

NOTICE OF MEETING

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

Council Assessment Panel Meeting **of the**



will be held

by electronic means
Public access to the meeting will be via
<https://youtu.be/ZyrUoNoESiU>

on

Wednesday, 4 August 2021
at 5:30pm



.....
David Roberts

ASSESSMENT MANAGER

In light of the ongoing COVID-19 public health emergency, and social distancing requirements, **public access to the meeting will be facilitated via live stream on Council's YouTube channel** <https://www.youtube.com/channel/UctMO9nfkK2HBYiFxWe4APYQ>. A Zoom link will be provided to representors and applicants presenting to the Panel.

AGENDA

Page
Number

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present/Leave of Absence

2 MINUTES

- 2.1 “that the minutes of the Council Assessment Panel meeting held on Wednesday 5 May 2021, be accepted as read and confirmed” **3**

3 DECLARATION OF INTEREST

4 REPORTS FOR DECISION

- 4.1 312/322/2002 – Integrated Waste Services Pty Ltd - Variation of Major Development Authorisation – Addition of Sorting Shed – Lot 76, 99 Lemmey Road Lower Light – CT 5312/333 **11**

5 REPORTS FOR INFORMATION

- 5.1 Council Assessment Panel – Members Continuing Professional Development Requirements **36**
‘The Adelaide Plains Assessment Panel (Panel) Receive and note this report’
- 5.2 Planning and Design Code Implementation 19 March-July 2021 **38**
‘That the Panel, having considered item 5.1 – Planning and Design Code Implementation 19 March-July 2021, dated 04 August 2021 receives and notes the report’

6 OTHER BUSINESS

7 CONFIDENTIAL ITEMS

8 NEXT MEETING

Wednesday 1 September 2021 (To be confirmed)

9 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

HELD IN

**Council Chamber
Redbanks Road
Mallala**

In light of the ongoing COVID-19 public health emergency, and social distancing requirements, participation by representors and applicant was facilitated by electronic means (Zoom) and public access to the meeting was be facilitated via live stream on Council's YouTube channel

<https://www.youtube.com/channel/UctMO9nfkK2HBYiFxWe4APYQ>.

on

Wednesday 5 May 2021 at 5.30pm

The Presiding Member formally declared the meeting open at 5.30pm and acknowledged the Kurna People as the Traditional Custodians of the Land.

1. ATTENDANCE RECORD

1.1 Present

Mr Nathan Cunningham	Presiding Member
Mr Ian O’Loan	Independent Member
Mr Paul Mickan	Independent Member
Mr Aaron Curtis	Independent Member
Mr John Lush	Deputy Council Member

Also in Attendance

Assessment Manager	Mr David Roberts
General Manager – Development and Community	Mr Darren Starr
Senior Planning Officer	Mr Josh Banks
Planning Officer	Mr George Jacks
Administration Support Officer/Minute Taker	Ms Carol Wildbore
IT Officer	Mr Sean Murphy

1.2 Apologies:

Mr Frank Maiolo (Council Member)

5. The area where the animals are kept is to be maintained in a satisfactory condition at all times so as not to create any insanitary condition or allowed to become a nuisance, offensive or injurious to health.
6. The external walls and roof of the shelters shall be maintained in good appearance and condition at all times.
7. All stormwater from the development must be retained on site to the reasonable satisfaction of Council.
8. Kickboards shall be installed around the internal walls of all the stable/shelter structures. To be completed within 3 months.

AGREED

- 4.2 312/47/2021 – Category 3 Development – Choice N Control – Retrospective approval for an Integrated disability service facility (comprising the use of the land and the main building and outbuildings for day programmes and supervised overnight stays for persons with intellectual disabilities) together with certain associated building work and the keeping of one horse – Lot 99 – 145 Gawler River Road Lewiston – CT: 5198/181

Representors, in attendance via audio-visual link, addressed the Panel:

Renata and Tony Brown

Kerry King

Frances Demaria

Helen Ortenstein

Janie & Michael Farrugia– represented by Janie

Sharon Hughes representing Sebastien, Adawyn and Jasper Hughes

Suzanne Kay

Christine Streeter

Andrew Scully

Roger Nicks

Mark St John Starks

Joanne Vidorin also representing Tony Vidorin

Tony Vidorin representing Clifford and Josephine Bigg, Andrew Cummings, Shonea Deeks, Jag Dhaliwal, Peter Flowers, Courtney Hassett, Caitlin Hill, Stephen John, Sergei Konivets, Casey Mangonson, Raji Mann, Sunder Singh, Dana Van Pelt, Luke Washer

Suzanne Wilson represented by Sunny and Raji

The Presiding Member invited representors Angela Fulco, Kat Morey and Sharon Deverson to present however they were not in attendance via audio-visual link.

The Presiding Member suspended the meeting at 7.41pm for a short break and the live stream was paused.

The meeting, and the live stream, resumed at 7.47pm

Applicant Choice N Control Pty Ltd, represented by James Levinson of Botten Levinson Lawyers, acoustic consultant Jason Turner, traffic consultant Melissa Mellen and Sunny Singh addressed the Panel and answered questions of the Panel.

Assessing Officer Josh Banks addressed the Panel and answered questions of the Panel.

Due to technical difficulties the live stream ended unexpectedly at approximately 8.56pm. The Presiding Member suspended the meeting at 9.01pm. While the meeting was suspended, the Presiding Member addressed the gallery and participants in relation to the technical difficulties, apologised for the inconvenience and outlined where the meeting outcomes (and further recording) would be available.

The meeting resumed at 9.14pm

Moved I O'Loan Seconded A Curtis

1. That the Council Assessment Panel resolves that the proposal (312/47/2021) lodged by Choice N Control Pty Ltd for retrospective approval for an integrated disability service facility (comprising the use of the land and the main building and outbuildings for day programs and supervised overnight stays for persons with intellectual disabilities) together with certain associated building work, signage and the keeping of one horse at Lot 99, 145 Gawler River Road Lewiston (CT 5198/181) is not seriously at variance with the Mallala Council Development Plan Consolidated 13 December 2018.
2. That the Council Development Assessment Panel resolves that the proposal by Choice N Control Pty Ltd for retrospective approval for an integrated disability service facility (comprising the use of the land and the main building and outbuildings for day programs and supervised overnight stays for persons with intellectual disabilities) together with certain associated building work, signage and the keeping of one horse at Lot 99, 145 Gawler River Road Lewiston (CT 5198/181) (312/47/2021) be **GRANTED** Development Plan Consent, pursuant to Section 33(1)(a) of the Development Act 1993, subject to the following conditions and reserved matters:

Reserved Matters

Pursuant to Section 102(3) of the *Development Act 1993*, the following matters shall be submitted and reserved for further assessment and approval by Council's Assessment Manager:

- Provision of details of security lighting and lighting of the driveways, parking and manoeuvring areas and footpaths in accordance with AS1158. To the reasonable satisfaction of Council's Assessment Manager
- Provision of a landscaping plan to the reasonable satisfaction of Council's Assessment Manager.

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

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

2. The maximum number of staff shall be limited to 5 (five) for day programs, and 1 (one) for overnight stays.

Reason: *To ensure appropriate authorised use of the land and to minimise potential impacts to adjoining land.*

3. Participants of the day programs shall not exceed 10 (ten), shall not arrive to the site prior to 9:30am, and shall vacate the site by 3:30pm.

Reason: *To ensure appropriate authorised use of the land and to minimise potential impacts to adjoining land.*

4. Participants for the overnight stay programs shall not exceed 3 (three) clients.

Reason: *To ensure appropriate authorised use of the land and to minimise potential impacts to adjoining land.*

5. Vehicle movements to and from the site shall not occur prior to 7:00am and not after 8:00pm except in an emergency.

Reason: *To ensure appropriate authorised use of the land and to minimise potential impacts to adjoining land.*

6. The maximum number of horses to be on the subject land at any time must not exceed 1.

Reason: *To maintain appropriate approved use of the land.*

7. Manure and other waste generated by the keeping of horses shall be collected daily and be stored in a suitable fly-proof receptacle, with the manure emptied/removed regularly in a manner which does not result in offensive odours or the breeding of flies to the reasonable satisfaction of Council's Environmental Health Officers.

