REPORTS FOR DECISION**

- 5.1 23008190 – 13 Dawkins Road Two Wells - Change of use of existing agricultural building to include light industry and shop plus advertising signage (retrospective)

8

## **6 REPORTS FOR INFORMATION**

Nil

## **7 OTHER BUSINESS**

## **8 CONFIDENTIAL ITEMS**

Nil

## **9 NEXT MEETING**

TBA

## **10 CLOSURE**

# MINUTES

of the

## **Council Assessment Panel Meeting of the**



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

**Two Wells Council Chamber  
65 Old Port Wakefield Road  
Two Wells**

on

**Wednesday 2 August 2023 at 5:30pm**

The Chairperson formally declared the meeting open at 5.30pm

## **1 ACKNOWLEDGEMENT OF COUNTRY**

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

## **2 ATTENDANCE RECORD**

### **2.1 Present:**

Chairperson	Nathan Cunningham <i>via Zoom</i>
Independent Member	Ian O'Loan
Independent Member	Susan Giles
Independent Member	Paul Mickan <i>via Zoom</i>
Council Member	Margherita Panella <i>via Zoom</i>
Also in Attendance:	
Manager Development Assessment	Mr Josh Banks
Senior Planning Officer	Mr George Jacks
Minute Taker/Administration Officer	Ms Amy Fagan

### **Apologies:**

Independent Member Aaron Curtis

### 3.1 CONFIRMATION OF MINUTES – COUNCIL ASSESSMENT PANEL – 7 JUNE 2023

#### RESOLUTION

Moved: Paul Mickan

Seconded: Susan Giles

“that the minutes of the Council Assessment Panel Meeting held on Wednesday 7 June 2023, be accepted as read and confirmed.”

CARRIED

### 4 DECLARATION OF MEMBERS' INTEREST

Nil

### 5 REPORTS FOR DECISION

**5.1** 23011536 50 Roberts Road Lewiston Change of use of an existing barn building (class 7 building) to a place of worship (class 9b building) and construction of amenities building (retrospective)

Mr Henri Mueller on behalf of the representors Kerry Bolland and Robert Bolland, addressed the panel.

Kylie Evans (the applicant) addressed the panel in response to the representors.

#### RECOMMENDATION

It is recommended that the Council Assessment Panel resolves that:

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; and

Development Application Number 23011536 by Kylie Evans for the change of use of an existing barn building (class 7 building) to a place of worship (class 9b building) and construction of amenities building (retrospective) at 50 Roberts Road Lewiston is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, subject to the following conditions:

1. The operating hours of the approved development must not exceed:  
9:00am - 7:00pm Sunday
2. The maximum number of people attending the use must not exceed 120.

3. The amenities block shall be connected to an approved wastewater disposal system to the satisfaction of Council's Environmental Health Officer prior to use of the place of worship.
4. All individual car parking spaces shown on the site plan shall be identified through line-marking, paving or other suitable methods so that each space is clearly delineated at all times to the reasonable satisfaction of Council.
5. All trafficable surfaces including car parking areas must be maintained at all times to the reasonable satisfaction of Council.

### **DECISION**

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; and

Development Application Number 23011536 by Kylie Evans for the change of use of an existing barn building (class 7 building) to a place of worship (class 9b building) and construction of amenities building (retrospective) at 50 Roberts Road Lewiston is REFUSED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, for the following reasons:

#### **Rural Horticulture Zone - DO 1**

*Reason: The proposed development is not agriculture or horticulture nor an associated value-adding enterprise or activity.*

#### **Rural Horticulture Zone - DO 2**

*Reason: The proposed development is not an appropriate land use that services or supports horticulture.*

#### **Rural Horticulture Zone – DO 3**

*Reason: The proposed development does not manage interface conflict between horticulture and other land uses.*

#### **Rural Horticulture Zone - PO 1.1**

*Reason: The proposed development does not avoid the proliferation of other land uses that may be sensitive to the range of intended land uses in the zone.*

#### **General Development Policies - Interface Between Land Uses – DO 1**

*Reason: The proposed development is not located to mitigate adverse effects on or from neighbouring or proximate land uses.*

## General Development Policies - Interface Between Land Uses - PO 4.6

*Reason: The proposed development does not achieve suitable acoustic amenity.*

**Moved:** Ian O'Loan  
**Seconded:** Paul Mickan

**CARRIED**

### **6 REPORTS FOR INFORMATION**

Nil

### **7 OTHER BUSINESS**

Nil

### **8 CONFIDENTIAL ITEMS**

Nil

### **9 NEXT MEETING**

Wednesday 6 September 2023 at 5:30pm

### **10 CLOSURE**

There being no further business, the Chairperson declared the meeting closed at 6.48pm

Confirmed as a true record.

Chairperson:.....

Date: \_\_/\_\_/\_\_

<b>Application Number</b>	23008190
<b>Applicant</b>	Maria and Cesari Bombardieri
<b>Nature of Development</b>	Change of use of existing agricultural building to include light industry and shop plus advertising signage (retrospective)
<b>Subject Land</b>	13 Dawkins Road, Two Wells
<b>Zone</b>	Rural Living
<b>Subzone</b>	N/A
<b>Overlays</b>	Defence Aviation Area (All structures over 90m) Environment and Food Production Area Hazards (Bushfire - General) Native Vegetation Prescribed Wells Area
<b>Lodgement Date</b>	20 September 2023
<b>Relevant Authority</b>	Adelaide Plains Council Assessment Panel
<b>Category of Development</b>	Code Assessed - Performance Assessed
<b>Public Notification</b>	10 October 2023 – 30 October 2023
<b>Statutory Referrals</b>	Nil
<b>Assessing Officer</b>	George Jacks – Senior Planning Officer
<b>Recommendation</b>	Approve with conditions

## **BACKGROUND**

The original application (DA 21027005) for a 'shed' was submitted on October 7, 2021, with the use initially described by the applicant as the "storage of farm equipment and flowers." Following a site meeting with staff in November 2021 it became apparent that the structure would also be used for the packing and processing of flowers (light industry) with a small shop component. Despite a request for more details in September 2021, the applicant did not provide further specifics of the light industry and shop uses. In an effort to appease the applicant, Planning Consent was granted exclusively for an agricultural building in September 2021.

A subsequent complaint received in late 2022 highlighted an unauthorised shop use, prompting a meeting in January 2023. During this meeting it was clarified that the approved use was limited to an agricultural building. The applicant, believing they had approval for shop and light industry use, subsequently submitted a retrospective minor variation application (DA 23007664) in March 2023, seeking approval for light industry-related activities. Staff advised that the proposal could not be considered a minor variation, and that the application was initially lodged incorrectly. The applicant was advised to resubmit a new proposal.



The applicant subsequently submitted this current application before the Panel, described as a *Change of use of existing agricultural building to include light industry and shop plus advertising signage (retrospective)* on 22 March 2023, however mandatory documentation and application fees were not forthcoming until 20 September 2023.

## **PROPOSAL**

The proposal seeks authorisation for packing, processing and wholesale distribution of flowers, together with advertising signage and a car parking area in front of the existing (approved) agricultural building.

The shop is proposed to operate seven days a week, from 8 am to 5 pm, plus occasional appointments outside these times.

The use caters to florists, online orders and local customers, involving activities including bunching, arranging, packaging, and distribution. The use primarily relies on manual processes, with limited machinery. Customer orders are primarily received through the business website or phone, and pickups are scheduled at various times.

The proposal includes three advertising signs placed on the subject land. Two signs are proposed on the existing agricultural building, and measure 9 x 2.2 meters (19.8m<sup>2</sup>) and 1.2 x 22 metres (26.4m<sup>2</sup>) plus a double-sided freestanding sign of 1.2 x 1.8 meters, totaling 4.3m<sup>2</sup>.

Cardboard waste is collected twice a month and minimal organic/green waste, primarily stalks and leaves, are cultivated into the on-site soil. There are three employees that manage the daily operation of the light industry and shop uses.

Parking includes a double-parking space in front of the garage and additional parking in front of the house. Gravel has been laid in front of the shed, in an area of approximately 150m<sup>2</sup> with visitors utilising the existing driveway. Flower deliveries serve as the primary mode of distribution, with occasional public use of the driveway for flower pickups. The business employs a medium-sized van for deliveries to wholesalers, florists and markets complemented by the use of private vehicles such as cars and utility vehicles.

A copy of the proposed plans and details are provided as **Attachment 1**.

## **SUBJECT LAND AND LOCALITY**

The subject land is 13 Dawkins Road Two Wells, Certificate of Title Volume 5083 Folio 415. There are no easements or rights of way registered on the Title.

The allotment is located on the northern side of Dawkins Road. It is slightly irregularly-shaped property with a frontage of approximately 59 meters and a depth of approximately 174 metres. There is a two-storey detached dwelling situated towards the front of the property facing Dawkins Road with attached domestic garage.

A significant portion of the allotment, approximately 0.65 hectares, is dedicated to the existing horticulture use which involves the growing of flowers that are processed and sold as part of the proposed use. This occurs within established greenhouses and is an existing use, and as can be seen in the following aerial imagery, the site is and has been historically shared with neighbouring land to the east (15 Dawkins Road).

Access to the site is facilitated by two crossovers connecting the property to Dawkins Road. The land is mostly flat, with a relatively even topography and some existing trees are located along the western side boundary.

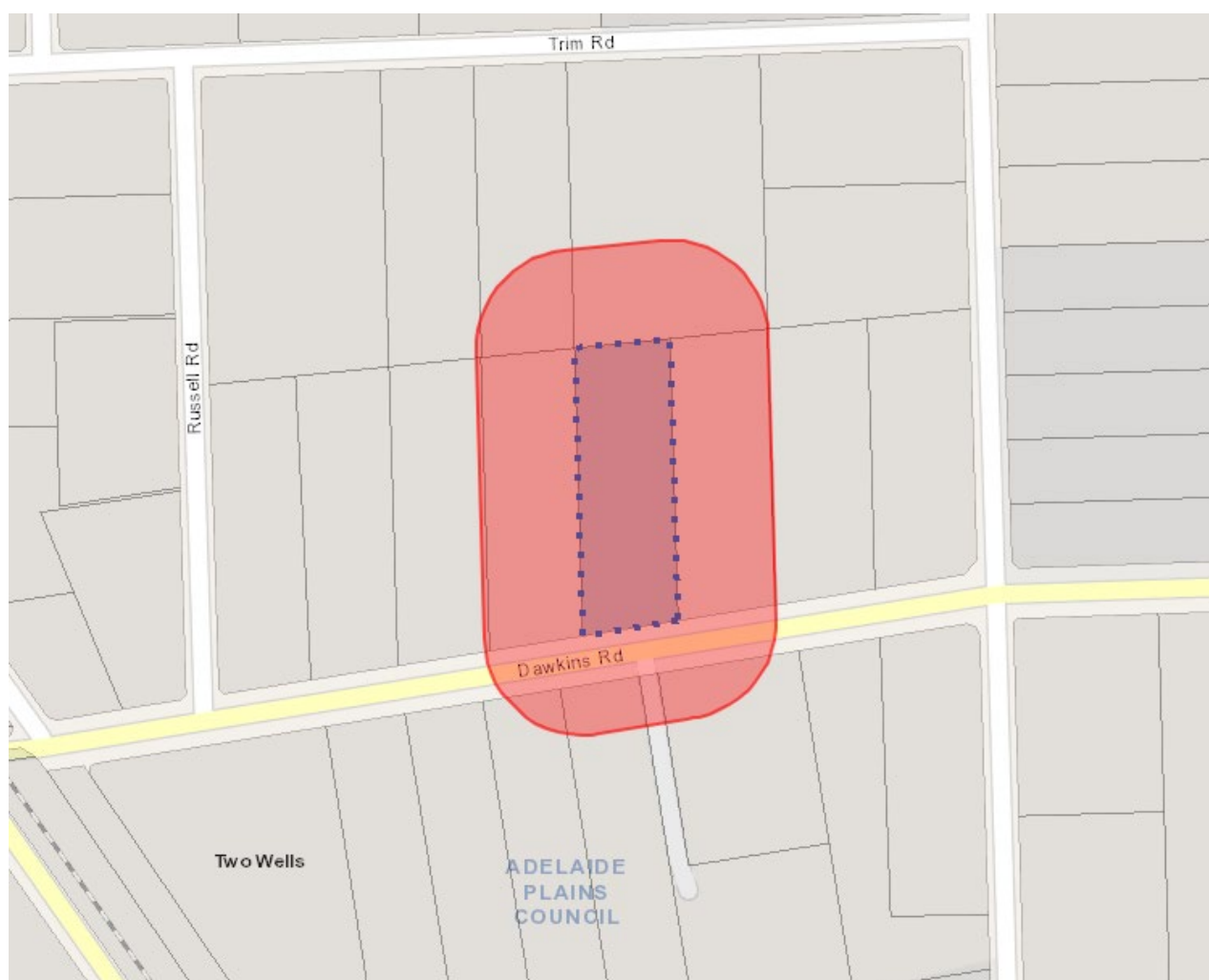


**Figure 1: Subject land**

## **PUBLIC NOTIFICATION**

Each zone contains a 'Procedural Matters – Notification' table that sets out the kinds of developments that are exempt from requiring public notification. Light Industry is not listed in this table and therefore notification is required.

The application underwent public notification from 10 October 2023 to 30 October 2023 with adjoining property owners notified (refer to Figure 2). A sign was placed out the front of the subject land and all public notification documents were also available on the PlanSA portal for the duration of the notification period.



