Adelaide Plains Council

Principal Office
2a Wasleys Road
PO Box 18
Mallala SA 5502

P 08 8527 0200
E info@apc.sa.gov.au

ABN 58 384 968 672

MINUTES OF THE

Notice is Hereby Given in accordance with the

Section 83 of the *Planning, Development and Infrastructure Act 2016*

that a Meeting of the

COUNCIL ASSESSMENT PANEL

held at the Two Wells Council Chambers

Old Port Wakefield Road, Two Wells

On

Wednesday 5 August 2026 at 5.30pm

George Jacks
Assessment Manager

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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

Chairperson	Nathan Cunningham
Independent Member	Daniel McKenna
Independent Member	Rachel Knuckey (via electronic means)
Council Member	Brian Parker
Council Staff:	
Assessment Manager	Mr George Jacks
Minute Taker	Ms Evelyn Jones
Apologies	
Independent Member	Sarah Elding

3. Confirmation of Minutes

"that the minutes of the Council Assessment Panel meeting held Wednesday 4 February 2026, be accepted as read and confirmed."

Moved: Brian Parker
Seconded: Daniel McKenna

CARRIED

4. Declaration of Interest

In accordance with Section 7 of the *Assessment Panel Members – Code of Contact* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extend of the interest to the panel; and
b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

Nil

5. Reports of the Assessment Manager

5.1 Application No: 26004016

Combined application for boundary realignment and establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services (water storage, sewer pump station and stormwater basin), landscaping, entry and directional signage and retaining walls and boundary fencing, with the existing dwelling, shed and associated structures on Allotment 300 to remain.

Chairperson Nathan Cunningham asked a question of the applicant

Josh Skinner from URPS spoke on behalf of the applicant

Council Member Brain Parker asked a question of the applicant

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Josh Skinner from URPS spoke on behalf of the applicant

Independent Member Rachel Knuckey asked a question of staff

Assessment Manager George Jacks answered the question

Independent Member Daniel McKenna asked a question of staff

Assessment Manager George Jacks answered the question

The panel deliberated the application during the decision

DECISION 1

The Council Assessment Panel resolved 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.

Moved: **Brain Parker**

Seconded: **Daniel McKenna**

CARRIED

DECISION 2:

The Council Assessment Panel resolved that:

> Development Application Number 26004016 by Beltana Property Group for a combined application for boundary realignment and establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services (water storage, sewer pump station and stormwater basin), landscaping, entry and directional signage and retaining walls and boundary fencing, with the existing dwelling, shed and associated structures on Allotment 300 to remain at 9 and 9A Noble Crescent, Two Wells SA 5501, is **GRANTED** Planning Consent pursuant to section 102(1)(a)(i) of the Planning, Development and Infrastructure Act 2016, subject to the following Reserved Matters, Conditions and advisory notes.

RESERVED MATTERS

1. Pursuant to section 102(3) of the *Planning, Development and Infrastructure Act 2016*, prior to the issue of Development Approval, the applicant shall provide, to the satisfaction of the Assessment Manager:

   Approval from SA Health for the proposed extension and connection to the Alano Water wastewater system, including the proposed sewer pump station and associated infrastructure.

2. That a final design for the retaining wall and fence in the northwestern corner of the site to reduce the overall height and impact be provided to the satisfaction of the Assessment Manager.

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 clubhouse and communal facilities must remain ancillary to the Residential Park and must only be used by residents of the Residential Park and their invited guests.

   The clubhouse and communal facilities must not be separately leased, hired or made available to the general public for functions, commercial activities or other events without separate authorisation first being obtained.

3. The Residential Park must be operated and maintained substantially in accordance with the approved Operational Management Plan.

4. Boundary fencing shown on the approved plans must be installed before occupation of any dwelling within the Residential Park.

   The fencing must be maintained in good condition for the duration of the use and must provide an effective visual and privacy screen to adjoining residential land.

5. All landscaping shall be planted within the first available planting season following commencement of the use of the development. Any person(s) who have the benefit of this approval shall maintain, tend and nurture the landscaping in good order and condition at all times to the reasonable satisfaction of Council and shall replace any landscaping which may become diseased or die.

6. The proposed two-way crossover to Noble Crescent must be designed and constructed in accordance with Council's applicable standards and specifications, to the reasonable satisfaction of Council, before occupation of any dwelling within the Residential Park.

7. All internal roadways, driveways, manoeuvring areas and vehicle parking spaces must be constructed and delineated in accordance with the approved civil and site plans before occupation of the dwellings or facilities they serve and maintained in a serviceable condition for the duration of the use.

8. All resident, visitor and clubhouse parking spaces shown on the approved plans must be constructed and made available before occupation of the development.

