

MINUTES

of

Council Assessment Panel Meeting



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

HELD IN

**Council Chambers
Redbanks Road,
Mallala**

on

Wednesday, 2 October 2019 at 5:30pm



The Presiding Member formally declared the meeting open at 5:30pm.

1. **ATTENDANCE RECORD**

1.1. Present

Nathan Cunningham (Presiding Member)
Ian O'Loan
Paul Mickan
Cherry Getsom
Frank Maiolo (Council Member)

Also in Attendance

Brendon Schulz (Assessment Manager / Development Services Coordinator)
David Roberts (Planning Officer)
Carol Wildbore (Minute Secretary)

1.2. Apologies

1.3. Not Present / Leave of Absence

2. **CONFIRMATION OF MINUTES**

2.1.

Moved F Maiolo **Seconded** I O'Loan

"that the minutes of the Council Assessment Panel meeting held on Wednesday 5 June 2019, be accepted as read and confirmed."

Agreed

3. **DECLARATION OF INTEREST**

Nil

4. **REPORTS FOR DECISION**

4.1. Category 1 Development

4.1.1. Nil

4.2. Category 2 Development

4.2.1. Nil

4.3. Category 3 Development

4.3.1. 312/337/2018 – S Baker – Expansion of existing poultry farm to include construction of 6 additional sheds each measuring 152.653m by 15.65m

(2389m²), 4x 250,000 litre water tanks and storm water detention basin –
Lot 742 in DP 88892 Old Dublin Road, Mallala

Ian Jenkin addressed the Panel on behalf of all four (4) Representors.

Applicant representative Michael Moore addressed and answered questions of the Panel.

Planning Officer David Roberts answered question of the Panel.

Moved F Maiolo **Seconded** C Getsom

1. That the Council Assessment Panel resolves that the proposal by S Baker for the expansion of existing poultry farm to include construction of 6 additional sheds each measuring 152.653m by 15.65m (2389m²), 4x 250,000 litre water tanks and storm water detention basin at Lot 742 Old Dublin Road, Mallala (312/337/2018) is not seriously at variance with the Mallala Council Development Plan consolidated 20 February 2018.
2. That the Council Assessment Panel resolves that the proposal by S Baker for the expansion of existing poultry farm to include construction of 6 additional sheds each measuring 152.653m by 15.65m (2389m²), 4x 250,000 litre water tanks and storm water detention basin at Lot 742 Old Dublin Road, Mallala (312/337/2018) be GRANTED Development Plan Consent, pursuant to Section 33(1)(a) of the *Development Act 1993*, subject to the following conditions being imposed:-

CONDITIONS

1. The development must be undertaken in accordance with the details, plans, specifications and correspondence submitted with and forming part of the application, except where varied by any conditions herein.
2. The applicant shall submit to and be approved by Council prior to Development Approval being issued a Storm Water Management Plan prepared by a suitable qualified person. Such plan must address the following:
 - Storm water run-off from the site must be directed via channels and culverts to a collection dam, which must be capable of containing a 1 in 10 year average return interval storm event of 10 minutes duration.
 - Overflow from the detention basin must be in a manner which minimises the potential for erosion or pooling without contamination of soil, surface water or ground water.
3. All dead birds must be removed from the sheds immediately upon discovery and disposed of via the BioBin.
4. Composting of mortalities must not be carried out on the site.

5. Adequate BioBins must be provided for the calculated number of mortalities, to the satisfaction of the Council's Environmental Health Officer and the Environment Protection Authority.
6. Bunding in all storage areas must hold at least 120% of the net capacity of the largest container or interconnected containers; or 25% of the total volume of the stored package products; and must be constructed in accordance with the standards outlined in the EPA Guidelines for Bunding and Spill Management (January 2004).
7. Used litter and manure must not be stored on site.
8. The applicant shall submit to Council prior to Development Approval being issued 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 that when mature will grow to sufficient height to obscure and soften the building from the road and adjacent properties

Such plantings must be propagated from locally indigenous species and must be established within 6 months of the date of the Development Approval (or such other time as agreed to by Council in writing) and will be nurtured and maintained in good heart and condition at all times with plants replaced should they become diseased or die.

All to the reasonable satisfaction of Council.

9. All poultry sheds, free range areas and associated fencing, workshop shed inclusive of office and ablution facilities, generator shed, car park, feed silos and water tanks must be maintained to the reasonable satisfaction of Council.
10. The access road, car park and all service roads must be prepared with a suitable pervious compacted material and maintained at all times to the reasonable satisfaction of Council.
11. The poultry sheds and free range areas must be cleaned regularly to prevent the accumulation of waste and the creation of unsanitary conditions to the satisfaction of Council's Environmental Health Officer. The insides of the shed should be pressure washed (using minimal water) so that no waste water leaves the sheds.
12. The external finish of structures must be of a colour which complements the predominant colours of the land and vegetation in the locality.
13. All ablution facilities must be connected to an approved on-site waste disposal system to the satisfaction of Council's Environmental Health Officer.

Agreed

4.4 Other Nil

7. REPORTS FOR INFORMATION

Nil

8. OTHER BUSINESS

8.1. Meeting Procedures.

Any suggestions to amend the current Council Assessment Panel Meeting Procedures can be sent to Assessment Manager, Brendon Schulz.

9. CONFIDENTIAL ITEMS

Nil

10. NEXT MEETING

Wednesday 6 November 2019 (To be confirmed)

11. CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.07pm.

Confirmed as a true record.

Presiding Member:

N. CUNNINGHAM

Date: 5/2/20