**Figure 2: Subject land with buffer zone indicating notified properties**

## **LIST OF REPRESENTATIONS**

As a result of the public notification, 31 submissions were received. It is highlighted that two representors indicated they wish to be heard in support of the proposal.

<b>Name</b>	<b>Address</b>	<b>Position</b>	<b>Wishes to be heard</b>
Margherita Panella	334 Old Port Wakefield Road, Two Wells SA 5501	Support	Yes
Emmanuele Bombardieri	3 Gameau Road, Two Wells SA 5501	Support	Yes
Ken Chernabaeff	10 Angle Vale Crescent, Burton SA 5110	Oppose	No
Amanda Morley	11 Ashwin Street, Angle Vale SA 5117	Oppose	No
Kon Tsalamangos	Lot 12 panes Road, Kudla SA 5115	Oppose	No
Vincenzo Bombardieri	PO BOX 717, Virginia SA 5120	Support	No
Renae Warner	90 Bethesda Road, Lewiston SA 5501	Support	No
Jenna Calvert	PO BOX 321, Virginia SA 5120	Support	No
Kirstys Poulis	PO BOX, St Agnes SA 5501	Oppose	No
Shaun Mathias	PO BOX 705, Virginia SA 5120	Support	No
Trish Morton	195 Dawkins Road, Lewiston SA 5501	Oppose	No
Cosimo Maiolo	250 South Terrace, Adelaide SA 5000	Support	No
Simon Johnson	12 Road Train Drive, Two Wells SA 5501	Support	No
Tristan Grierson	22 St George Blvd, Lewiston SA 5501	Support	No
Paul Nichols	11 Glover Road, Two Wells SA 5501	Support	No
Jack Harris	6 Lilburne Lane, Two Wells SA 5501	Support	No
Luke Henry	9 Olive Grove, Two Wells SA 5501	Support	No
Michael Caravolo	12 Dawkins Road, Two Wells SA 5501	Support	No
Belinda Parsons	12 Dawkins Road, Two Wells SA 5501	Support	No
Mrs J Harris	204 Dawkins Road, Lewiston SA 5501	Support	No
Anna and Dennis White	93 Hayman Road, Two Wells SA 5501	Support	No
Gwen Johnson	20 Williams Road, Two Wells SA 5501	Support	No
Thomas and Anna Schoemaker	14 Dawkins Road, Two Wells SA 5501	Support	No
Devon Hardiman	PO BOX 236, Two Wells SA 5501	Support	No
Tom Tryfopoulos	13 Dawkins Road, Two Wells SA 5501	Support	No
Chantel Harris	13 Sable Grove, Two Wells SA 5501	Support	No
Leo Panella	Post Office Box 546, Two Wells SA 5501	Support	No
Vera Hajek	3 Pitts CT, POORAKA SA 5095	Oppose	No
Ilario Maiolo	15 Dawkins Road, Two wells SA 5501	Support	No
Penny Pratt	Po Box 1242, Clare SA 5453	Support	No
David and Wendy Heintze	6 Wirramulla Road, Lewiston SA 5501	Support	No

## **SUMMARY**

The representations opposing provided the following reasons:

- Already well-established business on adjoining allotment
- Use has been trading without approval and shouldn't be allowed to continue
- Belief that it's unfair opening next to an existing, neighbouring florist

The representations supporting provided the following reasons:

- Business is community focused, supporting clubs, charities etc.
- Believes area supports light agricultural industry and that there are sufficient parking spaces
- The advertisements are of a scale that will not detract from the locality
- Suggests more noise is generated by other envisaged uses such as dog kenneling
- Suggests there is no difference between the proposal and other established uses in the area e.g., hairdressers/mechanics

A copy of the representations and the applicant's response is contained in **Attachment 2**.

## **INTERNAL REFERRALS**

Infrastructure and Engineering – Advised no concerns concern with the proposal overall. No concern with proposed and existing access or carparking arrangement

## **EXTERNAL REFERRALS**

No statutory referrals were required to be undertaken.

## **ASSESSMENT**

### **Overlays**

#### Defence Aviation Area

No structures are proposed, and therefore this overlay has no role to play in this assessment.

#### Environment and Food Production Area

This overlay is not applicable as the proposal is not for land division.

### Hazards (Bushfire - General)

The overlay seeks to ensure buildings and structures are located away from areas that pose an unacceptable bushfire risk (PO 1.1). The existing structure is not located near vegetation cover which will cause unacceptable risk. The subject land has to existing crossovers which will allow emergency vehicles to enter and exit in a forward direction.

### Native Vegetation

There is no existing native vegetation located on the subject land that will be affected.

### Prescribed Wells Area

The proposal will not draw water from any wells or place any additional strain on water resources.

## **Rural Living Zone**

### Light Industry and Shop

The Rural Living Zone envisages complimentary ancillary non-residential land uses such as shops and light industry where they do not place additional demands on services and infrastructure, and where they are compatible with a secluded semi-rural or semi-natural residential character (Performance Outcome (PO) 1.1 and Designated Performance Feature (DPF) 1.1. The nature of the existing agricultural building and the proposed size of the shop, in particular, are considered to meet this provision by being limited in size and scale.

PO 1.4 talks about non-residential development complementing the semi-rural or semi-natural residential character and amenity, whilst being ancillary to a dwelling erected on the same allotment and avoiding interface conflicts with other land uses. The primary use of land remains residential with a permanently occupied two-storey detached dwelling existing on the site. The bunching, arranging and packing of flowers is undertaken manually, which results in minimal noise. The entirety of the light industry use is undertaken within the existing agricultural building effectively limiting noise and eliminating any impact from spray or chemical use. Additionally, sale of flowers through the shop is primarily to florists or online order and pickup meaning the retail purchase of flowers is infrequent further avoiding interface conflicts with other land uses.

In accordance with PO 1.5, the non-residential development is considered to be located appropriately to harmonise with the semi-rural residential character and preserve local amenity. The proposed light industry and shop land uses are located within the existing agricultural building which will effectively mitigate potential noise, dust and odor concerns. Both activities generate minimal noise as the operations are undertaken by hand with no use of machinery.



## Advertisements

The proposed advertisements are positioned and scaled appropriately ensuring they identify the associated business use without compromising the residential character of the locality. The primary sign is affixed flush to the shed and measuring 19.8m<sup>2</sup>, serves as a prominent yet unobtrusive means of communicating the business identity. The second sign measures 26.4m<sup>2</sup> and will be placed flush to the western side of the structure. It is similarly unobtrusive because of the appropriate setback and location of the structure. The third sign is freestanding and includes 2.16m<sup>2</sup> of advertising area. This sign is placed on a frame 1.2m above natural ground level.

Despite their varying sizes and locations, these advertisements are considered to collectively adhere to PO 5.1 by maintaining a scale and design that integrates into the rural living zone. This type of signage is also commonplace within this zoning context for advertising small-scale, non-residential uses.

## **General Development Policies**

### Advertisements

In line with PO 1.1, the advertisements are not only appropriately placed but also integrate with the design of the existing building and land. PO 1.2 is effectively addressed, as the advertising neither disfigures the land's appearance nor compromises the character of the locality. Additionally, adherence to PO 1.3 guarantees that advertising does not encroach on public land or adjacent allotments, preserving the boundaries of the proposed development.

The scale and size of the advertisements, are aptly proportioned to complement the character of the locality with similar type advertisements common for non-residential uses within the locality.

PO 3.1 is observed, as the advertisements are limited to information relevant to the use of the land, facilitating the ready identification of the activities. The advertisements are not illuminated and do not move, thereby eliminating any potential hazards.

### Interface Between Land Uses

The packing, processing, and preparation of flowers for sale will occur in an enclosed structure, mitigating noise, fumes, dust, or odors. The nearest residential dwelling is appropriately 30 meters away, providing a significant buffer. This minimises the interface between the development and nearby homes, ensuring that adverse effects on or from neighboring land uses are mitigated. The increase in traffic movements will be minimal as most sale of flowers is to florists or through online orders with scheduled pick-up times.

## Transport, Access and Parking

The proposed development aligns with the desired outcome of the zone, prioritising safe, efficient, and convenient access for all users. Table 1 - General Off-Street Car Parking Requirements, indicates that a shop should have 5.5 parking spaces per 100m<sup>2</sup> of gross leasable floor area. Given that the shop component of the proposal occupies less than 15m<sup>2</sup> and provides a designated car parking area of approximately 150m<sup>2</sup>, the area surpasses the prescribed requirements. Although the parking area is informal, it is conditioned to include adequate line marking and delineation of individual car parks. Considering flowers are predominately sold to florists or through scheduled online orders with only a small portion of retail sale, the designated parking area is deemed sufficient.

## **SUMMARY**

The proposal, seeking retrospective approval for the change in use of existing agricultural building to include light industry and shop plus advertising signage, is supported based on several key factors.

The light industry component of the application is considered to be low-intensity involving predominately manual work without the use of machinery, ensuring minimal noise generation. The enclosed nature of the approved agricultural building effectively contains all activities and mitigates potential dust, fumes any odour generation which will sufficiently minimise impacts on nearby sensitive receivers.

Adequate on-site parking is provided, ensuring safe and convenient access to the shop. Vehicle movements to and from the shop will be minimal as most sales are wholesale to florists or through online orders with scheduled pick-up times.

Waste management practices are appropriate, with routine collection of cardboard waste and on-site cultivation of organic green waste, reducing the reliance on external waste collection services.

Overall, the application demonstrates a responsible and sympathetic extension of existing flower growing activity, meets the intent of the Rural Living Zone by being a low-intensity rural activity and will contribute positively to the site's operations while causing minimal impact to sensitive receivers.



## **RECOMMENDATION**

It is recommended that the Council Assessment Panel resolves that:

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; and
2. Development Application Number 23008190 by Maria and Cesari Bombardieri for the Partial change in use of existing agricultural building to include light industry and shop plus advertising signage (retrospective) at 13 Dawkins Road Two Wells is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, and subject to the following conditions and advisory notes:

### **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.
2. The operating hours of the approved development must not exceed 8:00am - 5:00pm, 7 days a week.
3. The development herein approved and the site generally, including any signage, car parking, maneuvering and driveway areas, shall be managed, operated and kept in an orderly and sound manner so that they remain in a serviceable and tidy condition at all times by the person(s) who have the benefit of this approval to the reasonable satisfaction of Council.
4. All chemicals and empty chemical containers must be stored within securely bunded areas with empty chemical containers being then disposed of in a satisfactory manner to the reasonable satisfaction of Council.
5. Any equipment, tools or other associated horticultural products including chemicals and waste (such as plant pots and bins, used chemical containers, disused and discarded plastic pipes and cladding) must be stored in an area that is visually screened from the adjacent roadside and remains clear of any internal access ways to the satisfaction of Council.
6. All rubbish and non-vegetable waste in must be separated from green waste matter and disposed of in bins located on the subject land.
7. The advertisements including its supporting structure and framework shall be constructed in a professional manner and maintained in good repair and condition at all times to the reasonable satisfaction of Council.
8. The proposed sign and its supporting structure shall be constructed wholly within the subject land and no part shall extend or project beyond the boundaries of the land itself.

9. All car parking spaces shown on the site plan shall be identified through line-marking, paving or other suitable method so that each space is clearly delineated at all times to the reasonable satisfaction of Council.
10. The loading and unloading of all commercial vehicles associated with the development shall at all times be restricted to the confines of the subject land itself and shall not be allowed to encroach over or occur in any form on the adjacent roadway(s) or the roadside verge.
11. All driveway, access, vehicle maneuvering and designated car parking shall be designed to ensure that all vehicles enter and exit the subject site in a forward direction.
12. The advertisements must not be internally or externally illuminated.

#### Advisory Notes

1. 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.
2. 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).

10 August 2023

**Att: Josh Banks/Mike Ravno**

Planning Department

Development and Community

Adelaide Plains Council

PO BOX 18

MALLALA, SA, 5502

**Applicant:** Cesari and Maria Bombardieri

**Application ID:** 21027005/New Planning Application ID: TBA

**Consent:** Planning Consent

**Proposed Development:** Retrospective approval for the undertaking of light industry (small operation) of producing, packing, and distribution of flowers - small-scale flower industry activities.

**Subject Land:** 13 DAWKINS ROAD, TWO WELLS, SA 5501

**Title:** CT 5083/415

**Plan Parcel:** D26052 AL100

**Council:** Adelaide Plains Council

Dear Mr Banks,

**Requests for Documentation – Letter dated 28 March 2023**

I do apologise for the late response and advise that Mr and Mrs Bombardieri have decided that they want to amend their application dated 28 February 2023. I will also now address the letter dated 28 March 2023 from David Roberts.

The nature of the development that Mr and Mrs Bombardieri now seek is a retrospective minor variation approval to original planning and building consent (21027005) for the undertaking of light industry (small operation-Pre-Existing Land Use) of growing, bunching, packing, and distribution of flowers, which is small-scale flower industry activities.

Mr and Mrs Bombardieri are no longer seeking the approval for a shop, pergola, and driveway. They just want to keep the business, a small family flower business, similar to what is occurring at 15 Dawkins Road, Two Wells, SA, 5502 (M and B Flowers).

I am now providing on behalf of Mr and Mrs Bombardieri the amended application in this letter, which does **NOT** include a shop, pergola, and driveway.