Reason: *To ensure appropriate and safe operating conditions are maintained.*

8. The area where the animals are kept is to be maintained in a satisfactory condition at all times so as not to create any insanitary condition or allowed to become a nuisance, offensive or a threat to human or equine health to the reasonable satisfaction of Council's Environmental Health Officers.

Reason: *To ensure appropriate living conditions for the horses are maintained.*

9. The finished floor level (FFL) of the building works proposed to the main building shall be a minimum of 600mm above the existing building floor level in accordance with the hydrological advice by Robert Williams dated 13 January 2020.

Reason: *To ensure adequate mitigation from potential entry of floodwaters.*

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

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

11. All landscaping shall be planted in accordance with the approved plans 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 cultivate, tend and nurture the landscaping, and shall replace any landscaping which may become diseased or die.

Reason: To enhance the amenity of the site and locality, and mitigate against heat loading.

12. All driveways, parking and manoeuvring areas shall be of a formed, surfaced with all-weather surface, and be properly drained within 3 months of Development Approval and maintained to the reasonable satisfaction of Council.

Reason: To provide safe and convenient parking and manoeuvring areas for users of the development.

13. The approved signage shall not be internally or externally illuminated.

Reason: To minimise potential impacts to adjoining land.

14. The maximum vehicle size servicing the development be limited to a B99 vehicle as per Australian Standard AS2890.1 2004.

Reason: To ensure adequate vehicular manoeuvrability occurs on the site.

AGREED

A Curtis left the meeting at 9.23pm and did not return.

5. REPORTS FOR INFORMATION

5.1

Moved

Seconded

“that

AGREED

6. OTHER BUSINESS

Nil

7. CONFIDENTIAL ITEMS

Nil

8. NEXT MEETING

Wednesday 2 June 2021 (To be confirmed)

9. CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 9.26pm.

Confirmed as a true record.

Presiding Member:.....

Date: ___/___/___

Subject to Confirmation

Application Number	312/322/2002
Applicant	Integrated Waste Services Pty Ltd
Development Proposal	Variation of Major Development Authorisation – Addition of Sorting Shed
Subject Land	IWS Northern Facility, Lower Light Lot 76, 99 Lemmey Road, Lower Light CT 5312/333
Zone	Primary Production
Policy Area	N/A
Precinct	N/A
Nature of Development	Merit
Public Notification	N/A
External Referrals	Nil
Assessing Officer	Josh Banks – Senior Planning Officer
Recommendation	No comment

BACKGROUND

The solid waste landfill development was and remains declared a major development under Section 46 of the former *Development Act 1993*. The development was originally approved by notice in the Government Gazette dated 20 April 2006. There have been a number of subsequent changes to the approval, most notably the bioremediation pad granted as a variation to the original approval by notice in the Government Gazette dated 23 January 2013.

https://plan.sa.gov.au/state_snapshot/development_activity/major_projects/majors/iws_northern_balefill_dublin_landfill

Council received notification from the Attorney-General’s Department on 7 July 2021 of a fresh variation request to amend the existing authorisation for this development. Comments to the department are requested to be received by 6 August 2021.

A copy of the proposed plans including a detailed report by MasterPlan consultants is contained in Attachment 1.

A previous variation to the development was considered by Council at its meeting of 27 July 2020. Council responded to the former Department for Planning, Transport and Infrastructure in writing on 6 August 2020 and a copy is contained in Attachment 2.

PROPOSAL

The proposed variation is for the addition of a 4000 square metre shed adjacent to the bioremediation pad. The purpose of the shed is to house new plant and equipment in order to improve the handling processes of the material sourced from the adjacent bioremediation pads.

It is noted that the processes that will be undertaken in the new shed will not be new, but rather efficiency improvements to existing activities that are presently more manual on the site. The applicant has highlighted that the new shed and the improved processes will reduce the potential for external impacts on surrounding land by being contained within a building and by being more efficient in nature.

SITE AND LOCALITY

The subject land is formally described as Lot 76 in Certificate of Title Volume 5312 Folio 333, commonly known as 99 Lemmey Road, Lower Light. It is located on the western side of Port Wakefield Road approximately 5.5km south of the township of Dublin.

INTERNAL REFERRALS

Nil

EXTERNAL REFERRALS

Nil.

ASSESSMENT

Council's Development Services department have reviewed the proposal no concerns with the proposed changes. The Administration is satisfied that the proposed variation is reasonable and orderly, and concur that by having activities occurring within an enclosed building will be beneficial from an impacts perspective.

The applicant's consultant has highlighted that the new shed and the improved processes will reduce the potential for external impacts on surrounding land by being contained within a building and by being more efficient in nature.

SUMMARY

The Administration is reasonably satisfied that the proposed variation will not result in an intensification of the use of the land, and will not create unreasonable impacts on adjoining land. The proposal is considered supportable, and as such the Administration recommends to the Panel that there is no comment to make on the proposal.

RECOMMENDATION

1. That the Council Assessment Panel resolves to provide no comment to the Attorney General's Department in response to this variation proposal.

12 May 2021

Planning and Land Use Service
Attorney-General's Department
Level 5, 50 Flinders Street,
ADELAIDE SA 5001

Attention: Mr Simon Neldner, Team leader – Crown and Major Developments

Dear Mr Neldner

**Re: Variation of Major Development Authorisation
Sorting Shed
IWS Northern Balefill, Lower Light**

Our client, Integrated Waste Services ('IWS' or 'our client'), is the operator of the IWS Northern Facility, a significant landfill and resource recovery facility, located approximately 5.0 kilometres south east of the township of Dublin in Lower Light. The facility provides services to much of metropolitan Adelaide and regional South Australia.

We write to request a variation to the current approval for the facility. The letter herein outlines the relevant legislative context for this request, the nature of the proposed variation, and our position on the proposals merit.

Please find **enclosed** with this correspondence the following documents which further details the proposed variation:

Table 1: Documentation List

PLAN TITLE	PLAN REFERENCE	DATE	AUTHOR
Site and Locality Plan	52228-SL1-3B	12/05/2021	MasterPlan
Site Plan	5228-S1-3A	12/5/2021	MasterPlan
Floor Plan	A21-01	22/04/2021	Ahrens Group
Eastern and Northern Perspective	A90-01	22/04/2021	Ahrens Group
Eastern Aerial Perspective	A90-02	22/04/2021	Ahrens Group
Plant Context Schematics	SK01 – REV 2	12/04/2021	CEA

Legislative Context and Process

The operation remains the subject of a major development declaration granted under Section 46 of the *Development Act, 1993*, which has subsequently been repealed by the *Planning, Development, and Infrastructure Act, 2016*. Section 48B of the repealed Act provided for the Governor or the Minister to permit the variation of Major Development authorisations, provided the project remains within the ambit of the Environmental Impact Statement.

We understand that, in accordance with Regulation 11 of the *Planning, Development, and Infrastructure (Transitional Provisions) Regulations, 2017*, Section 48 of the repealed Act continues to apply in relation to the variation of development "as if a reference to the Governor were a reference to the Minister". We have therefore prepared this variation in accordance with the requirements of Section 48 of the *Development Act, 1993* ('the Act 1993'), as the relevant legislation, with the understanding that any decision by the Minister in respect to the variation will have effect as if it were a decision under Section 115 of the *Planning, Development, and Infrastructure Act, 2016* ('PDI Act 2016').

The approval for the bioremediation pad was granted pursuant to Section 48 of the *Development Act, 1993* ('Section 48') as a variation of the original Development Approval for the facility by notice in the Government Gazette dated 23 January 2013 ('the 2013 variation'). This variation permitted the establishment of a bioremediation pad on the site, located at the eastern portion of the site, that was subsequently installed and operates on the site presently. As you are aware, the configuration of the bioremediation pad was revised and expanded via approval for a further variation by notice in the Government Gazette dated 3 December 2020.

Proposed Variation

The request herein seeks a variation to the existing approval to provide for the installation of a shed adjacent the bioremediation pad. The shed is proposed to be located to the north east of the bioremediation pad, as depicted in the accompanying site plan prepared by MasterPlan.

