

# 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

**Thursday, 19 March 2020 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**

Rob Veitch (General Manager Development and Community)  
David Roberts (Manager Development Assessment)  
Lauren Bywaters (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 February 2020, be accepted as read and confirmed."

**Agreed**

**3. DECLARATION OF INTEREST**

**Nil**

**4. REPORTS FOR DECISION**

**Moved**      I O'Loan      **Seconded**      P Mickan

The Presiding Member, with the approval of the members present adjourned the meeting due to delay of Manager Development Assessment and Assessing Officer arrival.

The meeting was adjourned at 5:35pm.

Manager Development Assessment /Assessing Officer arrived at 5:44pm.

The meeting resumed at 5:44pm.



4.1. 312/14/2020 – MasterPlan on behalf of Agrisano Holdings Pty Ltd - Integrated Horticulture Facility comprising the staged establishment of 10 greenhouses on the subject land, along with a nursery, staff amenities building, parking area and internal roadways.- Wasleys Road Mallala Allotment 1 in Deposited Plan 15619, Hundred of Grace Certificates of Title Volume 5328 Folio 873 and Allotment 2 in Deposited Plan 15619, Hundred of Grace(Volume 5713 folio 686

The Presiding Member, invited the Applicant, Michael Richardson from Masterplan and Gerry Doyle from Agrisano Holdings Pty Ltd, to speak at 5:54pm

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

That the application be **REFUSED** based on the following;

**Infrastructure**

Principle of Development Control 1 - Development should only occur where it has access to adequate utilities and services, Including

- (e)        formed all-weather public roads

Reasons: The proposal is at variance with this Principle of Development Control in that, the site has no access from a formal all weather public roadway.

**Interface between Land Uses**

Principle of Development Control 20 - New primary production development (including open field and enclosed horticulture) should be sited and designed to ensure that it does not detrimentally impact upon normal day-to-day activities (including chemical spraying) of established primary production uses on adjoining land.

Reasons: The proposal is at variance with this principle of development control in that, insufficient information has been provided to ensure the day to day activities do not impact on the adjoining land or locality.

**Transportation and Access**

Principle of development Control 26 - Development should be provided with safe and convenient access which:

- (a)        avoids unreasonable interference with the flow of traffic on adjoining roads
- (b)        provides appropriate separation distances from existing roads or level crossings
- (c)        accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
- (d)        is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

Reasons: The proposal is at variance with this principle in that, the development does not avoid unreasonable interference with traffic flows of adjoining roads, has not

provided appropriate separation distances from existing roads, does not accommodate traffic type and volumes that will be safe and convenient and has not been designed to minimise impacts on occupants and visitors to neighbouring properties.

Landscaping plan provided is inadequate

**Agreed**

**5. REPORTS FOR INFORMATION**

Nil

**6. OTHER BUSINESS**

6.1. Late Item – Meeting Procedures

**Moved** F Maiolo **Seconded** C Getsom

That the Council Assessment Panel reviews the Council Assessment Panel Meeting Procedures particularly in light of recently released COVID19 – FAQ for Planning & Assessment Panel Members and makes the following comments

Item 2.3 Change of location to Two Wells Old Council Chambers or any other place deemed appropriate by the Assessment Manager and via remotely or electronically

Item 6.3 Possible change to how voting is shown

**Agreed**

**7. CONFIDENTIAL ITEMS**

Nil

**8. NEXT MEETING**

Wednesday 1 April 2020 (To be confirmed)

**9. CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 7:08pm.

Confirmed as a true record.



Presiding Member: .....

Date: 07 / 08 / 2020