**Pre-Existing Land Use /Our family history:**

In 1986, Ilario and Teresa Maiolo invited Maria (daughter) and Chez Bombardieri to join them on a new venture in the flower-growing industry. The business was Maiolo & Bombardieri Flowers, officially opening in 1987 (known as M&B Flowers). As the flowers grew so did our business, we have been selling our fresh flowers from a shed in between the 2 properties on 13 and 15 Dawkins Road, Two Wells. M&B Flowers was always trading from 13 and 15 Dawkins Road, Two Wells. We believe that Council has records of when Chez put in an application to build the shed between the two properties (around 1996- 1997). At the time, Chez delivered to the local florists and sold from a stand at the Adelaide Flower Market. We

operated the flower business M&B Flowers, including my brother Frank Maiolo joining us in 1995. We operated M&B Flowers until 2006 when we decided to undertake another venture, and my brother continue with the family business.

We have always grown flowers, and even while undertaking other ventures, we grew and sold flowers on Mother's Day, Valentine's Day, and other special occasions from our farm and home. When the pandemic of COVID19 hit Australia, it was also the year that we decided to open Two Wells Flowers, (as one family business was too small for two families to operate within). Our children that once helped, are now older with their own families and decided it was time again to help their Nonno, Mum, and Dad again. Two Wells Flowers supply many local florist and retail stores with our freshly picked local flowers. In just 2 years we have grown our range of flowers and now offer many different seasonal varieties and beautiful colours. We have also extended our business as Two Wells Florist, providing the local community with beautiful arrangements that accommodate all budgets.

**Pre-Existing Land Use argument:**

Since 1987, we have been growing, and processing fresh-cut flowers (ie, bunching, packing, and arranging) between 13 and 15 Dawkins Road, Two Wells. This family business has never stopped therefore the pre-existing land use is to be considered as this light industry has been occurring since 1987. We grew and sold flowers from our land and home even when my brother, Frank Maiolo decided to continue the family business. Nothing has changed besides both families running their own flower and florist businesses next door to each other.



**Assessment of Rural Living Zone and subzones including light industry:**

From the Planning and Design Code, this minor retrospective variation fits within the Deemed to Satisfy Development, therefore requires the relevant authority, that being council to assess it as a deemed to

satisfy development. 13 Dawkins Road, Two Wells, SA, 5502 is located within the Rural Living Zone. The Planning and Design Code states that the desired outcome of this zone is as follows:

**DO 1 'A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice'.**

We operate a small family run flower business including the services of a florist. This is a home-based business activity that grows, packs, and distributes flowers and flower arrangements wholesale to Adelaide Florists and to the local public. This is a family business with our children and their respective partners and grandchildren.

The land use and intensity we believe this planning consent fits into is light industry. We believe that this planning application satisfies the Deemed to Satisfy Criteria/Designated Performance Feature of the planning code, through the Rural Living Zone.

The Planning and Design Code state at PO 1.1 'Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character'. DTS/DPF 1.1 – Development comprises one or more of the following: Light Industry and Agricultural Buildings.

As just stated above, we meet the land use and intensity of the desired outcome of the Rural Living Zone. We live on the property whereby we undertake a small-scale family business involving the growing and selling of flowers. The small-scale operation is located at the back of our home and in the agricultural shed alongside our house. The shed is away from the roadside as approved in the original planning consent (21027005). We believe that we are not placing additional demands on services and infrastructure as most of our business is wholesale whereby, we deliver the flowers, we also do offer free delivery within an 8km radius from our home.

#### **What is Light Industry (Defined by the Planning Code)?**

- an industry where the process carried on, the materials and machinery used, the transport of materials, goods, or commodities to and from the land on or in which (wholly or in part) the industry is conducted, and the scale of the industry does not:
- detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or directly or indirectly cause dangerous or congested traffic conditions in any nearby road.

Our application fits within the light industry definition as stated in the Planning Code. Our family flower business does not detrimentally affect the amenity as right next door at 15 Dawkins Road, Two Wells, SA, 5502 (M & B Flowers) operates a flower business growing and selling to the public. There is also other light industry surrounding Two Wells and Lewiston areas such as Con Lazopoulos Pet Food and Livestock, All Covered Head to Toe Treatments, Northern Equipment Hire, TBW Welding, Canine Detection Services, JCM Cool Rooms, Carols Mutt Hutt (pet groomer) and many more. We have constructed the shed and had the building consent approved by the council to enable us to undertake light industry use, just like all these other businesses established in the area.

#### **Planning Overlays:**

The following overlays listed below have been considered and reviewed and are not impacted by this minor retrospective variation planning application. The Hazards overlay has been considered, and Chez



and one of our son's volunteers with the Two Wells CFS, therefore have ensured that access to our property is available for fire trucks and that we are equipped to assist if a fire does occur on the farm. We minimise all-hazard risks on our farm. The shed also has building consent which covers fire rating requirements. As we have been operating this family flower business since 1987, we do have a current water license and quota which accommodates the water needs of the proposed use. The overlays identified by the Planning and Design Code are:

- Defence Aviation Area Overlay;
- Environment and Food Production Areas Overlay;
- Hazards (Bushfire- General Risk) Overlay;
- Native Vegetation Overlay; and
- Prescribed Wells Area Overlay.

These overlays have been considered and are deemed not to impact this planning application.

#### **General Development Policies Planning and Design Code:**

##### **Noise/Odour Issues:**

The light industry conducted at 13 Dawkins Road, Two Wells is the bunching, arranging, packaging, and distribution of flowers. This small-scale family business has limited effect on the amenities and there is no smell, fumes, smoke, vapour, steam, soot, ash, dust, water waste, grit, or oil, that affects the adjoining landowners (none resulting from our small scale flower operation).

Most of our work is done by hand; however, some machinery is used, and it provides minimal noise. The only noise from the machinery is the tractor used, which is within normal working business hours and does not make a lot of noise when the adjoining landowner is my father (Ilario Maiolo) and the olive trees are the buffer for my other adjoining landowner. We also have placed a cool room inside the shed to reduce any noise impact. Also, on the boundary, there is a row of Olive Trees which adds a buffer to any noise impact on our neighbour. Also, most of the business is by order via our website, or phone, therefore if the public does order and wishes to pick it up, it is at different times during the day, therefore it does not cause direct or indirect dangerous or congested traffic conditions to any nearby roads.

##### **Chemicals and Sprays:**

The chemicals and sprays used on the farm are approved nationally and we are mindful of any spray drift and impact on adjoining landowners. There are glasshouses/shade houses where we grow most, but not all of our flowers whereby any spraying of the flowers is contained within the glasshouses/shade houses. We also have all the chemicals and sprays locked in a shed. A recent inspection conducted by Safe Work SA approved the storage of our chemicals and sprays and noted that the shed is locked.

##### **Waste collection and disposal:**

Our small-scale, light-industry, flower farm only has organic/green waste and recycling. The recycling component is cardboard, which is picked up regularly twice per month by a waste collector. The organic/green waste which is mostly stalks and leaves is transferred to the back of the property which is then cultivated back into the soil. The organic/green waste is minimal; hence it is cultivated back into the soil, and there is no requirement for a waste collector to pick it up. This again reduces any detrimental effect on the amenities locally and within the vicinity.

##### **Farm Operating Hours and Business days:**

As we operate a farm and most of our business is wholesale, we operate 7 days per week. The operating hours are 8am to 5pm, Monday to Sunday, except for appointments only if outside the normal business hours. The 'appointments only' would only be for rare occasions and exceptional personal circumstances.

### Number of Employees:

As mentioned, we are a small-scale family business, therefore no employees just family. Chez and our two sons manage the ongoing day-to-day affairs of the farm and flowers. Our daughter and daughter's in-laws and I assist on weekends and during the week with flower arrangements as required.

### Carparking for Employees:

As mentioned, there are no employees except family. We have a double-parking space in front of our garage, and ample car parking in front of the house. We have placed gravel in front of the shed with visitors using the existing driveway. As advised, we mainly deliver our flowers, and on the odd occasions, public use our existing driveway for pick up of flowers.

### Advertising/Signage:

There are two advertisements/signage. One sign is on the shed, which is flush and attached to the shed, 9 x 2.2 metres. This was designed and installed by Synergy Signs which is a local signage business in Two Wells, which can provide all the dimensions if requested. The second sign is the red street sign 1.2mW x 1.8mH, which is located on our land, not encroaching on public land or the land of an adjacent allotment. The signage on the shed and on our land is basic as shown in the below photos.

The Planning and Design Code, PO 5.1 advise that advertisements identify the associated business activity, and do not detract from the residential character of the locality.

#### DTS/DPF 5.1

**Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m<sup>2</sup> and mounted flush with a wall or fence.**



**Types of Vehicles:**

We have a medium size van that is used for our deliveries to wholesalers, other florists, markets, and any deliveries we undertake. Other than this Van, we have private vehicles eg cars, and utes.

**No Public Notification Provisions required under the Planning and Design Code:**

Under the Rural Living Zone, Table 5, Notification, states that pursuant to section 107(6) of the Planning, Development and Infrastructure Act 2016, classes of performance-assessed development are excluded from notification. From reading this section we believe that no public notification is required. We argue that this variation is of a minor nature only and will not unreasonably impact the owners or occupiers of land in the locality of our farm. Also, we have been undertaking this small-scale light industry/family flower business since 1987, therefore no public notification is required as is excluded in the notification table, in which case the application will not require public notification.

As this is a minor variation to the original planning and building consent (21027005), agriculture building, farming (eg growing, bunching, packing, and distributing of flowers). We believe that this minor variation application is not subjected to any public notification requirements as we have been operating the family flower business at 13 and 15 Dawkins Road, Two Wells, since 1987.

**Conclusion:**

We hope we have explained and provided all the information required by Council to grant us a retrospective minor variation approval to original planning and building consent (21027005) for the undertaking of light industry (small operation-Pre Existing Land Use) of growing, bunching, packing, and distribution of flowers - small-scale flower industry activities. As stated in the document, we do believe it is a reasonable development within the Rural Living Zone as it is consistent with the character and amenity of the locality and represents a small scale farming/horticulture activity of a non-intensive/light industry nature in conjunction with the existing dwelling on the subjected land. An assessment against the relevant assessment provisions and the general sections of the Planning and Design Code is highly supportive of the proposal.

If you require additional information or have any questions in relation to the proposal, please do not hesitate to contact myself, Margherita Panella on 0416020777 who is assisting Mr and Mrs Bombardieri with this planning application.