The building footprint will be 100 metres by 40 metres, returning a total floor area of 4,000 square metres. The high clearance building will exhibit a total building height (to the ridge) of 12.0 metres. The materiality of the building will comprise of a mixture of precast concrete dado panels and colour coated steel cladding of a green colour to match existing buildings on the site. Multiple roller door entries will provide access for vehicles and machinery, comprising of five (5) roller doors of a dimension of 8.0 metres by 6.0 metres, and one (1) with dimensions of 4.0 metres by 4.0 metres. A series of pedestrian entry doors are also provided in accordance with building requirements on the northern and southern elevations.

The purpose of the proposed shed is to facilitate improvements to the process of handling the material sourced from the bioremediation pads. The shed will house new plant and equipment that comprises of trommel screens and connecting feeder conveyor belts. Material will be transferred from the bioremediation pad into the shed via excavators and fed into the plant for sorting and blending. The sorted material will then be directly transported around the site for beneficial reuse.

The processes proposed to be undertaken within the shed in sorting the material is an existing activity already conducted on the site. Presently, sorting is undertaken by a more manual process using mobile plant and equipment which manually process the material. Presently, this process is undertaken outdoors on the biopads external from any building. The proposed shed will allow for the sorting process to occur internally and in more efficient manner, which further reduces the potential for any external impacts on the locality. We therefore suggest that the proposal does not represent a change to operations on the site, but merely an improvement to the existing and approved operations. As such, it is our position that the only component of the proposal that comprises development is the construction of the proposed shed.

It is considered that the proposed variation represents a relatively minor built form addition to facilitate the existing operations on the site and does not materially change the nature of the activity or the impacts of the operations of the site on the surrounding area.

Environmental Impact Statement

In accordance with Section 48B, we have given consideration to whether the proposed variation remains within the ambit of the Environmental Impact Statement (EIS). The EIS for the facility was originally prepared in 1997 and has subsequently been amended via an addendum in 2008. There are numerous documents relevant to the EIS that have been prepared since its inception. There have also been various licences issued dealing with the day-to-day operation and management of the facility.

The key objectives of the site as defined in the original EIS (1997, pp. 3) were as follows:

- provide next generation of landfill;
- orderly disposal for shredded, baled, inert demo waste in commercially sound manner;
- landfill using recent and efficient techniques; and
- develop and manage site in an environmentally sustainable manner.

The site continues to achieve these key objectives and the more recent waste management and disposal practices conducted on the land, including bioremediation, are consistent with the original intent for the facility to accommodate environmentally sustainable and efficient waste recycling and treatment practices in a commercially sound manner, as evidenced by the Minister's approval of the 2013 variation. Given that the proposed sorting shed will facilitate an improvement to the operations directly related and ancillary to this bioremediation activity, indicates that the proposed variation herein also remains within ambit of the EIS and can appropriately be processed as a variation under Section 48B of the Act.

Closure

We conclude that the proposed sorting shed does not change the use of the land nor does it offend any of the conditions or functional arrangements on the site. The sorting operations that are to occur within the proposed shed are an existing activity presently conducted on the site, that under the proposed scheme will now occur in a more efficient manner and in more controlled environment. Furthermore, the variation is considered to remain within the ambit of the existing EIS for the facility and its subsequent addendums.

With consideration of this and for the reasons set out herein, the proposed variation is considered to be of minor consequence and to warrant approval. Your advice as to any further information required to enable the request for this variation to be processed would be appreciated as soon as possible.

We eagerly await your response. If you have any questions in respect to the information provided, please do not hesitate to contact the writer.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Richardson', with a long, sweeping underline.

Michael Richardson
MasterPlan SA Pty Ltd

enc: Proposal Plans (as listed).
cc: IWS, Att: Mr Colin Mayberry (by email).

22 June 2021

Planning and Land Use Service
Attorney-General's Department
Level 5, 50 Flinders Street,
ADELAIDE SA 5001

Attention: Mr Simon Neldner, Team Leader – Crown and Major Developments

Dear Mr Neldner

**Re: Variation of Major Development Authorisation
Sorting Shed
IWS Northern Facility, Lower Light**

On behalf of Integrated Waste Services ('IWS' or 'our client') we refer to the request for a variation of the current approval for the IWS Northern Facility at Lower Light, lodged via correspondence dated 12 May 2021.

By email dated 18 May 2021, you sought clarification on a number of matters associated with the proposed variation. This correspondence responds to your request. Additionally, the proposal plans have been updated to provide further and better particulars in respect of the proposal.

Amended Proposal Plans

Please find **enclosed** the following updated proposal plans prepared by Ahrens Group Pty Ltd for IWS:

- | | | |
|------------------|---------------------|-----------------|
| • Drawing A01-01 | Cover Sheet | 07/06/2021; |
| • Drawing A11-01 | Site Plan | 03/06/2021; |
| • Drawing A11-02 | Stormwater Plan | 07/06/2021; |
| • Drawing A21-01 | Ground Floor Plan | 03/06/2021; |
| • Drawing A21-02 | Roof Plan | 03/06/2021; |
| • Drawing A30-01 | External Elevations | 03/06/2021; and |
| • Drawing A30-02 | External Elevations | 03/06/2021. |

Where equivalent plans have previously been submitted, the plans now submitted substitute for the earlier plans.

Points of Clarification

In your correspondence, you requested clarification in respect of six (6) issues, to which we comment as follows.

1. *Confirmation as to external materials and colours of the large shed.*

The elevations now provided detail the colour to match existing sheds on the site, which are understood to be in Colorbond Cottage Green or similar.

2. *Stormwater management - what is proposed here? Do existing arrangements need to be modified?*

Stormwater management is now detailed on a specific proposal plan. It is proposed to collect water from the shed in two (2) 300 kilolitre storage tanks located to the south-west of the shed. Overflow from the tanks will be directed to the existing basin to the south-west of the bioremediation pad.

IWS has a significant, year-round demand for water for various uses including the irrigation of landscaping, dust suppression and the wetting down of waste. This demand will reduce the level of overflow into the dam.

Having regard to the size of the site and the distance of the proposed shed and stormwater management infrastructure from boundaries, it is considered appropriate in the circumstances.

3. *Does this increase volumes to site (or ability to receive and process on the land)?*

No change to existing approvals in respect of the volumes of material received or the intensity of the use is proposed.

4. *Do the site modifications and integration with the previously approved layout of the BR pads require any consequential changes (on its face, the approved site plans would need to be updated in the varied notice), but this is more to do with site arrangement / layout, so assume it's just internal access tracks, manoeuvring areas, site services, etc*

No material changes to the existing arrangements are proposed. Some minor reprofiling of the batters to the northern portion of the existing bioremediation pad will be undertaken to enable direct vehicle access from the pads to the proposed shed.

5. *What is the cost of the proposed works?*

The cost of the works is estimated at \$1.5 million.

6. *Assume hours of operation remain unchanged?*

No change to the existing operating hours is proposed.

Closure

We trust this information will enable the assessment of the proposed variation to proceed. Should anything further be required, please contact the writer.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Richardson', with a large, sweeping flourish at the end.

Michael Richardson
MasterPlan SA Pty Ltd

enc: Amended Proposal Plans.

cc: IWS, Att: Mr Colin Mayberry (by email).

