

MINUTES

of the

Council Assessment Panel Meeting

of the



**Adelaide
Plains
Council**

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 representatives 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/UCtMO9nfhkK2HBYiFxWe4APYQ>.

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

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: 5/8/2021