

MINUTES

of the

**Council Assessment Panel
of the**



**Adelaide
Plains
Council**

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

Held in the
Mallala Council Chamber
Redbanks Road
Mallala

on

Wednesday 3 May 2023 at 5:30pm

The Presiding Member formally declared the meeting open at 5.30pm.

1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges that we meet on the traditional country of the Kurna 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 Kurna people living today.

2 ATTENDANCE RECORD

2.1 Present

Independent Member – Susan Giles

Presiding Member - Nathan Cunningham (via Zoom)

Independent Member – Paul Mickan (via Zoom)

Independent Member – Aaron Curtis (via Zoom)

Council Member - Margherita Panella (via Zoom)

Staff in Attendance

Assessment Manager – Josh Banks

Senior Planning Officer (Policy & Assessment) – David Roberts

Minute taker – Lauren Bywaters

Apologies

Nil

3 MINUTES**3.1 CONFIRMATION OF MINUTES – COUNCIL ASSESSMENT PANEL – 5 APRIL 2023****DECISION**

“that the minutes of the Council Assessment Panel Meeting held on Wednesday 3 May 2023, be accepted as read and confirmed.”

Moved: Susan Giles

Seconded: Paul Mickan

CARRIED

4 DECLARATION OF MEMBERS' INTEREST

Nil

5 REPORTS FOR DECISION

- 5.1** 21025487 – 3 OWEN ROAD MALLALA - EXPANSION OF AN EXISTING GRAIN STORAGE AND HANDLING FACILITY TO INCLUDE 2 BUNKERS HAVING A CAPACITY OF 20,000 TONNES, AND CONSTRUCTION OF 2 ADDITIONAL RETENTION DAMS OF APPROXIMATELY 4.5ML CAPACITY FOR WATER STORAGE AND REUSE PLUS INTERNAL ROADWORKS AND LANDSCAPING (RETROSPECTIVE) – CT 6118/270

Representor Jane Farrelly addressed the Panel

Nathan Cunningham asked questions of the representor

Aaron Curtis asked questions of the representor

Representer Frank Svetec addressed the Panel

Nathan Cunningham addressed retrospective approval query

Aaron Curtis asked question of the Representor

Applicants Trevor White and Brad Griffiths addressed the Panel

Margherita Panella asked questions of the applicant

Paul Mickan asked questions of the applicant

Aaron Curtis asked questions of the applicant

Susan Giles asked questions of the applicant

Nathan Cunningham asked questions of staff member David Roberts

Cr Panella asked questions of staff member David Roberts

Defer to applicant regarding question of Cr Panella

Aaron Curtis asked questions of staff member David Roberts

Aaron Curtis provided comments

Cr Panella left 6.20pm

Cr Panella re-joined 6.23pm

Cr Panella addressed the Panel

Paul Mickan addressed the Panel

Cr Panella left 6.25pm

Cr Panella re-joined 6.26pm

Susan Giles addressed the Panel

Nathan Cunningham addressed the Panel

Panel members discussed the conditions

Nathan Cunningham asked questions of the applicant

DECISION

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 21025487 by Brad Griffiths at 3 Owen Road Mallala for expansion of an existing grain storage and handling facility to include 2 bunkers having a capacity of 20,000 tonnes and construction of 2 additional retention dams of approximately 4.5mL capacity for water storage and reuse plus internal roadworks and landscaping (retrospective) , is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the Planning, Development and Infrastructure Act 2016, and subject to the following Reserved Matter and conditions:

RESERVED MATTER

A detailed landscape plan and planting schedule prepared by a suitable qualified person in the field of horticulture (minimum Cert iii) depicting the planting of bushes, trees and shrubs (minimum 150mm tube size) that when mature will grow to sufficient height to obscure and soften the built form from the road and adjacent properties. Subject 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, *amended planning report prepared by Planning Solutions dated August 2021* except where varied by any condition(s) below.

Reason: To ensure the proposal is developed in accordance with the plans and documentation.

2. Parking areas, manoeuvring areas and access ways must be constructed of a compacted, all-weather rubble surface to prevent dust and be drained and maintained to the reasonable satisfaction of Council.

Reason: To minimise impacts to surrounding land.

3. Normal operating hours of 7.00am to 7.00pm seven days per week however there is an acknowledgement that extended hours of 6.00am to 10.00pm may be required, and that there is an obligation on the operator to minimise the movements outside of the normal operating hours.

Reason: To minimise impacts to surrounding land.

Moved: Aaron Curtis

Seconded: Paul Mickan

CARRIED UNANIMOUSLY

Presiding Member declared a pause 7.19pm to return 7.24pm

Reconvened 7.24pm

Cr Panella left meeting 7:24pm

**5.2 99 LEMMEY ROAD LOWER LIGHT – VARIATION TO MAJOR DEVELOPMENT AUTHORISATION
– AMENDMENT TO ENVIRONMENT IMPACT STATEMENT – CT 5312/333**

Aaron Curtis question of Assessment Manager Josh Banks

Josh Banks answered questions of Aaron Curtis

Nathan Cunningham addressed the Panel

Josh Banks addressed the Panel

Margherita Panella re-joined 7.29pm

DECISION

To provide a copy of this report to the State Planning Commission in response to the notification, and to add the following comments:

1. The Panel are satisfied that the proposed variation will not result in an intensification of the use of the land nor will it create any additional unreasonable impacts on adjoining land. The proposed variation is considered supportable.

2. The Panel wish to reinforce the importance of landscaping to provide screening.

Moved: Paul Mickan

Seconded: Susan Giles

CARRIED

6 REPORTS FOR INFORMATION

Nil

7 OTHER BUSINESS

Nil

8 CONFIDENTIAL ITEMS

Nil

9 NEXT MEETING

Wednesday 7 June 2023 at 5:30pm

10 CLOSURE

The Presiding Member declared the meeting closed at 7.40pm.

Confirmed as a true record.

Chairperson:.....

Date: ___/___/___