Sheet List		
Sheet Number	Sheet Name	Current Revision
A01-01	DRAWING - COVER SHEET	CC
A11-01	DRAWING - SITE PLAN	BB
A11-02	DRAWING - STORMWATER PLAN	BB
A21-01	DRAWING - GROUND FLOOR PLAN	BB
A21-02	DRAWING - ROOF PLAN	BB
A30-01	DRAWING - EXTERNAL ELEVATIONS SHEET A	BB
A30-02	DRAWING - EXTERNAL ELEVATIONS SHEET B	BB

Grand total: 7



Ahrens

PROJECT

PROCESSING SHED

CLIENT

IWS



PROJECT NUMBER

DSK21211

ADDRESS

99 LEMMEY RD, DUBLIN,
SOUTH AUSTRALIA

Ahrens Group Pty. LTD

ABN 76 114 260 230
Wilhelm Road, Kingsford S.A. 5118
PO Box 2 Sheoak Log S.A. 5371
Telephone: (08) 8521 0000
Facsimile: (08) 8521 0099
Email: ahrens@ahrens.com.au



Ahrens

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Notes

No.	Description	Date
AA	DA SUBMISSION	31.05.21
BB	Amendments	03.06.21
CC	Amendment	07.06.21



STAGE 2 PROCESSING SHED

99 LEMMY RD, DUBLIN, SOUTH AUSTRALIA

DRAWING - COVER SHEET

Project number DSK21211

Date 07.06.21

Drawn by MB

Checked by AM

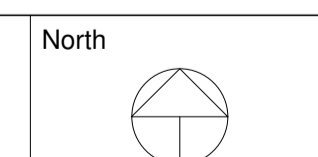
Approved by AM

Current Revision CC

Drawing Status

DA SUBMISSION

A01-01



Scale Bar
0m 50m 100m 150m 200m 250m

VISUAL SCALE 1:5000 @ A1

Scale 1 : 5000



1 Location Plan
1 : 5000



1 Site
1 : 2000

Ahrens Group Pty. LTD

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AREAS

PROPERTY	TBC m ²	100%
PROCESSING PLANT	4,000m ²	TBC%

LEGEND

PROCESSING PLANT

Notes

APPROX BAY SPACING SUBJECT TO CHANGE
APPROX SITE LOCATION SHOWN

No.	Description	Date
AA	DA SUBMISSION	31.05.21
BB	Amendments	03.06.21



STAGE 2 PROCESSING SHED	
99 LEMMY RD, DUBLIN, SOUTH AUSTRALIA	
DRAWING - SITE PLAN	
Project number	DSK21211
Date	03.06.21
Drawn by	MB
Checked by	AM
Approved by	AM
Current Revision	BB

Drawing Status
DA SUBMISSION

A11-01 North

Scale Bar
0m 20m 40m 60m 80m 100m
VISUAL SCALE 1:2000 @ A1

Scale As indicated



Site

1 Stormwater Plan
1 : 500



Notes

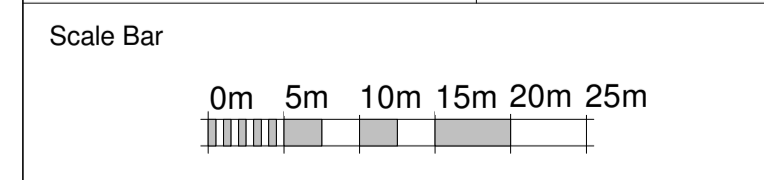
No.	Description	Date
AA	Amendments	03.06.21
BB	Amendment	07.06.21



STAGE 2 PROCESSING SHED	
99 LEMMY RD, DUBLIN, SOUTH AUSTRALIA	
DRAWING - STORMWATER PLAN	
Project number	DSK21211
Date	07.06.21
Drawn by	MB
Checked by	AM
Approved by	AM
Current Revision	BB

Drawing Status
DA SUBMISSION

A11-02 North



Scale 1 : 500

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Notes

APPROX BAY SPACING SUBJECT TO CHANGE

INDICATIVE INTERNAL LAYOUT - CLIENT TO CONFIRM LOCATION

EQUIPMENT DWG FILE:
 LAYOUT_IWS
 DUBLIN_A1386-1-001D CAD

STRUCTURE TO BE CONFIRMED WITH STRUCTURAL DESIGNER

No.	Description	Date
AA	DA SUBMISSION	31.05.21
BB	Amendments	03.06.21



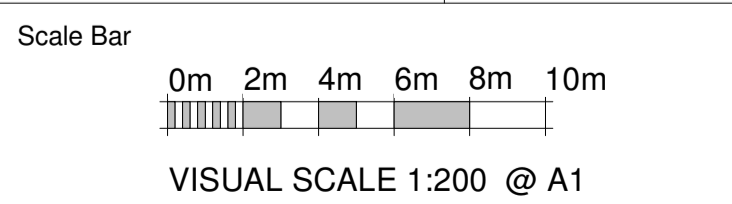
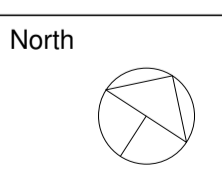
STAGE 2 PROCESSING SHED
 99 LEMMY RD, DUBLIN, SOUTH AUSTRALIA

DRAWING - GROUND FLOOR PLAN

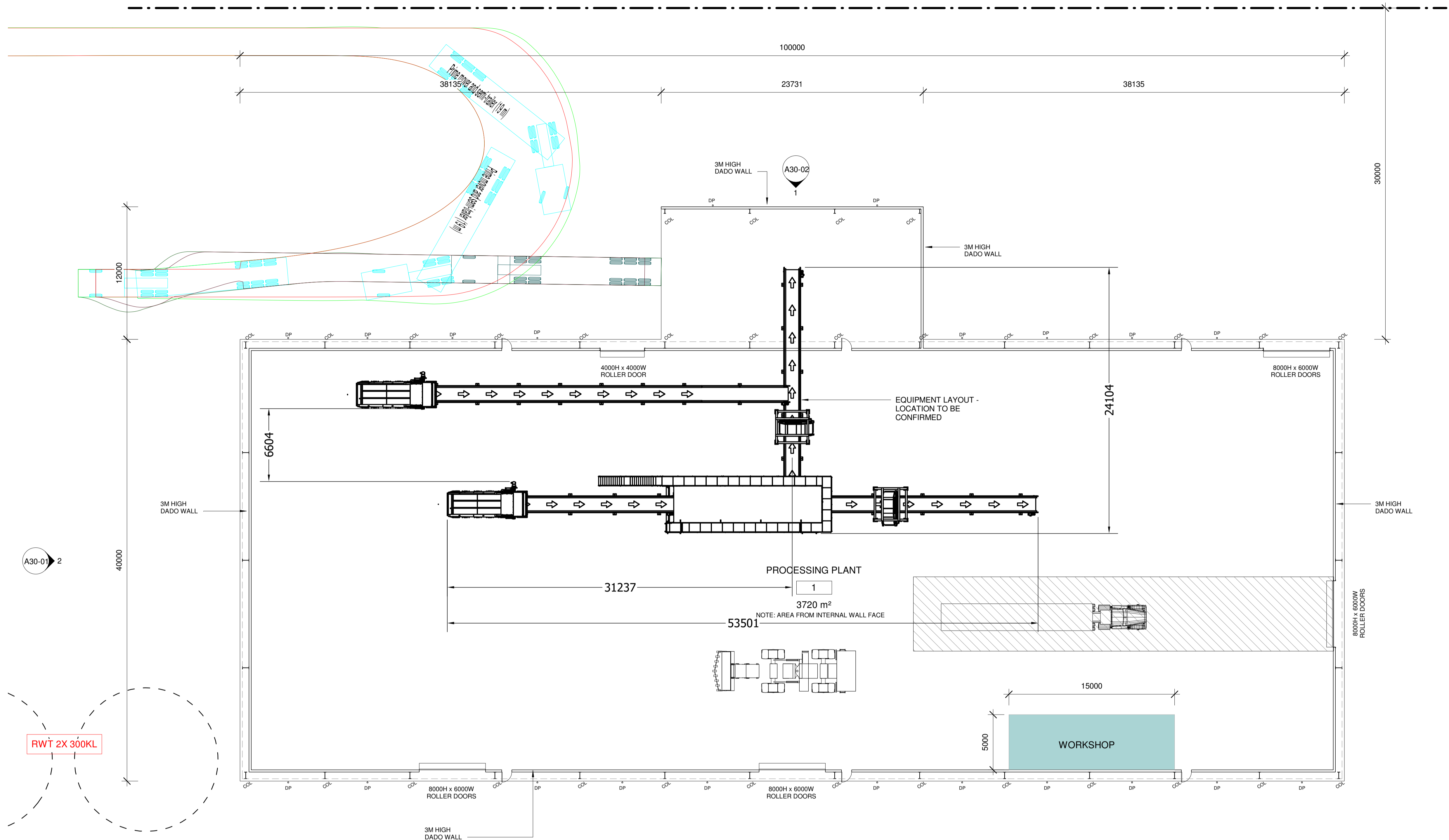
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Date	03.06.21
Drawn by	MB
Checked by	AM
Approved by	AM
Current Revision	BB

