



DISTRICT COUNCIL OF GRANT

MINUTES OF COUNCIL ASSESSMENT PANEL

MEETING HELD AT THE DISTRICT COUNCIL OF GRANT

WEDNESDAY, 6 FEBRUARY 2019 AT 5.30 PM

ATTENDANCE

Committee Members

Ms L Travers, Presiding Member
Mr M De Garis
Mr S Herbert
Cr B Bain

Council Officers

DJ Singe, Chief Executive Officer
LJ McEvoy, Assessment Manager /
Director of Environmental Services
TF Glynn, Planning Officer
DJ Vandborg, Building Consultant
HL Michell, Administration Officer

APOLOGIES FOR ABSENCE

Nil

OPENING, WELCOME AND INTRODUCTIONS

1. Acknowledgement of Traditional Owners.
2. The Presiding Member outlined the process of the Council's Assessment Panel (CAP) meeting to the members of the gallery, advising that the role of the CAP is to assess Development Applications against the planning provisions contained in Council's Development Plan.

The Presiding Member advised that the Applicants would be invited to address CAP and to answer any questions from Panel Members, and then there would be a closed section of the meeting, where the public is excluded, to discuss and consider the Applications. The public gallery was advised that they could wait outside the Council Chambers during the closed section of the meeting and then return and be advised of the outcome of the CAP decisions, or alternatively that they could contact Council Officers the next day.

19001 – CONFIRMATION OF MINUTES

Moved Mr S Herbert that the Minutes of the District Council of Grant Assessment Panel (CAP) meeting held on 19 December 2018 be taken as read and confirmed as a true and correct record of the proceedings of that meeting.

Seconded Mr M De Garis

CARRIED

19002 - BUSINESS WITH NOTICE

1. **Update on State Commission Assessment Panel Concurrences**

The Director of Environmental Services updated Panel Members on applications awaiting concurrence from the State Commission Assessment Panel.

2. Ehomes Pty Ltd – Land Division 732/111/17 (732/D008/17) – White Avenue, McKay Road & Carpenter Rocks Road, Compton – Non Complying Development

The Director of Environmental Services advised Panel Members of the Kelledy Jones Lawyers LG Alert in relation to Land Division 732/111/17 (732/D008/17) for Ehomes .

3. Planning, Development and Infrastructure (General) (Development Assessment) Variation Regulations 2019 – Draft for comment

The Director of Environmental Services advised Panel Members that the above Planning, Development and Infrastructure Variation Regulations 2019 have been released for consultation until 1 March 2019, and can be accessed through the SA Planning Portal.

BUSINESS WITHOUT NOTICE

Nil

19003 - DELEGATIONS

1. Ashborn Industries Pty Ltd – Integrated Timber Processing Facility (Stage 1) Timber Production Shed & Offices, Amenities Building – Planning Only – Lot 55 & 56 in FP214490, Megaw Road (fronting Burnda Road), Compton, Hundred of Blanche [A4205, 732/162/18] – Item 1-2019

Various Representors attended the Panel meeting.

Mr Frank Brennan, Frank Brennan Consulting Services and Phil Binder, Ashborn Industries Pty Ltd attended the Panel Meeting.

Mr Kelvin Edlington spoke in support of his representation.

Mr Matthew Fox spoke in support of his representation.

Mr Joshua Barnes spoke in support of his representation and on behalf of Craig and Sandra Otterspoor.

Ms Heidi Smith spoke in support of her representation and on behalf of various other representors.

Mr Patrick Golding spoke in support of his representation and on behalf of Karina Esam, Alma Golding and Daniel Pitt.

Ms Debbie Neill spoke in support of her representation.

Mr Gary Mansell spoke in support of his representation.

Mr Frank Brennan, on behalf of Ashborn Industries Pty Ltd, spoke in support of the proposal and responded to questions from Panel Members and Council Officers.

Mr Phil Binder, Ashborn Industries Pty Ltd also spoke in support of the proposal and responded to questions from Panel Members and Council Officers.

2. Mondelez International Pty Ltd – Installation of ground-mount Solar Photovoltaic System – Lot 10 in DP71657, 10 Sunnybrae Road, Suttontown, Hundred of Blanche [A4322, 732/224/18] – Item 2-2019

Mr Stan Wilkinson attended the Panel Meeting on behalf of Mondelez International Pty Ltd.