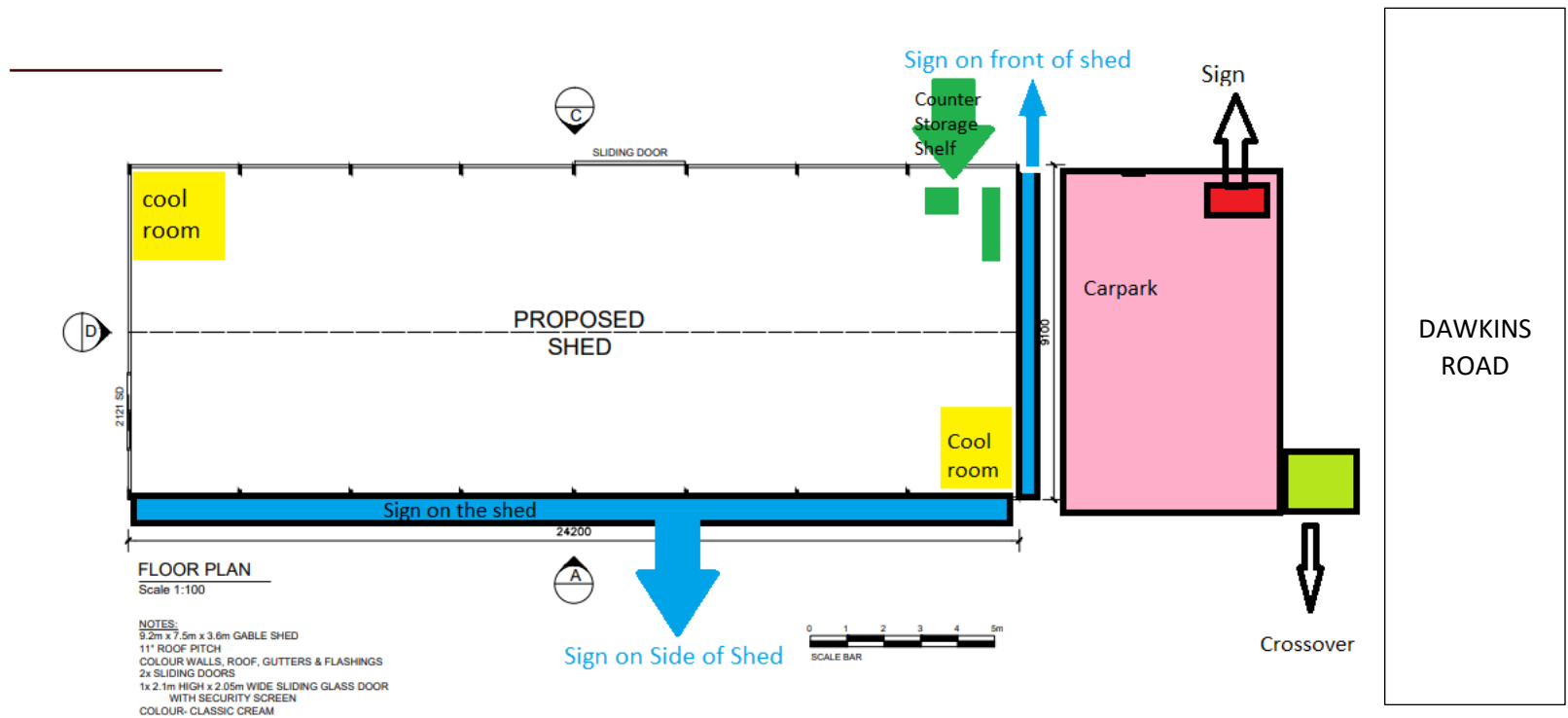


Full Site Image

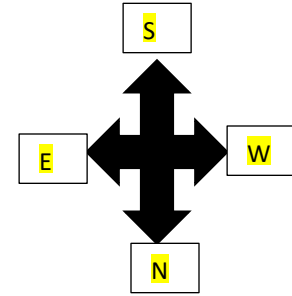
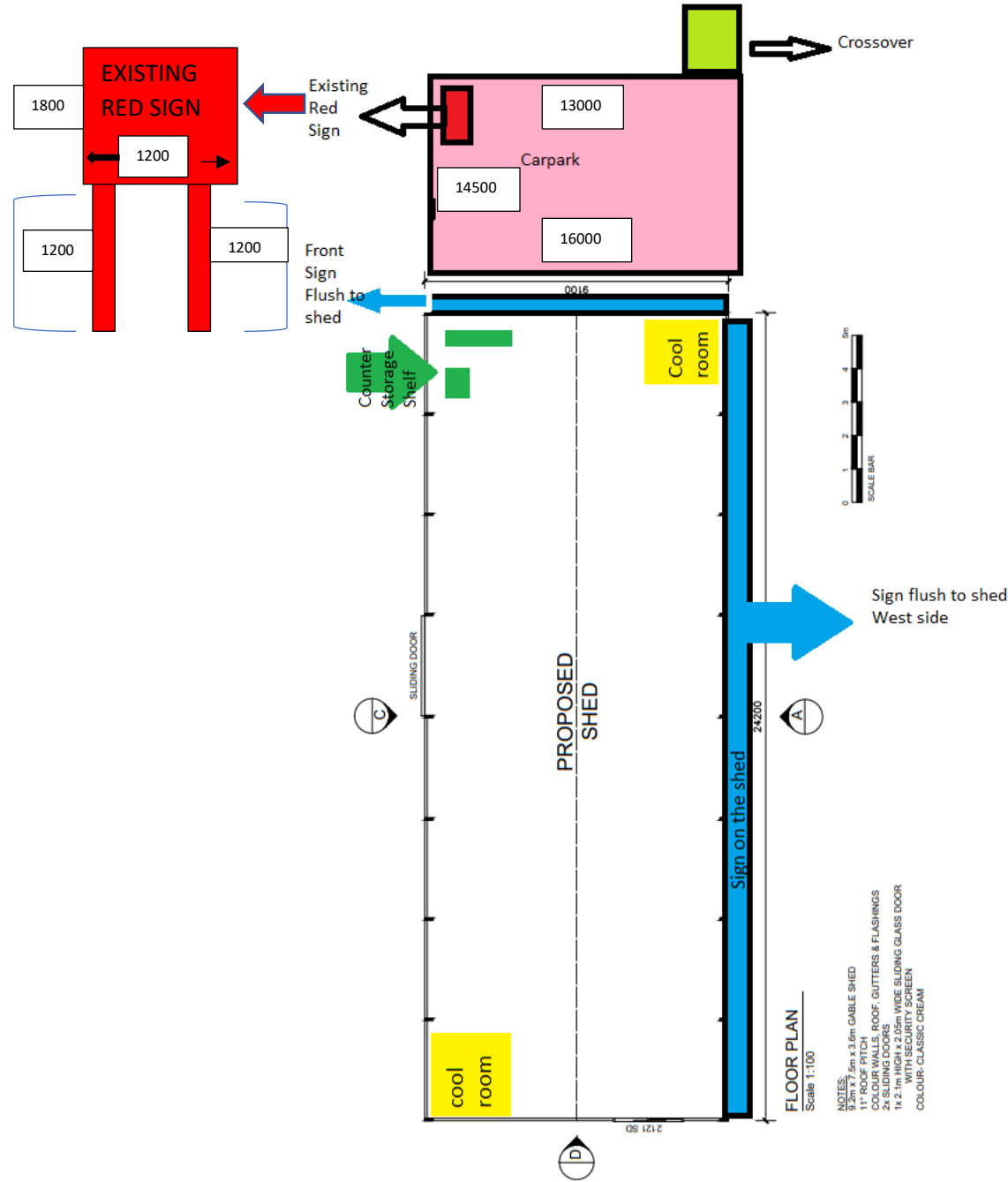


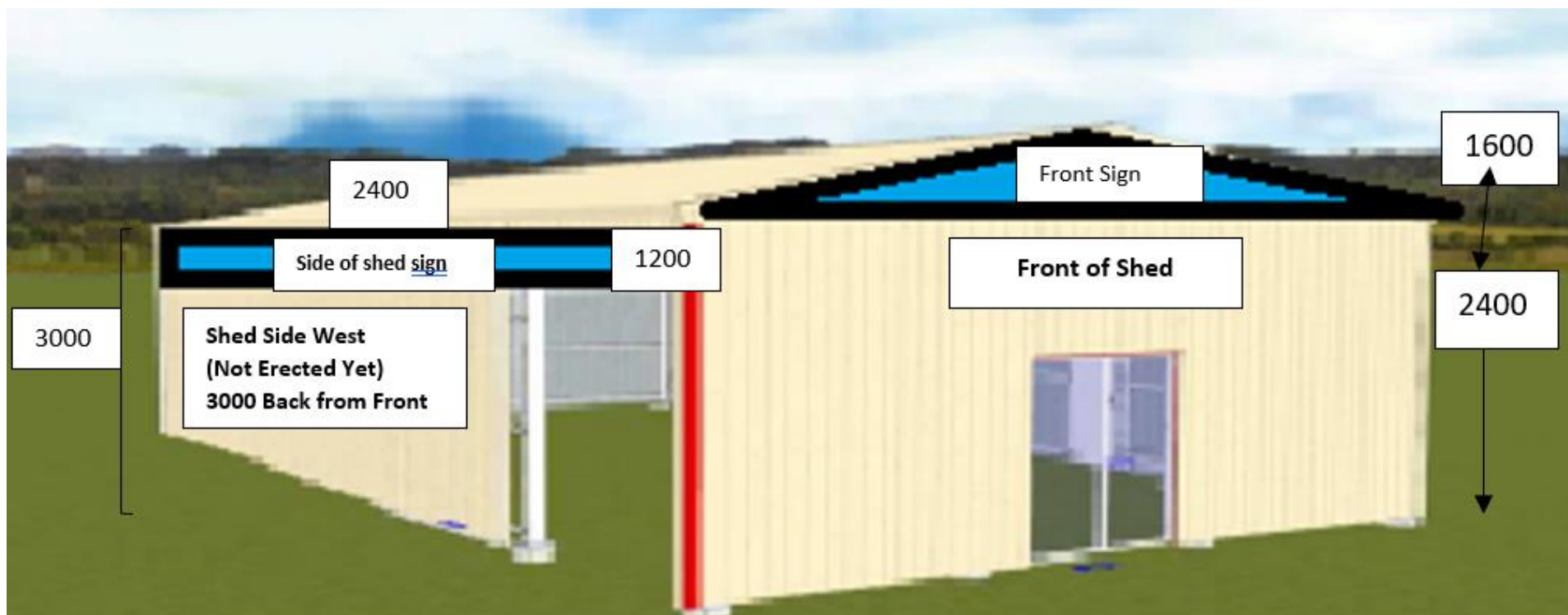
Shed Measurements



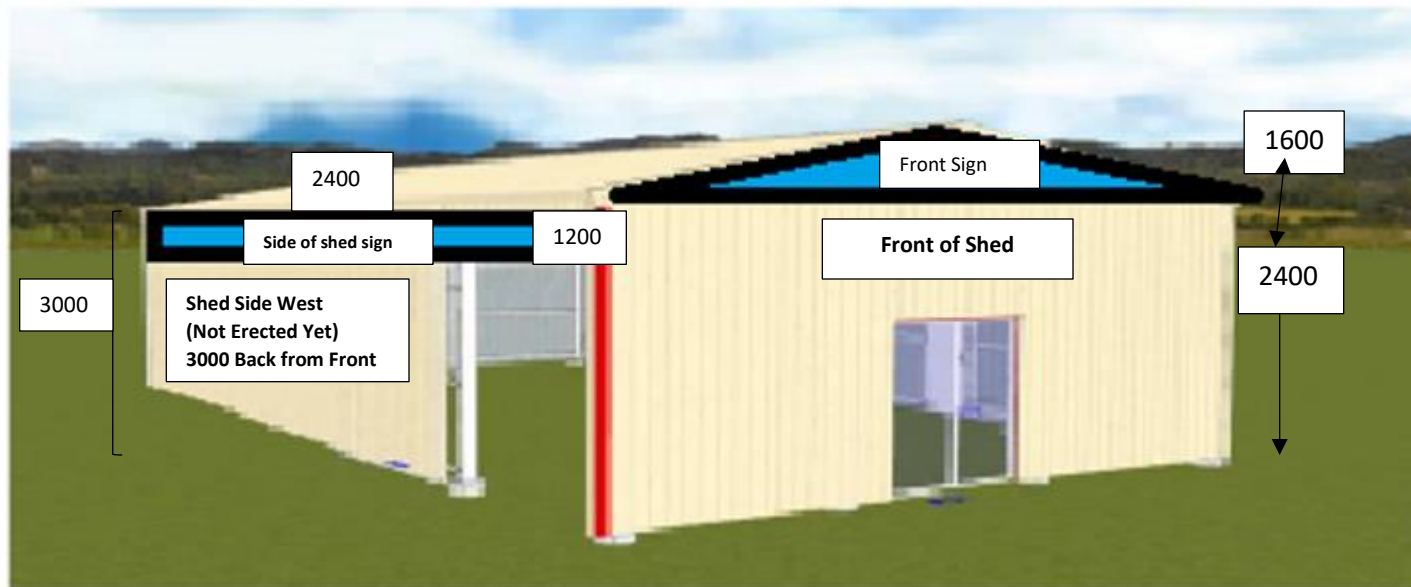
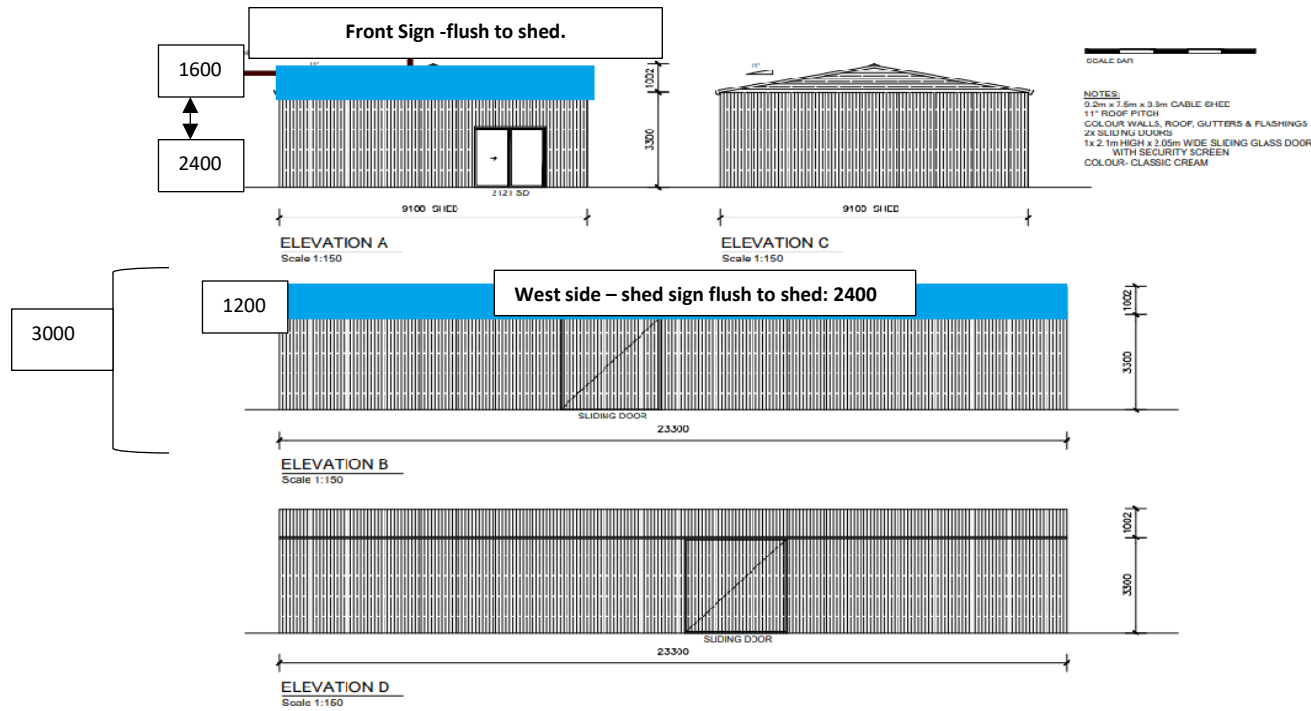