Drawing Status
DA SUBMISSION

A21-01



Scale 1 : 200



SKETCH OVERLAY

1 Ground Floor
 1 : 200



① Perspective A
1:1



② Perspective B
1:1

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Notes

No.	Description	Date
A	Concept	30.03.21
B	Layout Amended	21.04.21
C	Layout Amended	22.04.21



STAGE 2 PROCESSING SHED	
IWS - DUBLIN	
DRAWING - PERSPECTIVES SHEET A	
Project number	QDK21090
Date	22.04.21
Drawn by	MB
Checked by	AM
Approved by	AM
Current Revision	C

Drawing Status
CONCEPT

A90-01 North

Scale Bar

Scale 1 : 1

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Notes

No.	Description	Date
A	Concept	30.03.21
B	Layout Amended	22.04.21



STAGE 2 PROCESSING SHED

IWS - DUBLIN

DRAWING - PERSPECTIVES SHEET B

Project number QDK21090

Date 22.04.21

Drawn by MB

Checked by AM

Approved by AM

Current Revision B

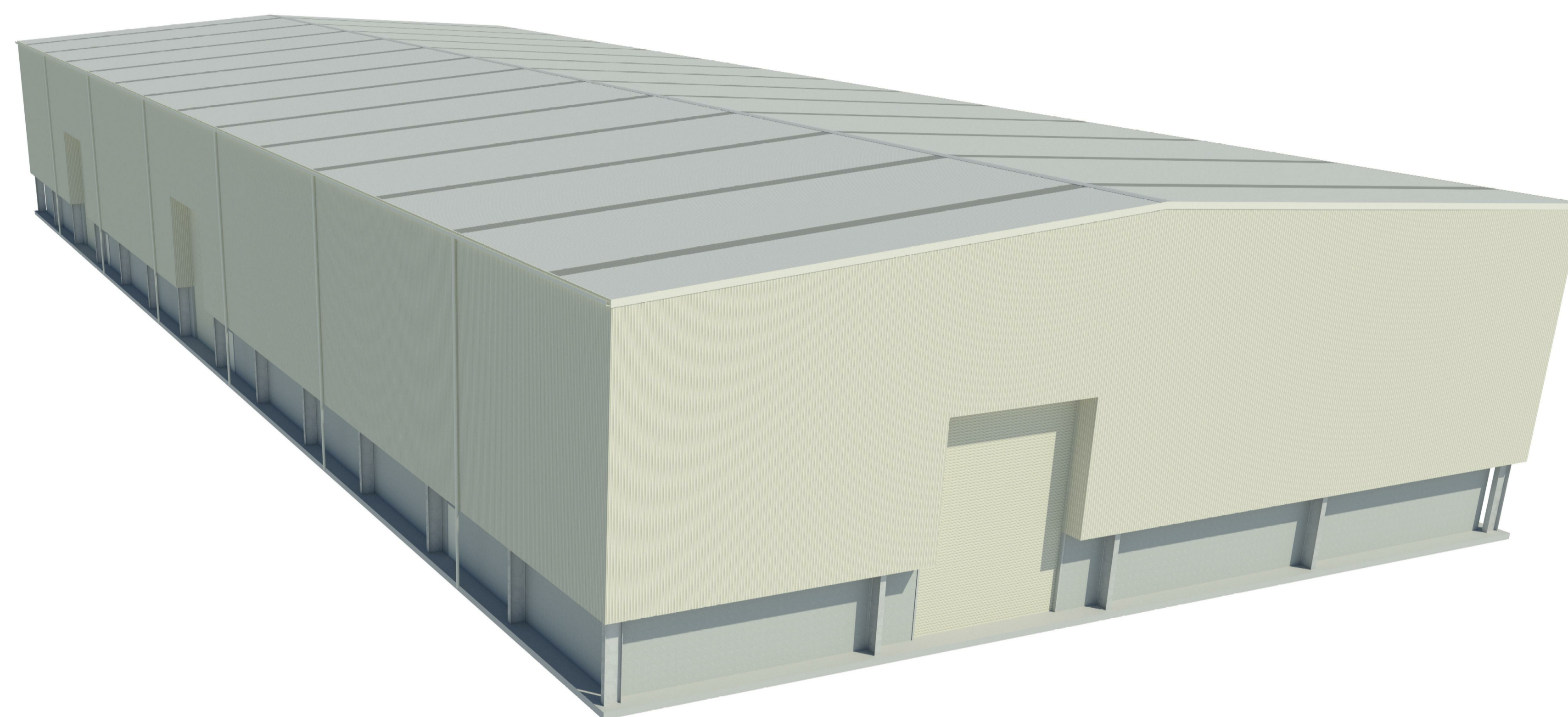
Drawing Status
CONCEPT

A90-02


North

Scale Bar

Scale 1 : 1



1 Perspective C
1 : 1

 Adelaide Plains Council	14.8	Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light
	Department:	Development and Community
	Report Author:	General Manger – Infrastructure and Environment
Date: 27 July 2020	Document Ref:	D20/32094

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council with the opportunity to submit comments in relation to the Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light
- The comments are due on Thursday 28 July 2020. A copy of the relevant documents and technical reports, is presented as **Attachment 1** to this Report.
- Council is invited to submit comments to the Simon Neldner of Department of Planning, Transport and Infrastructure (DPTI).

RECOMMENDATION 1

“that Council, having considered Item 14.8 – *Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light*, dated 27 July 2020, receives and notes the report.”

RECOMMENDATION 2

“that Council, having considered Item 14.8 – *Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light*, dated 27 July 2020, instructs the Chief Executive Officer to provide the following comments to Simon Neldner of Department of Planning, Transport and Infrastructure:

1. _____

2. _____”

BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Nil
Is this Budgeted?	Not Applicable

RISK ASSESSMENT

Not applicable

Attachments

1. Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light – Application documentation

DETAILED REPORT

Purpose

The purpose of this report is to provide Council with the opportunity to submit comments in relation to the Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light.

Discussion

On the 20 September 2019, on behalf of Integrated Waste Services (IWS), MasterPlan lodged a Variation to the Major Development Authorisation, pursuant to Section 48 of the Development Act 1993. This variation sought to provide for the addition of a second bioremediation pad on the subject land.

The application proposed the expansion of the bioremediation activities conducted on the land through the introduction of a second bioremediation pad (Cell B) some 15.0 metres east of the existing pad which will mirror the design and operation of the existing pad.

As outlined in the application, the original bioremediation pad, approved in 2014, has been constructed and brought into operation. The operation of the bioremediation pad has been successful, with current throughput stretching the available space. IWS now wishes to expand the area of the bioremediation pad to approximately double its existing size. This will allow IWS to accommodate the growth in throughput from increased production requirements and to provide greater resilience and backup to the metropolitan Adelaide market should the need arise. The expansion will allow for the more efficient stockpiling and treatment of organic material with some contamination, by mechanical and biological treatment (MBT), ultimately allowing for the recovery of a suitable organic material capable of being effectively used for site rehabilitation.

Council is invited to submit comments to the Simon Neldner of Department of Planning, Transport and Infrastructure. Comments in relation to the variation and are due on Thursday 28 July 2020. A copy of the relevant documents and technical reports, is presented as **Attachment 1** to this Report.

Conclusion

The Department of Planning, Transport and Infrastructure has informed Council that pursuant to Section 47 of the Development Act 1993, Integrated Waste Services is seeking a variation to their current major development authorisation, it is for Council to now consider the application, and make comments accordingly.