   The approved parking spaces must remain available for their designated purpose and must not be used for storage, structures or any other purpose that prevents vehicle parking.

9. All approved stormwater-management infrastructure must be installed in accordance with the approved civil and stormwater documentation before occupation of the development.

10. Stormwater generated by the development must be managed in accordance with the approved stormwater documentation and must not cause nuisance or adverse impacts to adjoining land or the adjoining road reserve.

    The stormwater basin and associated drainage infrastructure must be maintained in an operational condition for the duration of the use, including the regular removal of sediment, litter and vegetation that would impair its function.

11. The water-storage tanks, pressure pumps, private water-reticulation system, sewer pump station and associated infrastructure must be installed, commissioned and operational before occupation of any dwelling reliant upon that infrastructure.

12. Prior to occupation of any dwelling within the Residential Park, written certification from a suitably qualified hydraulic engineer must be provided to Council confirming that the existing SA Water connection, potable water balancing tank, pressure pumps and private reticulation system have sufficient capacity to service the approved development.

13. The sewer pump station and associated wastewater infrastructure must be maintained in proper working order for the duration of the Residential Park use and must not result in overflow, unreasonable odour or other nuisance affecting adjoining land.

<u>Advisory Notes of the Council Assessment Panel</u>

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; and
    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 (Ph. 8204 0289).

Moved: **Daniel McKenna**

Seconded: **Rachel Knuckey**

5.2 Application No: 25012386

Establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.

Independent Member Rachel Knuckey asked a question of staff

Assessment Manager George Jacks answered the question

Independent Member Rachel Knuckey asked a question of staff

Assessment Manager George Jacks answered the question

Presiding Member Nathan Cunningham asked a question

Assessment Manager George Jacks answered the question

Independent Member Brian Parker asked a question of staff

Assessment Manager George Jacks answered the question

The panel deliberated the application in detail

DECISION 1

The Council Assessment Panel resolved 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.

Moved: **Rachel Knuckey**

Seconded: **Brian Parker**

CARRIED

DECISION 2:

The Council Assessment Panel resolved that:

Development Application Number 25012386 by Leith Ahlfors for the establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150 metre by 150 metre processing pad and stormwater management infrastructure, operating in conjunction with the existing limestone extraction activities on the site at Lot 58 Limerock Road, Lower Light SA 5501, is **GRANTED** Planning Consent, pursuant to section 102(1)(a)(i) of the *Planning, Development and Infrastructure Act 2016*, subject to the following conditions and advisory notes.

CONDITIONS

Council Assessment Panel 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 operation of the facility, including waste receipt, crushing, screening, loading, unloading, machinery use and vehicle movements, must be limited to:

    - 7:00 am to 6:00 pm Monday to Saturday; and
    - no operations on Sundays or public holidays.

3. The quantity of inert construction and demolition waste received at the facility must not exceed 20,000 tonnes in any consecutive 12-month period. Records of all incoming material, including its source, type and weight, must be maintained and made available to Council or the EPA upon request.

4. Only inert construction and demolition materials approved under this consent and any associated EPA licence may be received or processed, including concrete, bricks, masonry, asphalt, tiles, natural rock and clean excavated fill.

5. All receipt, inspection, unloading, crushing, screening, sorting, storage, loading and dispatch of waste and recovered products must occur wholly within the approved processing pad and designated operational and stockpile areas shown on the approved plans.

6. All stockpiles of incoming material, material awaiting processing and recovered products must:
    - be located within the designated stockpile areas shown on the approved plans;

- not exceed 5 metres in height above the finished surface level of the processing pad;
- be maintained in a stable condition;
- be managed to minimise dust, erosion and stormwater contamination; and
- not obstruct internal access, drainage infrastructure or emergency-vehicle movements.

7. The development must be operated in accordance with the approved Dust Management Plan prepared by SA Crushing and Minerals, dated August 2025, at all times. All dust-control infrastructure and measures must be installed and operational before the use commences and maintained for the life of the development.

8. Dust-generating activities must be modified or ceased where dust is observed approaching or leaving the site boundary or where dust cannot otherwise be adequately controlled. Crushing, screening, loading and unloading of dry material must cease during sustained wind conditions exceeding the operational threshold specified in the approved Dust Management Plan.

9. The development must be operated in accordance with the recommendations of the *Limerock Concrete Recycling Environmental Noise Assessment*, reference S8762C2, prepared by Sonus and dated April 2026, and must comply with the applicable criteria under the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

10. All loading, unloading, vehicle parking and manoeuvring must occur wholly within the subject land. Vehicles must enter and leave the site in a forward direction and must not queue, park, load or unload on Limerock Road or any other public road.