# DAWKINS ROAD



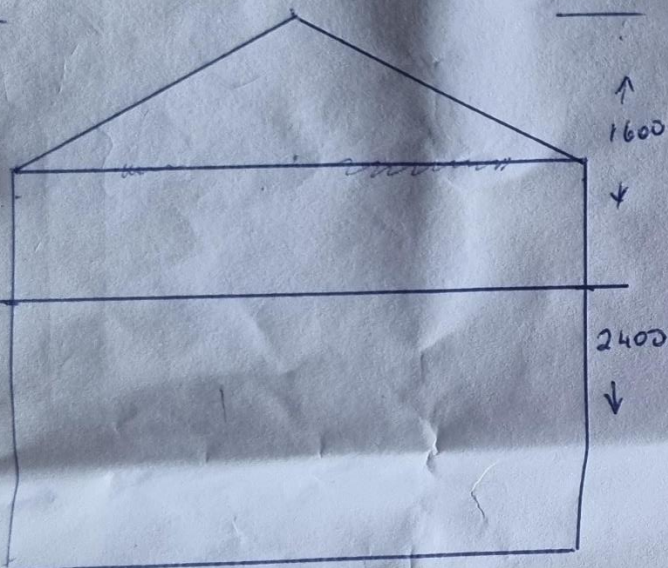


## Site plans of All Signs Flush to Shed

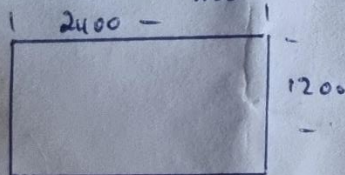




①



④ SIDE WEST WEST

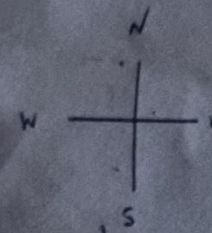
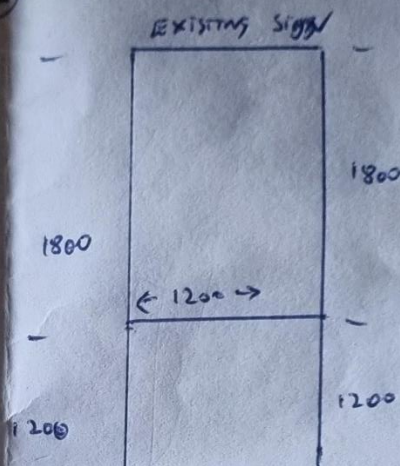


\* NOT ERECTED \*

3000 FROM FRONT  
BACK

3000

②



DAWKINS RD

CARPARK

③

② New Existing sign

14500

13000 3000

16000

# Details of Representations

## Application Summary

Application ID	23008190
Proposal	Partial change in use of existing agricultural building to include light industry and shop plus advertising signage (retrospective)
Location	13 DAWKINS RD TWO WELLS SA 5501

## Representations

### Representor 1 - Ken Chernabaeff

Name	Ken Chernabaeff
Address	10 angle vale crescent BURTON SA, 5110 Australia
Submission Date	11/10/2023 11:20 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

## Attached Documents

## Representations

### Representor 2 - Amanda Morley

Name	Amanda Morley
Address	11 ashwin st ANGLE VALE SA, 5117 Australia
Submission Date	11/10/2023 07:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

This should not be aloud to go ahead as 1. Unlike others they have been trading I Without this permit so they shouldn't be aloud to continue. 2. There is already a very well established business next door to them that has been there since the 80s that had done everything right from the get go. 3. They have caused a lot of problems for the business next door

### Attached Documents



## Representations

### Representor 3 - Kon Tsalamangos

Name	Kon Tsalamangos
Address	Lot 12 panes rd KUDLA SA, 5115 Australia
Submission Date	12/10/2023 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> I don't believe a business should be operating without approval for the last 12 months.	

### Attached Documents

## Representations

### Representor 4 - Vincenzo Bombardieri

Name	Vincenzo Bombardieri
Address	Po box 717 VIRGINIA SA, 5120 Australia
Submission Date	24/10/2023 08:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> The planning consent should be granted as two wells flowers are a community focused company supporting sporting clubs, charities and local cfs. Thank you Vince 32 Chapman st two wells	

### Attached Documents

## Representations

### Representor 5 - Renae Warner

Name	Renae Warner
Address	90 Bethesda Rd LEWISTON SA, 5501 Australia
Submission Date	24/10/2023 09:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

This business of growing flowers has been in Maria and Chez's family for over 25 years. The fact they are a local community business who support locals and have chosen to expand due to the need in the industry should be fully supported. Chez lost his employment due to covid and this opportunity to expand their already existing flower growing and rebrand under Two Wells Flowers in 2020 has been well supported by the locals who take up their free delivery service and the wholesalers who they supply too. The shed and their property are neatly kept and the cream colour scheme suits the existing landscape.

### Attached Documents

## Representations

### Representor 6 - Jenna Calvert

Name	Jenna Calvert
Address	PO Box 321 VIRGINIA SA, 5120 Australia
Submission Date	25/10/2023 05:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Two wells flowers is a family business that often supports other local businesses and the local community. They are always giving back to the community and supporting local charities	

### Attached Documents

## Representations

### Representor 7 - Kirstys Poulis

Name	Kirstys Poulis
Address	PO Box ST AGNES SA, 5501 Australia
Submission Date	25/10/2023 09:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> It should of had council approval before it was even built. The same rules should apply to everyone	

### Attached Documents

## Representations

### Representor 8 - Shaun Mathias

Name	Shaun Mathias
Address	P.O. Box 705 VIRGINIA SA, 5120 Australia
Submission Date	25/10/2023 10:50 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Fantastic local business. Works with the local community.	

### Attached Documents

## Representations

### Representor 9 - Trish Morton

Name	Trish Morton
Address	195 Dawkins Rd LEWISTON SA, 5501 Australia
Submission Date	25/10/2023 12:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

I don't think it's fair to have two florists right next to each other. M and B Florists were there first and should be allowed to operate. Two Wells florist knew they were opening right next door to an existing florist and I think they should move as a matter of fairness.

### Attached Documents

## Representations

**Representor 10** - Cosimo Maiolo

Name	Cosimo Maiolo
Address	250 South Terrace ADELAIDE SA, 5000 Australia
Submission Date	25/10/2023 09:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> The area is conducive to light agricultural industry. I have no concerns regarding noise, odour, overlooking or safety issues from this development. There is ample parking and signage will not detract from the urban amenity. I consider there to be more adverse noise, odour and visual impact from the canine husbandry properties permitted in the area.	

## Attached Documents



## Representations

### Representor 11 - Simon Johnson

Name	Simon Johnson
Address	12 Road Train Drive TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 12:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

To Whom it may concern at Adelaide Plains Council, We wish to voice our support for our fellow local residents and small business Two Wells Flowers. We have had many dealings with this business in the time they have been operating and plan to continue to support them in the future. Two Wells Flowers owners and staff are very active members of our local community and are highly regarded by many in the Community. We have always found Two Wells Flowers owners and staff to be most helpful, kind and caring and it is a pleasure to deal with them each and every time. Their quality, local grown products have been gifted by us to many friends and relatives and we are always proud to say that they are just that, locally grown flowers from a fellow small family run business. In a growing town we feel it is vital council show support for all small business as much as possible, in Two Wells particularly it is not just our lovely community areas but it is our small businesses that attract so many visitors to our lovely town. Should you wish to discuss this letter of support further, please dont hesitate to contact us on the numbers. Please refer to attached letter of support for this development

### Attached Documents

Letter-of-Support-Simon-and-Bianca-Johnson-1294187.pdf

**From:** Bianca Johnson  
**Sent:** Tuesday, 24 October 2023 9:22 PM  
**To:** [twowellsflowers@gmail.com](mailto:twowellsflowers@gmail.com)  
**Subject:** Letter business support for council

To Whom it may concern at Adelaide Plains Council,  
We wish to voice our support for our fellow local residents and small business Two Wells flowers. We have had many dealings with this business in the time they have been operating and plan to continue to support them in the future. Two Wells Flowers owners and staff are very active members of our local community and are highly regarded by many in our community. We have always found Two Wells flowers owners and staff to be most helpful, kind and caring and it is a pleasure to deal with them each and every time. Their quality, local grown products have been gifted by us to many friends and relatives and we are always proud to say that they are just that, locally grown flowers from a fellow small family run business. In a growing town we feel it is vital council show support for all small business as much as possible, in Two Wells particularly it is not just our lovely community areas but it is our small businesses that attract so many visitors to our lovely town. Should you wish to discuss this letter of support further please don't hesitate to contact us on the below listed phone numbers.

**SIMONBUILT**

Simon Johnson -Workshop – [0422 941 804](tel:0422941804)

Bianca Johnson - Admin/Accounts - [0428 917 147](tel:0428917147)

We are Agents/Stockists for:



## Representations

### Representor 12 - Tristan Grierson

Name	Tristan Grierson
Address	22 St George Blvd LEWISTON SA, 5501 Australia
Submission Date	27/10/2023 01:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> My name is Tristan Grierson, am a resident of Adelaide Plains Council area, my address is 22 St George Blvd, Lewiston, SA, 5501. I support Two Wells Flowers and Two Wells Florist to Trade.	

### Attached Documents

Letter-of-Support-Tristan-Grierson-1294206.pdf

**From:** tristan grierson

**Sent:** Tuesday, 24 October 2023 9:09 PM

**To:** twowellsflowers@gmail.com

**Subject:**

My name is Tristan grierson am a Resident of Adelaide Plains council area my address is 22 St George Blvd, Lewiston SA 5501 i support Two Wells, flowers and Two Wells Florist to trade.

## Representations

### Representor 13 - Paul Nichols

Name	Paul Nichols
Address	11 Glover Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

To whom it may concern, I am writing to let you know that Two Wells Flowers is a small business in Two Wells. I have used them many times and found them to be friendly and very helpful when I needed to organise flowers. The business has been around for a few years now being a local family that has been in the area of Lewiston for a very long time. They are active in the town giving their time to CFS Two Wells and also supporting the CFS foundation. It would be wrong not to support their trade application as this is the type of business that Adelaide Plains should be supporting to grow a prosperous town. I am a local who lives just down the road from Two Wells Flowers Paul Nichols 11 Glover Road, Two Wells, SA, 5501

## Attached Documents

Letter-of-Support-Paul-Nichols-1294214.pdf

**From:** Paul Nichols  
**Sent:** Tuesday, 24 October 2023 8:52 PM  
**To:** Twowellsflowers@gmail.com  
**Subject:**

To whom it may concern,

I am writing to let you know that Two Wells Flowers is a small business in Two Wells. I have used them many times and found them to be friendly and very helpful when I needed to organise flowers.

The business has been around for a few years now being a local family that has been in the area of lewiston for a very long time. They are active in the town giving their time to CFS Two Wells and also supporting the CFS foundation.

It would be wrong not to support their trade application as this is the type of business that Adelaide plains should be supporting to grow a prosperous town.

I am a local who lives just down the road from Two Wells Flowers.

Paul Nchols  
11 Glover Rd, Two Wells SA 5501

## Representations

### Representor 14 - Jack Harris

Name	Jack Harris
Address	6 Lilburne Lane TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Refer to letter attached for all details. I support this development and reasons why are noted in the letter attached. Jack Harris	

### Attached Documents

Letter-of-Support-Jack-M-Harris-1294230.pdf

Jack M Harris  
0413 195 147  
6 Lilburne Ln,  
Two Wells SA 5501

Adelaide Plains Council  
2a Wasleys Road,  
PO Box 18,  
Mallala SA 5501

**Two Wells Flowers/Florist – Letter of support**

To Whom It May Concern:

I am writing to you today to express my upmost gratitude, respect and support of local business, Two Wells Flowers/Florist.

Two Wells Flowers/Florist is an extremely community minded business. Their support for multiple community organisations and events, as well as giant gestures of good will are to be recognised. Their participation in the Two Wells Street Parade/Market 2022 was greatly appreciated by the Two Wells Regional Action Team (TWRAT) and the community alike.

The business has significantly contributed to the Two Wells Country Fire Service Brigade (Two Wells CFS), by allowing and supporting employees volunteering in the brigade. Two Wells Flowers/Florist have donated time, wages and person power to the brigade. Without the generosity of this business, I doubt the brigade would have the capacity to roll fire appliances to the many of the call outs that the Two Wells CFS responds to every year.

Two Wells Flowers/Florist has been seen at many markets held in Two Wells and surrounding areas, assisting in bringing tourism to our region.

The business is an asset to the Adelaide Plains, their floral arrangements are of the highest quality. I not only urge you to support this business in continuing all of the above, but to visit this business, purchase a bouquet of flowers, and experience a family run, local business firsthand.

It is in the best interest of the Adelaide Plains Council to support this business and those alike. I hope the team responsible sees the worth of Two Wells Flowers/Florist and chooses to support them into the future.

All the best,

Jack Harris

Firefighter/Cadet Coordinator - Two Wells CFS  
President - The Plains Community Group  
Ordinary Member – Two Wells Regional Action Team



## Representations

### Representor 15 - Emmanuele Bombardieri

Name	Emmanuele Bombardieri
Address	3 Gameau Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development

#### Reasons

To whom it may concern, I'm writing in support of Two Wells Flowers and Two Wells florists to trade in the Adelaide Plains Council area, as there is no difference with any other multiple businesses that offer the same services for example beautician/hairdresser, mechanic/auto services and takeaway food outlets. Your Sincerely,  
Emmanuele Bombardieri

## Attached Documents

Letter-of-Support-Emmanuele-Bombardieri-1294247.pdf

**From:** emmanuele bombardieri  
**Sent:** Tuesday, 24 October 2023 10:50 PM  
**To:** twowellsflowers@gmail.com  
**Subject:** For the council

>

> To whom it may concern,

>

> I'm writing in support of Two Wells Flowers and Two Wells florists to trade in the Adelaide Plains Council area , as there is no difference with any other multiple businesses that offer the same services for example beautician/ hairdresser , mechanic/ auto services and takeaway food outlets.