References

Legislation

Local Government Act 1999

Development Act 1993

Council Policies/Plans

Nil

Our Ref: D20/35790

6 August 2020

Simon Neldner, Team Leader Crown and Major Development
Department of Planning, Transport and Infrastructure
By email: Simon.Neldner@sa.gov.au

Dear Simon

Re: Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light

Council, at its Ordinary Meeting held on 27 July 2020, considered item 14.8 – *Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light* and resolved as follows:

14.8 Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light

Moved Councillor Panella Seconded Councillor Parker 2020/ 253

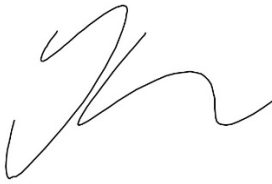
“that Council, having considered Item 14.8 – Variation of Major Development Authorisation Bioremediation Pad – Eastern Extension IWS Northern Balefill, Lower Light, dated 27 July 2020, instructs the Chief Executive Officer to provide the following comments/questions to Simon Neldner of Department of Planning, Transport and Infrastructure:

- 1. Provide a history of past unexplained livestock deaths on nearby properties?***
- 2. How many non-compliance issues have been raised on the site?***
- 3. Biosecurity arrangements on the site, what will be done to protect primary production – bacteria and close proximity to primary production (buffer zones) and potential impact on the meat industry? Will the buffer zone be applied to the second bioremediation pad?***
- 4. What is the bio risk to neighbouring properties and community?***
- 5. Is there a fire safety plan? Is it a condition of Development Assessment to be fully equipped to fight fire and not rely on the CFS?***
- 6. What protection are you guaranteeing the community if a fire takes place in terms of smoke/emissions and water tanks?***
- 7. What plan is in place for groundwater monitoring?”***


CARRIED

I trust the aforementioned clarifies Council's position on the proposal, however, should you require further information please do not hesitate to contact Mr David Roberts, Manager – Development Assessment.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. Miller', written in a cursive style.

James Miller
Chief Executive Officer

	5.1	Council Assessment Panel - Members Continuing Professional Development Requirements
	Department: Report Author:	Development and Community General Manager Development & Community
Date: 4 August 2021	Document Ref:	D21/32813

BACKGROUND

With the introduction of the Planning and Design Code within Adelaide Plains Council, the Council Assessment Panel became a relevant authority in its own right and has determined a series of delegations, policies and procedures as a relevant authority.

All members, including the presiding member, in performing, exercising or discharging their functions, powers or duties under the Act, must act in accordance with the general duties as set out in Section 15 of the Act and the Code of Conduct for assessment panel members.

The Panel and its members also operate in accordance with the endorsed Terms of Reference and Meeting Procedures.

Each Independent Member must be accredited under the Accredited Professionals Scheme as Planning Level 2. One of the ongoing requirements of Accredited Professional on the Panel (Independent Members) is to meet the mandatory Continuing Professional Development requirements set out in the legislation. A reminder of those obligations is set out in this Panel Report.

Accreditation requirements do not apply to elected members or former elected members who sit on a Council assessment panel.

DISCUSSION

The Accredited Professionals Scheme began on 1 April 2019. All planning and building professionals, including CAP members, can apply to become accredited. Independent CAP members are required to obtain and retain Level 2 Planning Accreditation.

Under the scheme, planning and building professionals who assess development applications must maintain minimum standards of professional practice and produce evidence that they are sufficiently qualified to make key decisions. The Chief Executive of the Attorney-General's Department, is the Accreditation Authority.

To ensure the maintenance of professional standards of Accredited Professionals, there is requirement for Accredited Professionals to undertake prescribed Continuing Professional Development (CPD) on an ongoing basis. One CPD unit equates to one hour of professional development. The requirement for Accredited Professional Planning Level 2 are outlined below:

10 CPD units in each 12 month period of which 4 CPD units must be completed from the following professional competencies:

- 1 unit in performance based planning
- 1 unit in decision making in development assessment
- 1 unit in governance
- 1 unit in ethics in planning

As part of the annual renewal of accreditation, Accredited Professionals are required to demonstrate to the Accreditation Authority (Chief Executive of the Attorney-General's Department) compliance with the above CPD requirements. Details of the renewal of accreditation and the process for demonstrating compliance with CPD requirements is available on the Plan SA website and the direct link outlined below:

https://plan.sa.gov.au/our_planning_system/schemes/accredited_professionals_scheme


Once members have received advice of their renewal of accreditation it is requested that a copy of the advice is provided to the Assessment Manager.

RECOMMENDATION

1. The Adelaide Plains Assessment Panel (Panel) receive and note this report.

Attachments

Nil

	5.2	Planning and Design Code Implementation 19 March- July 2021
	Department:	Development and Community
	Report Author:	General Manager – Development and Community
Date: 4 August 2021	Document Ref:	D21/33028

EXECUTIVE SUMMARY

- Phase 3 of the Planning and Design Code (the Code) for use in development assessment in the metropolitan area of Adelaide was introduced on 19 March 2021.
- Since the Code has been introduced into Adelaide Plains, development applications have been lodged through the SA Planning Portal and Council staff have managed and assessed development applications electronically.
- This report provides an initial snapshot of the first few months of operation of the Planning and Design Code in APC. It outlines the types of development applications being lodged within APC, main locations and zones and development values.

RECOMMENDATION 1

“that the Panel, having considered Item 5.1 – Planning and Design Code Implementation 19 March –July 2021, dated 04 August 2021 receives and notes the report.”

Attachments

1. Adelaide Plains Planning and Design Code Application Statistics

DISCUSSION

The purpose of this report is to briefly outline for Panel members the types of development applications being lodged and assessed under the Planning and Design Code within Adelaide Plains Council.

A key element of the implementation of Planning, Development and Infrastructure (PDI) Act 2016 is the establishment of a Planning and Design Code. The Phase 3 Planning and Design Code replaced the Mallala Development Plan on the 19 March 2021. The Code is being used by the Assessment Manager, Council Development Assessment Planners, the Panel (CAP) and Private Planning Certifiers to assess development applications.

Code Structure

The Planning and Design Code contains a number of components including the 'Rules of Interpretation', Zones, Sub-Zones, Overlays, General Development Policies, Land Use Definitions & Administrative Definitions.

Zones are the primary organising layer, with all land throughout the state being located within a zone (much in the same way as occurred through Development Plans). Zones set out policies and rules primarily relating to the land use, land use intensity and built form characteristics (such as building setbacks and height) that are anticipated for an area. Zones also set out the level of assessment for various types of development. The assessment levels will be;

- accepted development - no planning consent is required.
- code assessed development – development that is either:
 - 'deemed-to-satisfy'
 - 'performance assessed'

Development such as a detached house in a residential style zone will likely be deemed-to-satisfy, subject to compliance with prescriptive standards in the Code. If the development doesn't meet the deemed-to-satisfy criteria it will become performance assessed development.

- impact assessed development – development that is:
 - restricted development
 - impact assessed development
 - declared by the Minister as being impact assessed development.

Subzones can be created for areas where there is a unique difference from the zone to warrant the need for additional policy.

Overlays

Overlays within the Code address defined issues applying to any zone or subzone, identifying areas where there is a particular sensitivity to development (e.g. a heritage place), a constraint on land or development outcomes (e.g. flood prone areas), or where a particular opportunity or outcome for development is sought. Key overlays that apply with APC include Affordable Housing, Bushfire Risk, Environment & Food Production, Flooding, Noise & Air Emissions and Infrastructure.

General Development Policies

General Development Policies relate primarily to 'how' a development should occur across multiple zones. The Code also contains land use definitions, covers referrals to relevant agencies and sets out how the Code should be interpreted and used for assessment.

Since the commencement of the Planning and Design Code in APC on 19 March 2021 300 development applications have been submitted within APC through the SA Planning Portal. The estimated development cost of the development (19 March – July 2021) is \$42.19 million dollars. The dominate type of development is residential and outbuildings, with much of the development occurring within the Master Planned Township Zone and Rural Living Zone. The attached extract from the SA Planning Portal (Attachment 1) outline this information in more detail.

CONCLUSION

As development applications within Adelaide Plains continue to be lodged and assessed against the provisions of the Planning and Design Code (post 19 March 2021), the Panel will begin to be presented with reports from Council staff that use the new zoning and planning policy provisions within the Code.

Council staff will also continue to undertake delegated assessments against the provisions of the Code.