11. Heavy-vehicle movements associated with the recycling facility must not exceed the maximum of 40 truck movements per operational day assessed as part of the application. Heavy vehicles must use the approved haulage route via Limerock Road, Shannon Road and Carslake Road.

12. Internal access roads, manoeuvring areas and operational surfaces must be maintained in a suitable condition to minimise dust, sediment tracking, noise and nuisance. All outgoing loads must be appropriately secured and covered before leaving the site, and any material deposited on a public road must be removed promptly.

<u>Environment Protection Authority Conditions</u>

13. All stormwater generated as a result of the development must be managed in accordance with the *Stormwater Management Plan,* prepared by SA Crushing and Minerals, dated August 2025.

14. Stormwater runoff from stockpiles must be directed to the onsite stormwater system detailed in Site Plan JSAC0002, Version 2 (30/03/2026, Laka Group), using the drain collection system in the rubble pad and swales directed to the sedimentation basin.

15. Prior to operation, the acoustic barrier identified in Figure 2 of the *Limerock Concrete Recycling Environmental Noise Assessment* (ref: S8762C2), prepared by SONUS, dated April 2026 as "Proposed Acoustic Barrier" must be installed at the site. The acoustic barrier must cover the entire southern and eastern boundary of the processing pad and be:
    a) sealed airtight at all junctions including between panels and at the ground or retaining wall,
    b) a minimum 3m in height for the length and constructed from any combination of:
        i. earth mound
        ii. sheet steel ("colorbond" or similar) with minimum of 0.35mm base metal thickness
        iii. fibre cement sheet.

Advisory Notes of the Council Assessment Panel

3. 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; and
    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.

4. 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 (Ph. 8204 0289).

Advisory Notes of the Environment Protection Authority

1. The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

2. All permanent onsite equipment that requires a reversing alarm should be fitted with a broadband reversing alarm.

3. An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements. A requirement of licence will likely include updating the Dust Management Plan to outline the roles and responsibilities of on-site personnel involved in dust management, and that this information is communicated to staff and contractors.

4. A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

5. More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

Moved: **Brian Parker**

Seconded: **Daniel Mckenna**

CARRIED

6. Review of Assessment Manager Decision

Nil

7. Confidential Reports of the Assessment Manager

Nil

8. Relevant Authority Activities Report

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the CAP is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP and the Adelaide Plains Council Assessment Manager are the relevant authority;

3. Any deferred items previously considered by the CAP; and
4. Any matters being determined by the State Commission Assessment Panel (SCAP) or the State Planning Commission (SPC).

Recommendation

The Council Assessment Panel receive and note the information.

Development Application appeals before the ERD Court in Adelaide Plains Council

Relevant Authority: Council Assessment Panel			
DA Number	Address	Description of development	Status
24010703	81 Wasley Road Korunye	Retrospective change of use of a dwelling and portion of the land to a place of worship together with associated alterations to the existing building, new external toilets and on-site car parking comprising the provision of 40 designated on-site car parking spaces with an additional overflow parking area that can accommodate up to 40 vehicles, plus signage in the form of banners	Under Appeal

Relevant Authority: Assessment Manager			
DA Number	Address	Description of development	Status

Relevant Authority: State Commission Assessment Panel			
DA Number	Address	Description of development	Status

Deferred CAP Items

DA Number	Address	Description of development	Status

Development Applications pending determination by SCAP/SPC

DA Number	Address	Description of development	Status

Moved: **Brain Parker**

Seconded: **Rachel Knuckey**

CARRIED

9. Other Business

CAP Terms of Reference

The panel were provided the CAP Terms of Reference via agenda for information. The panel discussed possible changes, staff advised that this would need to be changed via Council and staff are able to create a report to Council with necessary changes –

- Recommendation to remove Item 4.1(c) *the CAP needs to appoint a Deputy Presiding Member at its first meeting*
- Recommendation to edit Item of 4.1(d) which will become (c) and its first line will read as "If the Presiding Member is not in attendance the Assessment Manager opens the meeting and the Presiding Member will be selected from the attending panel members"
- Recommendation to change Item 4 (b)(i) should say 'and' at the end.
- Recommendation to change Item 4.1(g) changed to read as 'or' as determined by Council (giving flexibility to not just be 2 years)

CAP Meeting Procedures

The panel were provided the CAP meeting procedures via agenda for review. The panel discussed necessary changes

- Item 5.4 to be amended to state 'and participate' via electronic means
- Item 5.6 to be removed

Moved: **Nathan Cunningham**

Seconded: **Brian Parker**

CARRIED

10. Meeting Closed

6.50pm