>

> Your sincerely,

> Emmanuele Bombardieri

> 3 Gameau Rd Two Wells

## Representations

### Representor 16 - Luke Henry

Name	Luke Henry
Address	9 Olive Grove TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

Two Wells Flowers has been a staple for our local community we regularly go there for fresh flowers for all occasions. Not allowing them to trade will be detrimental to the community. As well as our local economy. As well as being supporters of the local community through volunteering for local organisations. This local family run business should be allowed to stay open and trading. Luke Henry 9 Olive Grove Two Wells

## Attached Documents

Letter-of-Support-Luke-Henry-1294253.pdf

**From:** Luke Henry  
**Sent:** Tuesday, 24 October 2023 8:09 PM  
**To:** twowellsflowers@gmail.com  
**Subject:** Two wells flowers

Two Wells flowers has been a staple for our local community we regularly go there for fresh flowers, for all occasions.

Not allowing them to trade will be detrimental to the community. As well as our local economy.

As well as being supporters of the local community through volunteering for local organisations. This local family ran business should be allowed to stay open and trading.

Luke Henry  
9 Olive Grove  
Two Wells

Get [Outlook for Android](#)

## Representations

### Representor 17 - Michael Caravolo

Name	Michael Caravolo
Address	12 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:25 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To Adelaide Plains Council, I Michael Caravolo and Belinda Parsons of 12 Dawkins Road, Two Wells, SA, 5501. We give full support for Two Wells Flowers - Two Wells Florist to carry out business and trade on/at 13 Dawkins Road, Two Wells, SA, 5501.	

### Attached Documents

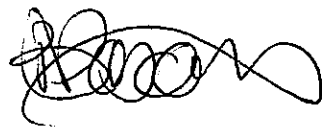
Letter-of-Support-Michael-Caravolo-1294264.pdf

To Adelaide Plains Council,

I Michael CERAVOLO and Belinda PARSONS  
of 12 DAWKINS RD Two Wells

Give full support for Two Wells Flowers -  
Two Wells Florist to carry out Business  
and trade on/at 13 DAWKINS RD  
Two Wells.

Michael



## Representations

### Representor 18 - Belinda Parsons

Name	Belinda Parsons
Address	12 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To Adelaide Plains Council, I Michael Caravolo and Belinda Parsons of 12 Dawkins Road, Two Wells, SA, 5501. We give full support for Two Wells Flowers - Two Wells Florist to carry out business and trade on/at 13 Dawkins Road, Two Wells, SA, 5501.	

### Attached Documents

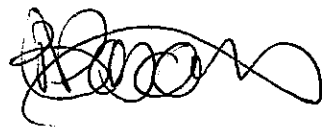
Letter-of-Support-Michael-Caravolo-1294266.pdf

To Adelaide Plains Council,

I Michael CERAVOLO and Belinda PARSONS  
of 12 DAWKINS RD Two Wells

Give full support for Two Wells Flowers -  
Two Wells Florist to carry out business  
and trade on/at 13 DAWKINS RD  
Two Wells.

Michael





## Representations

### Representor 19 - Mrs J Harris

Name	Mrs J Harris
Address	204 Dawkins Road LEWISTON SA, 5501 Australia
Submission Date	27/10/2023 02:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

To whom it may concern, I am writing this letter to support Two Wells Flowers/Florists of 13 Dawkins Road, Two Wells in their application for retail development. We have used this business since their inception and have found the quality and beauty of their floral arrangements are next to one. They have outstanding customer service, are very knowledgeable, friendly and compassionate. They are also widely respected in the community, not only for their floral artistry but also for their commitment to local community groups, a lovely local family business who should be given the opportunity to expand. kind regards Mrs J Harris 204 Dawkins Road Lewiston SA, 5501 Mobile: 0414 242 571 email: harris.06@bigpond.com

## Attached Documents

Letter-of-Support-Mrs-J-Harris-1294270.pdf

*To Whom it may concern,*

*I am writing this letter to support Two Wells Flowers/Florists of 13 Dawkins Road, Two Wells in their application for retail development.*

*We have used this business since their inception and have found the quality and beauty of their floral arrangements are next to none. They have outstanding customer service, are very knowledgeable, friendly and compassionate.*

*They are also widely respected in the Community, not only for their floral artistry, but also for their commitment to local community groups, a lovely local family business who should be given the opportunity to expand.*

*Kind regards*

A handwritten signature in black ink, appearing to read 'J Harris', with a stylized flourish at the end.

**Mrs J Harris  
204 Dawkins Road  
Lewiston  
SA 5501**

**Mobile: 0414 242 571  
Email: harris.06@bigpond.com**

## Representations

### Representor 20 - Anna and Dennis White

Name	Anna and Dennis White
Address	93 Hayman Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Please refer to our letter to Council as an attached document. Thank you Anna and Dennis White	

### Attached Documents

Letter-of-Support-Anna-White-1294275.jpg

25<sup>th</sup> October 2023

RE: TWO WELLS FLOWERS – *Retail Development Application*

TO WHOM IT MAY CONCERN

My husband and I have lived in Two Wells for over 30 years, during which time we have been fortunate enough to know both Vince and Emmanuelle Bombardieri and their families. They are exceptionally hard-working individuals as well as being extremely community minded.

They have grown not only beautiful flowers but a prosperous business over the past few years through diversification, strategic advertising, professional attitudes and exceptional customer service. Nothing is too much trouble.

Emmanuelle volunteers with the Two Wells CFS and routinely puts himself forward to assist organisations that deal with dementia and autism. On the other hand, Vince volunteers and coaches the Virginia Soccer Club, which he has done for over ten years.

Two Wells Flowers sponsors numerous groups in the community eg TW Football & Netball Club, the Plains Community Group as well as participating in community events (Two Wells Christmas Pageant, PCG Twinkling and Twinkling Trail).

This business is a vital part of this fast-growing community and as one of the swiftest expanding towns in South Australia there is definitely enough room for two retail florists in the area. After all competition is an incentive for companies/businesses to excel, thereby fostering innovation, creativity, diversity of supply and attractive prices for customers and businesses alike. Competition stimulates growth and generates substantial benefits for the community.

Therefore, we whole-heartedly support the Two Wells Flowers application for retail development as a vital addition to Two Wells and the Adelaide Plains region. These are the type of generous kind-hearted people and business owners we need and want in our community.

Thank you for your consideration of this matter.

Yours sincerely



Anna CTM White



Dennis J White

93 Hayman Road  
TWO WELLS SA 5501

0449 579 334

[iathedeghos@gmail.com.au](mailto:iaathedeghos@gmail.com.au)

## Representations

**Representor 21** - Gwen Johnson

Name	Gwen Johnson
Address	20 Williams Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

To whom it may concern, I am writing this letter in support of Two Wells Flowers. The owners of this business have an excellent customer service, their business premises are clean and well presented and they are eager to assist in anyway they can. They are also very community minded, they are members of the local CFS, coach local sporting groups and they support other local community groups such as The Plains Community Group with donation and products for the Twinkling Event. I think that they should be given, in return, the opportunity to enhance and expand their business as much as possible. This could result in work positions for other members of our community. Thank you Gwen Johnson

## Attached Documents

Letter-of-Support-Gwen-Johnson-1294279.jpg

Mrs. Gwendoline JOHNSON.  
20, WILLIAMS ROAD,  
TWO WELLS, S.A. 5501  
Phone: (08) 8518 9134  
Mobile: 0448979920

25th October, 2023.

To whom it may concern.

I am writing this letter in support of Two Wells Flowers. The owners of this business have an excellent customer service, their business premises are clean and well presented and they are eager to assist in anyway they can.

They are also very community minded, they are members of the local CFS, coach local sporting groups and they support other local community groups, such as The Plains Community Group with donation and products for the Twinkling Event.

I think that they should be given, in return, the opportunity to enhance and expand their business as much as possible. This could result in work positions for other members of our community.

Thank you,

A handwritten signature in black ink, appearing to read 'Gwen. Johnson', with a stylized, flowing script.

Gwen. Johnson.

## Representations

### Representor 22 - Thomas and Anna Schoemaker

Name	Thomas and Anna Schoemaker
Address	14 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> We Thomas and Anna Schoemaker agree for the florist on 13 Dawkins Road, Two Wells, 5501 to go ahead. T.H & A.M Schoemaker 14 Dawkins Road Two Wells, SA, 5501	

### Attached Documents

Letter-of-Support-Schoemaker-1294284.jpg

T. H. & A. M. Schoemaker  
14 Dawkins Rd  
Two Wells 5501  
0403 491 086

WE THOMAS AND ANNA SCHOEMAKER AGREE  
FOR THE FLORIST ON 13 DAWKINS RD.  
TWO WELLS 5501 TO GO AHEAD.




## Representations

**Representor 23** - Devon Hardiman

Name	Devon Hardiman
Address	Po Box 236 TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Good afternoon, Please see the attached support letter for Two Wells Flowers from the Two Wells Football and Netball Sporting Club Incorporated. Regards Devon	

## Attached Documents

Two-Wells-Flowe-support-letter-Two-Wells-Football-and-Netball-Club-Inc-1294288.pdf



# Two Wells Football & Netball Sporting Club Incorporated

ABN: 54 838 564 572

**President:** Devon Hardiman  
**Secretary:** Andrew Xenides

**Phone:** 0402 775 952  
**Phone:** 0433 669 271

**Email:** [twowellsfc@sanflcfl.com.au](mailto:twowellsfc@sanflcfl.com.au)  
**Email:** [twfnsc.secretary@outlook.com](mailto:twfnsc.secretary@outlook.com)

PO Box 236  
TWO WELLS  
SA 5501

To whom it may concern,

This is a letter of support for Two Wells Flowers to be allowed to trade within the local district. Two Wells Flowers has been a proud sponsor of the Two Wells Football Netball Sporting Club for the past two seasons.

We use their product as thank you presents to our hard working volunteers at the club or as table flowers for our senior football and netball presentation The Redlow held at the Two Wells Community Centre in September at the completion of our season.

I feel if Two Wells Flowers were not allowed to trade anymore it would be detrimental to the morale of providing support to our volunteers as a way of showing appreciation for their hard work.

Kind regards

Devon  
President  
Two Wells Football Netball Sporting Club Inc.

*Proudly Affiliated  
with..*



## Representations

### Representor 24 - Tom Tryfopoulos

Name	Tom Tryfopoulos
Address	13 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

To whom it may concern, I am writing to express our wholehearted support for the application and operation of Two Wells Flowers in our community. As a fellow local from Two Wells, I understand the importance of fostering and promoting local enterprises, and I firmly endorse the efforts of Two Wells Flowers. Two Wells Flowers is a valuable addition to our community, not only as a local family business but also as a testament to the spirit of collaboration and support among local businesses. I believe that their presence enriches our town and contributes to the growth and vitality of our local economy. It is businesses like Two Wells Flowers that create a sense of unity and pride within our community. I am confident that their continued operation will only serve to enhance the well-being of our town. In conclusion, we wholeheartedly support the application and operation of Two Wells Flowers and encourage the council to consider their contributions to the local business landscape. Thank you for your attention to this matter, and we hope that the council will recognize the importance of Two Wells Flowers to our local economy and community. Kind regards Tom Tryfopoulos Phone - 0401224803 Website - [www.djtommyt.com](http://www.djtommyt.com)

### Attached Documents

## Representations

### Representor 25 - Chantel Harris

Name	Chantel Harris
Address	13 Sable Grove TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

I am writing to you in support of Two Wells Flowers to continue trading. This lovely, young family has contributed to our growing area by offering exquisite flowers and fostering community support. They have impeccably maintained their shop, ensuring the area remains clean and inviting. I kindly request the council's endorsement for this family-owned business to persist in their trade. Two of the proprietors are well-known figures within our community, actively volunteering at the local Two Wells Country Fire Service (CFS), dedicating countless hours of their personal time. Their proximity to the station enables them to provide year-round assistance. It is imperative that we support and endorse businesses that reciprocate their dedication to our community  
Regards Chantel Harris 13 Sable Grove Two Wells SA 5501

### Attached Documents

## Representations

### Representor 26 - Margherita Panella

Name	Margherita Panella
Address	334 Old Port Wakefield Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:26 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development

#### Reasons

As a ratepayer I fully support Two Wells Flowers and Florist on 13 Dawkins Road, Two Wells, SA, 5501. This application fits within the Rural living Zone and it is desirable within the zone. This development is structured, well thought out and does not impact the surroundings. This development is off the road and does not impede the surroundings or the lifestyle of others. This development does not impact the neighbours and is what is needed in the area. The family are community minded, and have ensured that their family business does not impact on others in the community. I fully support their development application. Margherita Panella Ratepayer 334 Old Port Wakefield Road Two Wells, SA, 5501.