By **26-Jul-21** , total **300** applications has been submitted with an estimated development cost of **\$42.19M.**

Total submitted DA
300

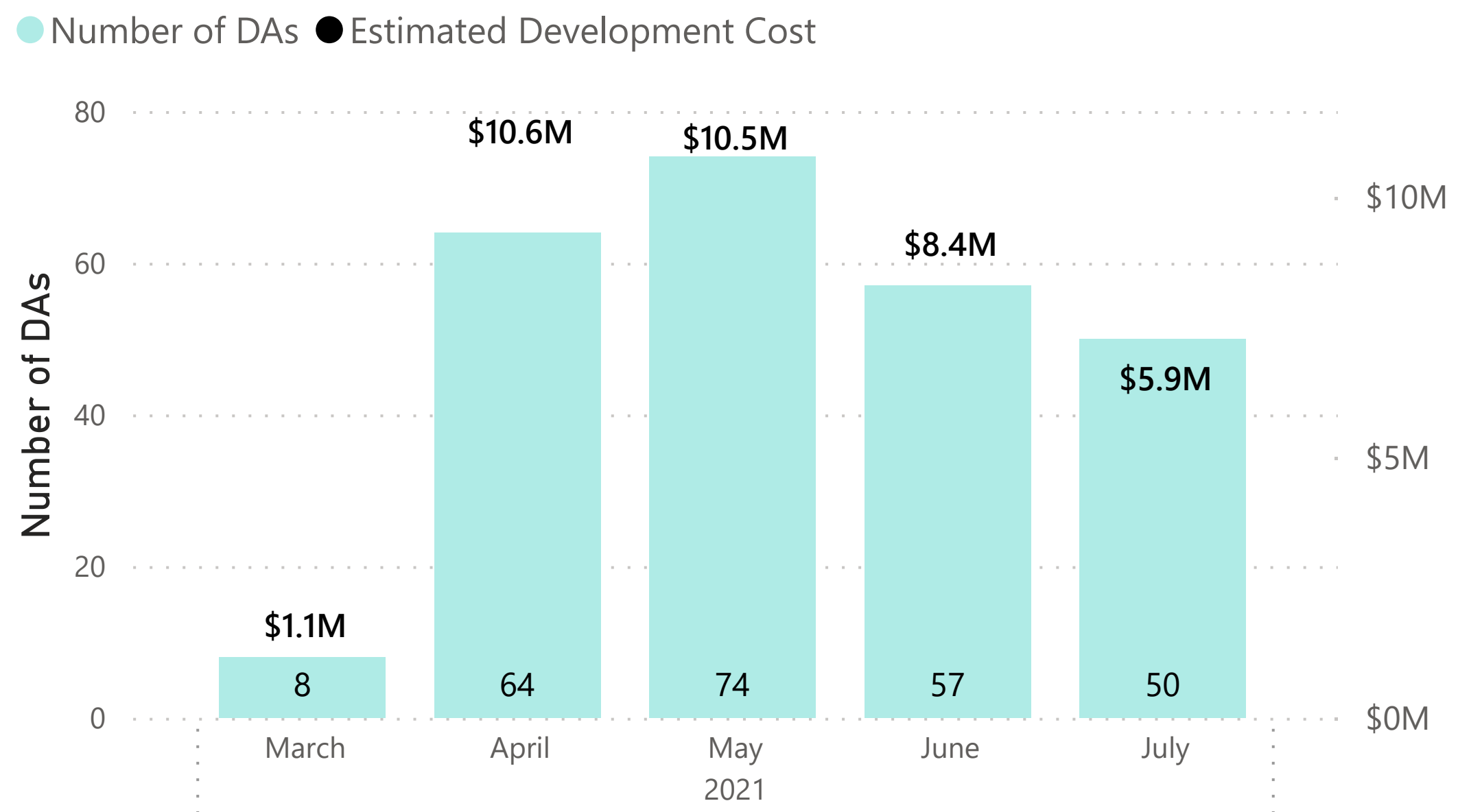
Total Lodged DA
253

Total Applications With Decision
201

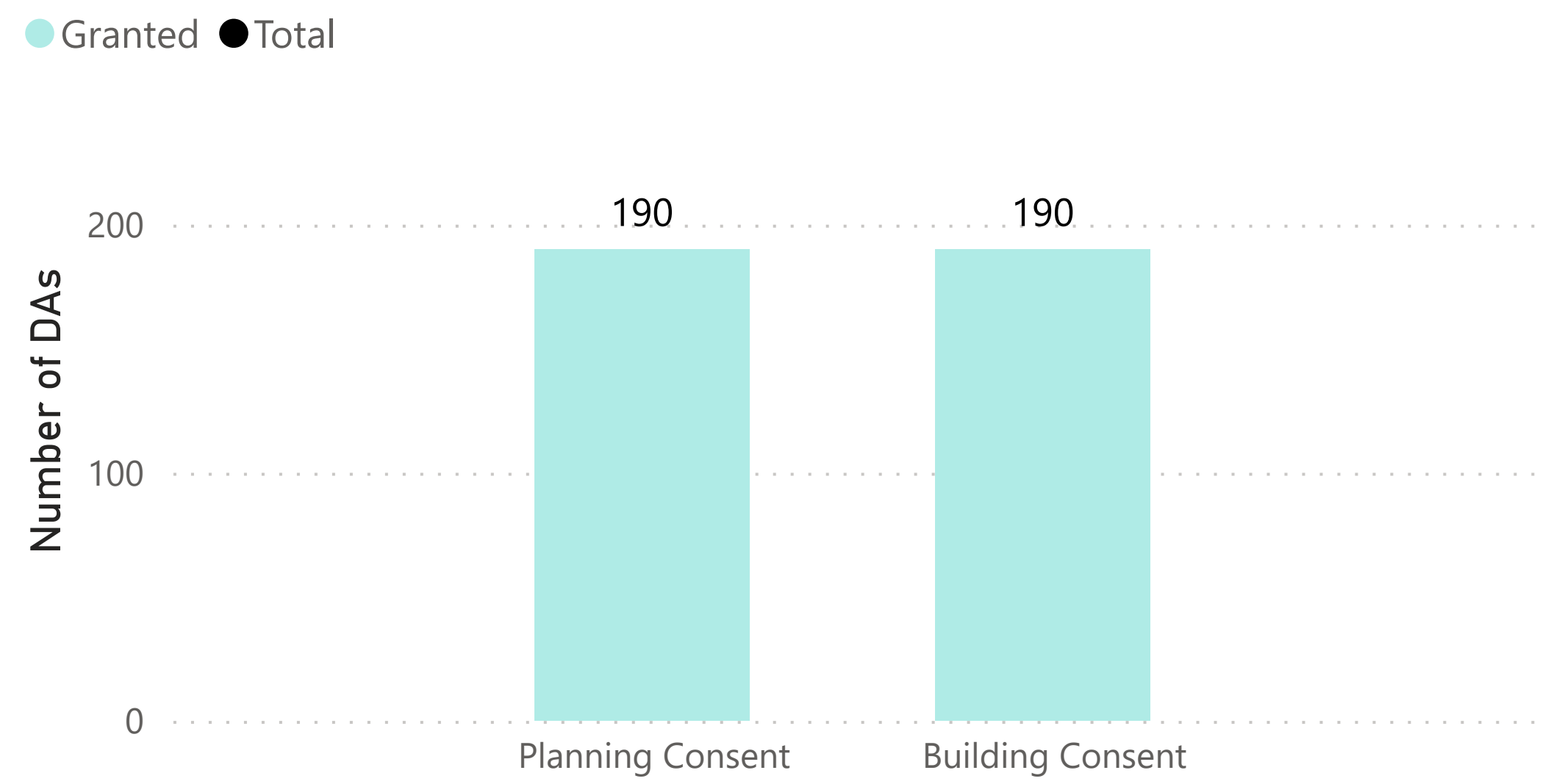
Total approved DA
190

Total Estimated development cost
\$42.19M

DAs lodged



DA Granted vs Refused with different consent types



Filter Panel

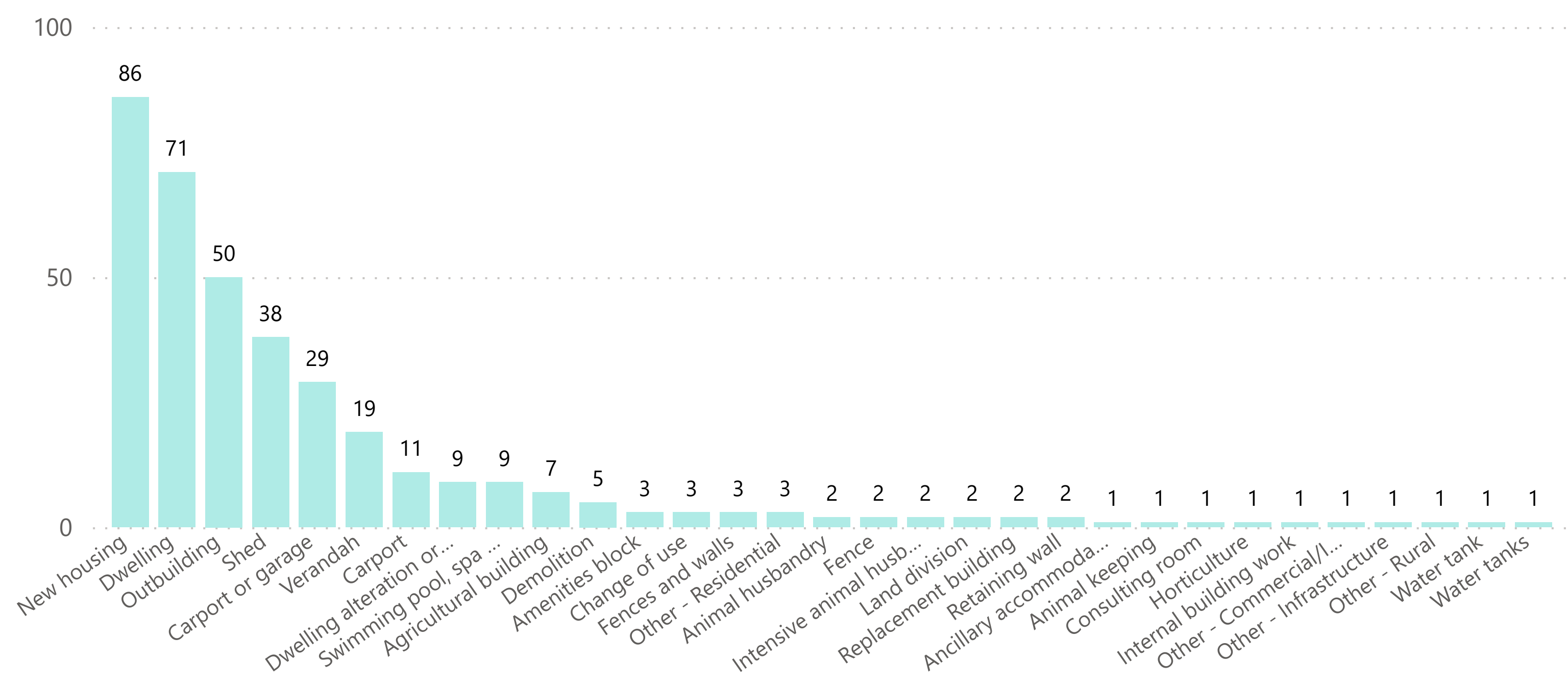
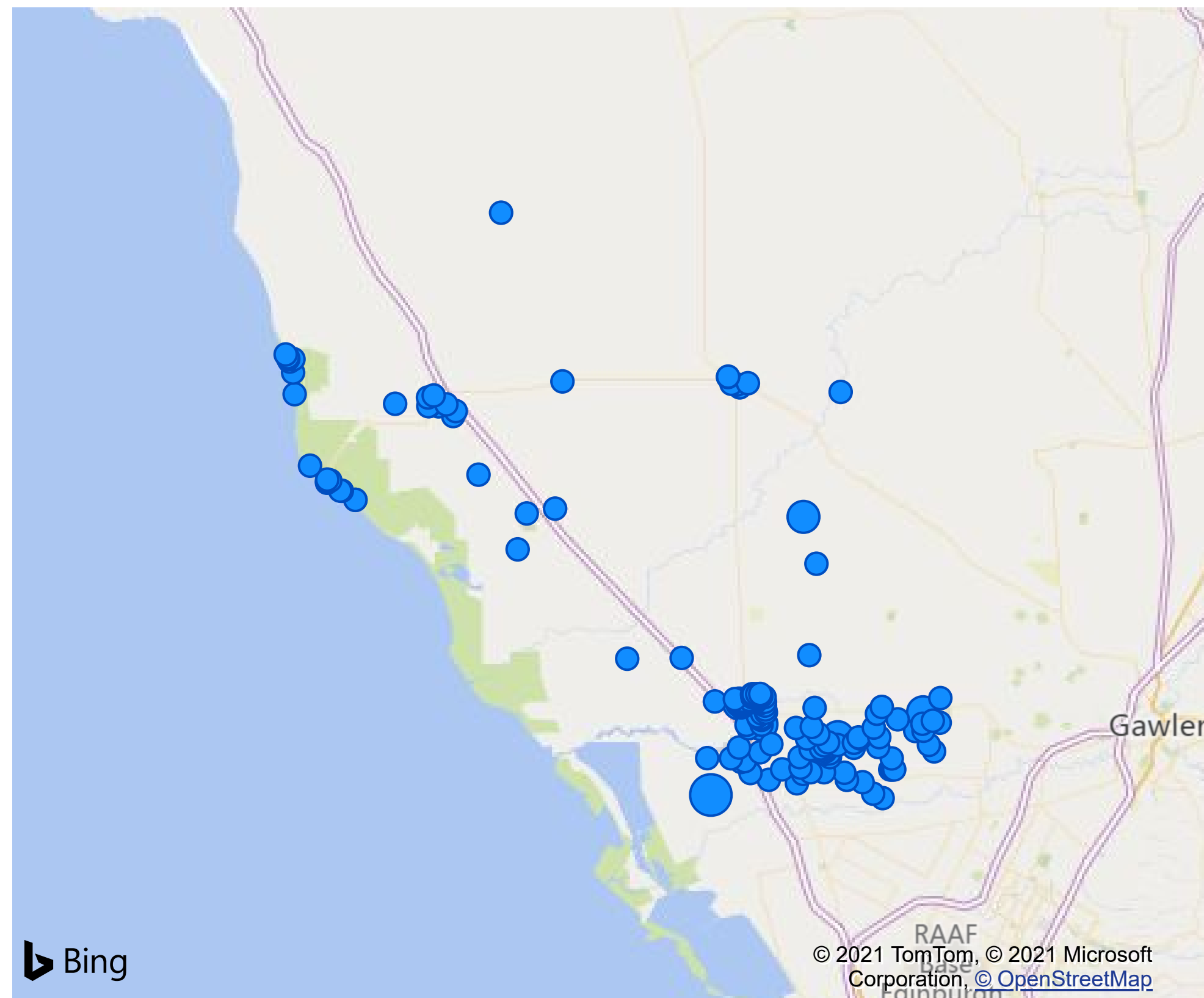
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 4/1/2021 | 6/30/2021

DA Type: All (dropdown)

Element Type: All (dropdown)

Overlay: All (dropdown)

Suburb: All (dropdown)



Filter Panel

Date Filter Type

Lodged

4/1/2021 6/30/2021

DA Type

All

Element Type

All

Zone/Subzone/Overlay/Var...

ZONE

Zone or Overlay Selection

All

Suburb

All



Zone/Subzone/Overlay/Variation	Accepted	Deemed to Satisfy	Other	Performance Assessed	Total
Rural Living	22	8		40	70
Master Planned Township	12	16	16	22	66
Rural Settlement	9			7	16
Rural Horticulture	5			10	15
Neighbourhood	4	1		9	14
Rural	2			8	10
Township	1	1		1	3
Conservation				2	2
Recreation				2	2
Deferred Urban				1	1
Employment (Bulk Handling)	1				1
Strategic Employment	1				1
Total	56	26	16	99	197