Mr John Hoare, representor attended the Panel Meeting.

Mr John Hoare spoke in support of his representation.

19004 - EXCLUSION OF PUBLIC

Cr Bain moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination of any Development Application or any other matter that falls to be decided by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Seconded Mr M De Garis

CARRIED

The Panel moved into 'In Confidence' at 6.35pm

The Panel adjourned the meeting at 6.40pm

The Panel resumed the meeting at 6.42pm

19005 – APPLICATIONS

1. Ashborn Industries Pty Ltd – Integrated Timber Processing Facility (Stage 1) Timber Production Shed & Offices, Amenities Building – Planning Only – Lot 55 & 56 in FP214490, Megaw Road (fronting Burnda Road), Compton, Hundred of Blanche [A4205, 732/162/18] – Item 1-2019

Moved Mr S Herbert that:

1. The Panel determines that the Development Application be left lie on the table.
2. Council Officers seek legal advice to assist the Panel in further considering the application.

Seconded Mr M De Garis

CARRIED

2. Mondelez International Pty Ltd – Installation of ground-mount Solar Photovoltaic System – Lot 10 in DP71657, 10 Sunnybrae Road, Suttontown, Hundred of Blanche [A4322, 732/224/18] – Item 2-2019

Moved Mr S Herbert that:

1. The Panel determines that the application for the Installation of a ground mount Solar Photovoltaic System is not seriously at variance with the requirements of Council's Development Plan for development in the Primary Production Zone.
2. Following consideration of all written and verbal representations, and having regard to all relevant matters, the Council Assessment Panel **grant** Development Plan Consent to Todae Solar Pty Ltd for the use of land at Lot 10 in DP71657, Hundred of Blanche, 10 Sunnybrae Road, Suttontown for the Installation of a ground mount Solar Photovoltaic System, as detailed in Development Application 732/224/18, subject to the following conditions:

1. The development must be undertaken in accordance with the plans and associated documentation comprising the Development Application, except where varied by the following conditions and/or where changes are required to comply with the Building Code of Australia and/or relevant Australian Standards and Codes.
2. All exterior surfaces of the solar panels shall be:
 - of new, non-reflective materials; and
 - maintained in good and reasonable condition at all times
3. A five (5) metre landscaping strip including dense tree/shrub planting shall be established along the northern side and western side property boundaries within six (6) months of approval, to the reasonable satisfaction of Council, so as to provide a screen/buffer between the development, adjacent properties and Sunnybrae road.
4. All vehicles shall enter and exit the site in a forward direction during the construction phase and any future maintenance periods.
5. A construction environmental management plan must be provided, to the reasonable satisfaction of Council, prior to works commencing to limit the impact from the construction of the proposed development to adjoining landowners and occupiers.
6. The subject land and all improvements thereon shall be maintained in a state of good, tidy and attractive repair and condition at all times to the reasonable satisfaction of Council.

NOTES

1. The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
2. In November 2006, amendments to the Development Regulations were passed by the State Government, with the effect that this land is now within a designated General Bushfire Risk Area. This is drawn to your attention so that you are aware of the need for prevention and protection measures around buildings and other assets. For further details you may contact the CFS on 1300 362 361, or Council's Fire Prevention Officer on (08) 8721 0444.
3. Compliance with the fire protection requirements is not a guarantee that a building will not burn in the event of a bushfire.

Seconded Cr Bain

CARRIED

19006 - CONCLUSION OF CLOSED MEETING

Moved Mr M De Garis that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Seconded Cr Bain

CARRIED

The Panel moved out of 'In Confidence' at 7.25pm

Mrs Trudy Glynn left the meeting at 7.25pm

Mrs Trudy Glynn resumed her seat in the meeting at 7.26pm

OUTCOME OF CAP MEETING

Some of the Members of the Public Gallery returned to the meeting at 7.26pm.

The Presiding Member advised these Members of the Public Gallery of the decisions made by the Panel on the Development Applications during the 'closed' part of the meeting.

NEXT MEETING

The next CAP Meeting will be held on **Wednesday, 13 March 2019**, in the District Council of Grant Council Chambers, commencing at 5.30pm, unless otherwise determined.

CAP Meeting closed at 7.28pm



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ASSESSMENT MANAGER

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PRESIDING MEMBER