### Attached Documents

## Representations

**Representor 27** - Leo Panella

Name	Leo Panella
Address	Post Office Box 546 TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

To whom it may concern, I fully support the planning consent and development on 13 Dawkins Road, Two Wells, SA, 5501. The planning consent should be granted. It fits within the area and I fully support this family business. Council should be doing more to support local businesses in the area. I support Two Wells Flowers and Florist and they have contributed a lot to the local area. The business should be allowed to trade and operate and expand if they wish to. Thank you Regards Leo Panella 334 Old Port Wakefield Road, Two Wells, SA, 5501

## Attached Documents

## Representations

### Representor 28 - Vera Hajek

Name	Vera Hajek
Address	3 Pitts CT POORAKA SA, 5095 Australia
Submission Date	28/10/2023 05:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

#### Reasons

As long we remember there was only one place business selling flowers sold at, the big shed : 15 Dawkins Rd Two Wells. That's we have always brought flowers from. Never known any other people on that road. So why would you allow another business to be approved ? As miss leading the public that flowers were always sold there. I strongly disagree.

### Attached Documents

## Representations

**Representor 29** - Ilario Maiolo

Name	Ilario Maiolo
Address	15 Dawkins road TWO WELLS SA, 5501 Australia
Submission Date	28/10/2023 06:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> No problems, they are quiet and clean. They run a respectable business	

## Attached Documents



## Representations

### Representor 30 - Penny Pratt

Name	Penny Pratt
Address	Po Box 1242 CLARE SA, 5453 Australia
Submission Date	30/10/2023 04:47 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Good evening Vince and the team at Two Wells Flowers Please find attached a letter of support from Penny Pratt. Kind regards Karen Karen Smith Office Manager	

### Attached Documents

Z-231029-Two-Wells-Flowers-Letter-of-Support-1295191.pdf



**PENNY PRATT MP**  
MEMBER FOR FROME

TO WHOM IT MAY CONCERN

TWO WELLS FLOWERS

I write in support of the application of Cesari and Marie Bombardieri who trade as Two Wells Flowers. I understand the Bombardieri's have applied retrospectively for a partial change in use of existing agricultural building to include light industry and shop with advertising.

The Bombardieri family have been involved in flower growing for many years and in 1987 joined Maria's parents in a family venture, M & B Flowers. The business operated until 2006 when the Bombardieri's pursued other ventures.

The family has continued in that time to grow flowers and in 2020 the family opened Two Wells Flowers.

Since opening the business, it has grown in popularity and is well supported by the Two Wells community and supports florists across the metro area and mid north as far as Clare.

The family also take great pride supporting the Two Wells community through sponsorship of the Two Wells Football Club, Two Wells Action Team Two Wells CFS, Virginia Soccer club and the Two Wells Christmas Parade.

The Bombardieri's generosity also extends to different State and Federal Organisations such as Dementia SA, CFS Foundation and Cancer Council Foundation.

I have no hesitation in supporting the application which would allow Two Wells Flowers business to grow and develop further.

If you would like further information please do not hesitate to make contact.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Penny Pratt'.

Penny Pratt MP  
Member for Frome

29 October 2023

## Representations

### Representor 31 - David and Wendy Heintze

Name	David and Wendy Heintze
Address	6 Wirramulla Road LEWISTON SA, 5501 Australia
Submission Date	30/10/2023 04:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

Adelaide Plains Council 27/10/2023 2a Wasleys Road, Mallala SA 5502 To whom it may concern, We are writing as a local residents in support of Two Wells Flowers of 13 Dawkins Road, Two Wells SA 5501 as regular purchasers from their business. The quality of their products & exceptional service make them our go to supplier for floral arrangements. We will continue to support this business & recommend them to our friends, & would hope they are given every opportunity & encouragement to grow in our community. Yours sincerely, David & Wendy Heintze 6 Wirramulla Road, Lewiston SA 5501

## Attached Documents

David-and-Wendy-Heintze-Support-Letter-1295196.pdf

Adelaide Plains Council  
2a Wasleys Road,  
Mallala SA 5502

27/10/2023

To whom it may concern,

We are writing as a local residents in support of Two Wells Flowers of 13 Dawkins Road, Two Wells SA 5501 as regular purchasers from their business. The quality of their products & exceptional service make them our go to supplier for floral arrangements.

We will continue to support this business & recommend them to our friends, & would hope they are given every opportunity & encouragement to grow in our community.

Yours sincerely,  
David & Wendy Heintze  
6 Wirramulla Road,  
Lewiston SA 5501

**Maria and Cesari Bombardieri responses to the Representations made for Development application on 13 Dawkins Road, Two Wells, SA, 5001**

**Representor 1 - Ken Chernabaeff**

Name	Ken Chernabaeff
Address	10 angle vale crescent BURTON SA, 5110 Australia
Submission Date	11/10/2023 11:20 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b>	

**Maria and Cesari Bombardieri Response:**

In response to the above representation by Ken Chernabaeff, unfortunately Mr Chernabaeff did not provide a reason as to why he opposes the development. We are unable to provide a reason besides that there is a lot of representation in favour of this development.

**Representor 2 - Amanda Morley**

Name	Amanda Morley
Address	11 ashwin st ANGLE VALE SA, 5117 Australia
Submission Date	11/10/2023 07:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> This should not be aloud to go ahead as 1. Unlike others they have been trading I Without this permit so they shouldn't be aloud to continue. 2. There is already a very well established business next door to them that has been there since the 80s that had done everything right from the get go. 3. They have caused a lot of problems for the business next door	

**Maria and Cesari Bombardieri Response:**

In response to Mrs Amanda Morley representation regarding opposing this development. We provide the following responses to her points. Regarding point 1, we have been approved for an agricultural building on the 21 November 2021. We have been working with Council regarding the further approval for light industry since that date, there has been miscommunication in relation to this development, however we have worked with council, and they have been aware of the operation since 2021. Regarding point 2, Maria and Cesari Bombardieri created M and B Flowers with Maria's Father and Mother in 1987. M stands for Maiolo, and B stands for Bombardieri. Maria's brother Frank Maiolo took over the business in 2007, however Maria and Cesari Bombardieri have been growing Mother's Day flowers and selling them in front of their house for many years. Also, Maria and Cesari Bombardieri found out that by selling flowers to the

public and having signs up, they required development approval for light industry. M and B Flowers are wholesalers, and although they are also selling to the public, have signs promoting that, they currently do not have a permit or development application that allows them to do so, therefore unfortunately they are not doing everything right from the get-go. Also, Maria and Frank are brother and sister, therefore causing problems for the business is incorrect, it is hearsay. The families have their separate business and separate customers. The Public have a right to chose where they buy their flowers from. It is healthy competition. It is no different from 2 take away shops right next to each other in Two Wells, making and selling pizza's or same take away food. It is the same. It is health competition and great for the area to have two family businesses in the area. This representation does not dispute the development as light industry and has not provide a response to why this development should not be approved as stated in the Planning Code.

## Representations

### Representor 3 - Kon Tsalamangos

Name	Kon Tsalamangos
Address	Lot 12 panes rd KUDLA SA, 5115 Australia
Submission Date	12/10/2023 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> I don't believe a business should be operating without approval for the last 12 months.	

## Attached Documents

### Maria and Cesari Bombardieri Response:

In response to Mr Kon Tsalamangos representation, we provide the following response. This development has been in process with Adelaide Plains Council since 2021. Adelaide Plains Council has been aware of this operation and has acknowledged that there have been some delays, due to conflicting information received. However, this business is fully registered, Council has been aware, and Planning has been lodged regarding the appropriate documentation. We are at this point, by thoroughly working with the planning department at Adelaide Plains Council. This representation does not dispute the development as light industry and has not provide a response to why this development should not be approved as stated in the Planning Code. There are no issues identified as to why this development should not be approved.

**Representor 4 - Vincenzo Bombardieri**

Name	Vincenzo Bombardieri
Address	Po box 717 VIRGINIA SA, 5120 Australia
Submission Date	24/10/2023 08:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> The planning consent should be granted as two wells flowers are a community focused company supporting sporting clubs, charities and local cfs. Thank you Vince 32 Chapman st two wells	

**Maria and Cesari Bombardieri Response:**

In response to Vincenzo Bombardieri, we thank you for your support on this development application. Two Wells Flowers and Florist is a community focused company that supports many in the Adelaide Plains Area. We are members of the CFS, support charities and supporting clubs. We help the Two Wells Community as much as we can, and we also supply flowers to the Adelaide Plains Council for events around the area. There is enough for both businesses right next door to each to thrive in the area.

**Representor 5 - Renae Warner**

Name	Renae Warner
Address	90 Bethesda Rd LEWISTON SA, 5501 Australia
Submission Date	24/10/2023 09:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> This business of growing flowers has been in Maria and Chez's family for over 25 years. The fact they are a local community business who support locals and have chosen to expand due to the need in the industry should be fully supported. Chez lost his employment due to covid and this opportunity to expand their already existing flower growing and rebrand under Two Wells Flowers in 2020 has been well supported by the locals who take up their free delivery service and the wholesalers who they supply too. The shed and their property are neatly kept and the cream colour scheme suits the existing landscape.	

**Maria and Cesari Bombardieri Response:**

In response to Renae Warner representation, we thank you for your support on this development application. We have ensured that our development does not encroach on neighbours or the Rural Living (Animal Husbandry) zones. We have worked with council to ensure that our development is aligned with our home, that the colour of the shed is in conjunction with the area and does not impact the area. We also ensure the signage is on our property and does not cause any issues for traffic as it is off the road. This is a family run business, everyone pitches in, even the grandchildren.

**Representor 6 - Jenna Calvert**

Name	Jenna Calvert
Address	PO Box 321 VIRGINIA SA, 5120 Australia
Submission Date	25/10/2023 05:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Two wells flowers is a family business that often supports other local businesses and the local community. They are always giving back to the community and supporting local charities	

**Maria and Cesari Bombardieri Response:**

In response to Jenna Calvert representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community.

**Representor 7 - Kirstys Poulis**

Name	Kirstys Poulis
Address	PO Box ST AGNES SA, 5501 Australia
Submission Date	25/10/2023 09:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> It should of had council approval before it was even built. The same rules should apply to everyone	

**Attached Documents****Maria and Cesari Bombardieri Response:**

In response to Kirstys Poulis representation, we provide the following response. This development has been in process with Adelaide Plains Council since 2021. We were granted planning and building consent for an agricultural building, which was approved in November 2021. We have since 2021 been working with the Adelaide Plains Council in gaining approval for this development. Adelaide Plains Council has been aware of this operation and has acknowledged that there have been some delays, due to conflicting information received. However, this business is fully registered, Council has been aware, and Planning has been lodged regarding the appropriate documentation. We are at this point, by thoroughly working with the planning department at Adelaide Plains Council. This representation does not dispute the development as light industry and has not provide a response to why this development should not be approved as stated in the Planning Code. There are no issues identified as to why this development should not be approved.



**Representor 8 - Shaun Mathias**

Name	Shaun Mathias
Address	P.O. Box 705 VIRGINIA SA, 5120 Australia
Submission Date	25/10/2023 10:50 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Fantastic local business. Works with the local community.	

**Maria and Cesari Bombardieri Response:**

In response to Shaun Mathias representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area.

**Representor 9 - Trish Morton**

Name	Trish Morton
Address	195 Dawkins Rd LEWISTON SA, 5501 Australia
Submission Date	25/10/2023 12:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> I don't think it's fair to have two florists right next to each other. M and B Florists were there first and should be allowed to operate. Two Wells florist knew they were opening right next door to an existing florist and I think they should move as a matter of fairness.	

**Maria and Cesari Bombardieri Response:**

In response to Trish Morton representation regarding opposing this development. We provide the following response. Maria and Cesari Bombardieri created M and B Flowers with Maria's Father and Mother in 1987. M stands for Maiolo, and B stands for Bombardieri. Maria's brother Frank Maiolo took over the business in 2007, however Maria and Cesari Bombardieri have been growing Mother's Day flowers and selling them in front of their house for many years. Also, Maria and Cesari Bombardieri found out that by selling flowers to the public and having signs up, they required development approval for light industry. M and B Flowers are wholesalers, and although they are also selling to the public, have signs promoting that, they currently do not have a permit or development application that approves them to do so. Maria Bombardieri and Frank Maiolo are brother and sister. Growing Flowers is in their blood. The families have their separate business and separate customers. The Public have a right to choose where they buy their flowers from. It is healthy competition. It is no different from 2 take away shops right next to each other in Two Wells, making and selling pizza's or same take away food. It is the same. It is health

competition and great for the area to have two family businesses in the area. This representation does not dispute the development as light industry and has not provide a response to why this development should not be approved under the Planning Code.

**Representor 10 - Cosimo Maiolo**

Name	Cosimo Maiolo
Address	250 South Terrace ADELAIDE SA, 5000 Australia
Submission Date	25/10/2023 09:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> The area is conducive to light agricultural industry. I have no concerns regarding noise, odour, overlooking or safety issues from this development. There is ample parking and signage will not detract from the urban amenity. I consider there to be more adverse noise, odour and visual impact from the canine husbandry properties permitted in the area.	

**Maria and Cesari Bombardieri Response:**

In response to Cosimo Maiolo representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area. We have ensured that we have limited our noise, odour and ensure that we meet the safety issues of this development. We have worked closely with Adelaide Plains Council in ensuring that we do not impact the Rural Living (Animal Husbandry) Zone with our development application.

**Representor 11 - Simon Johnson**

Name	Simon Johnson
Address	12 Road Train Drive TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 12:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To Whom it may concern at Adelaide Plains Council, We wish to voice our support for our fellow local residents and small business Two Wells Flowers. We have had many dealings with this business in the time they have been operating and plan to continue to support them in the future. Two Wells Flowers owners and staff are very active members of our local community and are highly regarded by many in the Community. We have always found Two Wells Flowers owners and staff to be most helpful, kind and caring and it is a pleasure to deal with them each and every time. Their quality, local grown products have been gifted by us to many friends and relatives and we are always proud to say that they are just that, locally grown flowers from a fellow small family run business. In a growing town we feel it is vital council show support for all small business as much as possible, in Two Wells particularly it is not just our lovely community areas but it is our small businesses that attract so many visitors to our lovely town. Should you wish to discuss this letter of support further, please dont hesitate to contact us on the numbers. Please refer to attached letter of support for this development	

**Maria and Cesari Bombardieri Response:**

In response to Simon Johnson representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area.

**Representor 12 - Tristan Grierson**

Name	Tristan Grierson
Address	22 St George Blvd LEWISTON SA, 5501 Australia
Submission Date	27/10/2023 01:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> My name is Tristan Grierson, am a resident of Adelaide Plains Council area, my address is 22 St George Blvd, Lewiston, SA, 5501. I support Two Wells Flowers and Two Wells Florist to Trade.	

**Maria and Cesari Bombardieri Response:**

In response to Tristan Grierson representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area.

**Representor 13 - Paul Nichols**

Name	Paul Nichols
Address	11 Glover Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To whom it may concern, I am writing to let you know that Two Wells Flowers is a small business in Two Wells. I have used them many times and found them to be friendly and very helpful when I needed to organise flowers. The business has been around for a few years now being a local family that has been in the area of Lewiston for a very long time. They are active in the town giving their time to CFS Two Wells and also supporting the CFS foundation. It would be wrong not to support their trade application as this is the type of business that Adelaide Plains should be supporting to grow a prosperous town. I am a local who lives just down the road from Two Wells Flowers Paul Nichols 11 Glover Road, Two Wells, SA, 5501	

**Maria and Cesari Bombardieri Response:**

In response to Paul Nichols representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area.

**Representor 14 - Jack Harris**

Name	Jack Harris
Address	6 Lilburne Lane TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Refer to letter attached for all details. I support this development and reasons why are noted in the letter attached. Jack Harris	

**Maria and Cesari Bombardieri Response:**

In response to Jack Harris representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area.

**Representor 15 - Emmanuele Bombardieri**

Name	Emmanuele Bombardieri
Address	3 Gameau Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 01:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
<b>Reasons</b> To whom it my concern, I'm writing in support of Two Wells Flowers and Two Wells florists to trade in the Adelaide Plains Council area, as there is no difference with any other multiple businesses that offer the same services for example beautician/hairdresser, mechanic/auto services and takeaway food outlets. Your Sincerely, Emmanuele Bombardieri	

**Maria and Cesari Bombardieri Response:**

In response to Emmanuele Bombardieri representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and continue to support the Adelaide Plains Area. We do agree that we are no difference to other multiple businesses that offer similar services in the area. We are a family run business that supports our community and that of Adelaide with our flowers and arrangements.

**Representor 16 - Luke Henry**

Name	Luke Henry
Address	9 Olive Grove TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Two Wells Flowers has been a staple for our local community we regularly go there for fresh flowers for all occasions. Not allowing them to trade will be detrimental to the community. As well as our local economy. As well as being supporters of the local community through volunteering for local organisations. This local family run business should be allowed to stay open and trading. Luke Henry 9 Olive Grove Two Wells	

**Maria and Cesari Bombardieri Response:**

In response to Luke Henry representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 17 - Michael Caravolo**

Name	Michael Caravolo
Address	12 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:25 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To Adelaide Plains Council, I Michael Caravolo and Belinda Parsons of 12 Dawkins Road, Two Wells, SA, 5501. We give full support for Two Wells Flowers - Two Wells Florist to carry out business and trade on/at 13 Dawkins Road, Two Wells, SA, 5501.	

**Maria and Cesari Bombardieri Response:**

In response to Michael Caravolo representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 18 - Belinda Parsons**

Name	Belinda Parsons
Address	12 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To Adelaide Plains Council, I Michael Caravolo and Belinda Parsons of 12 Dawkins Road, Two Wells, SA, 5501. We give full support for Two Wells Flowers - Two Wells Florist to carry out business and trade on/at 13 Dawkins Road, Two Wells, SA, 5501.	

**Maria and Cesari Bombardieri Response:**

In response to Belinda Parsons representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.



**Representor 19 - Mrs J Harris**

Name	Mrs J Harris
Address	204 Dawkins Road LEWISTON SA, 5501 Australia
Submission Date	27/10/2023 02:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To whom it may concern, I am writing this letter to support Two Wells Flowers/Florists of 13 Dawkins Road, Two Wells in their application for retail development. We have used this business since their inception and have found the quality and beauty of their floral arrangements are next to one. They have outstanding customer service, are very knowledgeable, friendly and compassionate. They are also widely respected in the community, not only for their floral artistry but also for their commitment to local community groups, a lovely local family business who should be given the opportunity to expand. kind regards Mrs J Harris 204 Dawkins Road Lewiston SA, 5501 Mobile: 0414 242 571 email: harris.06@bigpond.com	

**Maria and Cesari Bombardieri Response:**

In response to Mrs J Harris representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 20 - Anna and Dennis White**

Name	Anna and Dennis White
Address	93 Hayman Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Please refer to our letter to Council as an attached document. Thank you Anna and Dennis White	

**Maria and Cesari Bombardieri Response:**

In response to Anna and Dennis White representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 21 - Gwen Johnson**

Name	Gwen Johnson
Address	20 Williams Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To whom it may concern, I am writing this letter in support of Two Wells Flowers. The owners of this business have an excellent customer service, their business premises are clean and well presented and they are eager to assist in anyway they can. They are also very community minded, they are members of the local CFS, coach local sporting groups and they support other local community groups such as The Plains Community Group with donation and products for the Twinkling Event. I think that they should be given, in return, the opportunity to enhance and expand their business as much as possible. This could result in work positions for other members of our community. Thank you Gwen Johnson	

**Maria and Cesari Bombardieri Response:**

In response to Gwen Johnson representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 22 - Thomas and Anna Schoemaker**

Name	Thomas and Anna Schoemaker
Address	14 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> We Thomas and Anna Schoemaker agree for the florist on 13 Dawkins Road, Two Wells, 5501 to go ahead. T.H & A.M Schoemaker 14 Dawkins Road Two Wells, SA, 5501	

**Maria and Cesari Bombardieri Response:**

In response to Thomas and Anna Schoemaker representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.



**Representor 23 - Devon Hardiman**

Name	Devon Hardiman
Address	Po Box 236 TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 02:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Good afternoon, Please see the attached support letter for Two Wells Flowers from the Two Wells Football and Netball Sporting Club Incorporated. Regards Devon	

**Maria and Cesari Bombardieri Response:**

In response to Devon Hardiman (on behalf of Two Wells Football and Netball Sporting Club Incorporated) representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 24 - Tom Tryfopoulos**

Name	Tom Tryfopoulos
Address	13 Dawkins Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To whom it may concern, I am writing to express our wholehearted support for the application and operation of Two Wells Flowers in our community. As a fellow local from Two Wells, I understand the importance of fostering and promoting local enterprises, and I firmly endorse the efforts of Two Wells Flowers. Two Wells Flowers is a valuable addition to our community, not only as a local family business but also as a testament to the spirit of collaboration and support among local businesses. I believe that their presence enriches our town and contributes to the growth and vitality of our local economy. It is businesses like Two Wells Flowers that create a sense of unity and pride within our community. I am confident that their continued operation will only serve to enhance the well-being of our town. In conclusion, we wholeheartedly support the application and operation of Two Wells Flowers and encourage the council to consider their contributions to the local business landscape. Thank you for your attention to this matter, and we hope that the council will recognize the importance of Two Wells Flowers to our local economy and community. Kind regards Tom Tryfopoulos Phone - 0401224803 Website - www.djtommyt.com	

**Maria and Cesari Bombardieri Response:**

In response to Tom Tryfopoulos representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 25 - Chantel Harris**

Name	Chantel Harris
Address	13 Sable Grove TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> I am writing to you in support of Two Wells Flowers to continue trading. This lovely, young family has contributed to our growing area by offering exquisite flowers and fostering community support. They have impeccably maintained their shop, ensuring the area remains clean and inviting. I kindly request the council's endorsement for this family-owned business to persist in their trade. Two of the proprietors are well-known figures within our community, actively volunteering at the local Two Wells Country Fire Service (CFS), dedicating countless hours of their personal time. Their proximity to the station enables them to provide year-round assistance. It is imperative that we support and endorse businesses that reciprocate their dedication to our community Regards Chantel Harris 13 Sable Grove Two Wells SA 5501	

**Maria and Cesari Bombardieri Response:**

In response to Chantel Harris representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 26 - Margherita Panella**

Name	Margherita Panella
Address	334 Old Port Wakefield Road TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:26 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
<b>Reasons</b> As a ratepayer I fully support Two Wells Flowers and Florist on 13 Dawkins Road, Two Wells, SA, 5501. This application fits within the Rural living Zone and it is desirable within the zone. This development is structured, well thought out and does not impact the surroundings. This development is off the road and does not impede the surroundings or the lifestyle of others. This development does not impact the neighbours and is what is needed in the area. The family are community minded, and have ensured that their family business does not impact on others in the community. I fully support their development application. Margherita Panella Ratepayer 334 Old Port Wakefield Road Two Wells, SA, 5501.	

**Maria and Cesari Bombardieri Response:**

In response to Margherita Panella representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia. We agree with what you have

stated above regarding the planning code requirements and how our development is not an issue for the area.

**Representor 27 - Leo Panella**

Name	Leo Panella
Address	Post Office Box 546 TWO WELLS SA, 5501 Australia
Submission Date	27/10/2023 03:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> To whom it may concern, I fully support the planning consent and development on 13 Dawkins Road, Two Wells, SA, 5501. The planning consent should be granted. It fits within the area and I fully support this family business. Council should be doing more to support local businesses in the area. I support Two Wells Flowers and Florist and they have contributed a lot to the local area. The business should be allowed to trade and operate and expand if they wish to. Thank you Regards Leo Panella 334 Old Port Wakefield Road, Two Wells, SA, 5501	

**Maria and Cesari Bombardieri Response:**

In response to Leo Panella representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 28 - Vera Hajek**

Name	Vera Hajek
Address	3 Pitts CT POORAKA SA, 5095 Australia
Submission Date	28/10/2023 05:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
<b>Reasons</b> As long we remember there was only one place business selling flowers sold at, the big shed : 15 Dawkins Rd Two Wells. That's we have always brought flowers from. Never known any other people on that road. So why would you allow another business to be approved ? As miss leading the public that flowers were always sold there. I strongly disagree.	

**Maria and Cesari Bombardieri Response:**

In response to Vera Hajek representation regarding opposing this development. We provide the following response. Maria and Cesari Bombardieri created M and B Flowers with Maria's Father (Ilario Maiolo) and Mother in 1987 at 15 Dawkins Road, Two Wells, SA, 5501. M stands for Maiolo, and B stands for Bombardieri. Maria's brother Frank Maiolo took over the business in 2007, however Maria and Cesari Bombardieri have been growing Mother's Day flowers and selling them in front of their house for many

years. Also, Maria and Cesari Bombardieri found out that by selling flowers to the public and having signs up, they required development approval for light industry. M and B Flowers are wholesalers, and although they are also selling to the public, have signs promoting that, they currently do not have a permit or development application that approves them to do so. Maria Bombardieri and Frank Maiolo are brother and sister. Growing Flowers is in their blood. The families have their separate business and separate customers. The Public have a right to choose where they buy their flowers from. It is healthy competition. It is no different from 2 take away shops right next to each other in Two Wells, making and selling pizza's or same take away food. It is the same. It is health competition and great for the area to have two family businesses in the area. This representation does not dispute the development as light industry and has not provide a response to why this development should not be approved under the Planning Code.

#### Representor 29 - Ilario Maiolo

Name	Ilario Maiolo
Address	15 Dawkins road TWO WELLS SA, 5501 Australia
Submission Date	28/10/2023 06:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> No problems, they are quiet and clean. They run a respectable business	

#### Maria and Cesari Bombardieri Response:

In response to Ilario Maiolo representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

#### Representor 30 - Penny Pratt

Name	Penny Pratt
Address	Po Box 1242 CLARE SA, 5453 Australia
Submission Date	30/10/2023 04:47 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Good evening Vince and the team at Two Wells Flowers Please find attached a letter of support from Penny Pratt. Kind regards Karen Karen Smith Office Manager	

#### Maria and Cesari Bombardieri Response:

In response to Penny Pratt representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.

**Representor 31 - David and Wendy Heintze**

Name	David and Wendy Heintze
Address	6 Wirramulla Road LEWISTON SA, 5501 Australia
Submission Date	30/10/2023 04:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Adelaide Plains Council 27/10/2023 2a Wasleys Road, Mallala SA 5502 To whom it may concern, We are writing as a local residents in support of Two Wells Flowers of 13 Dawkins Road, Two Wells SA 5501 as regular purchasers from their business. The quality of their products & exceptional service make them our go to supplier for floral arrangements. We will continue to support this business & recommend them to our friends, & would hope they are given every opportunity & encouragement to grow in our community. Yours sincerely, David & Wendy Heintze 6 Wirramulla Road, Lewiston SA 5501	

**Maria and Cesari Bombardieri Response:**

In response to David and Wendy Heintze representation, we thank you for your support on this development application and hope we receive the approval to continue to provide flowers to the Adelaide Plains Community and Area as well as the whole of Adelaide and South Australia.