



**MINUTES OF DEVELOPMENT ASSESSMENT PANEL MEETING HELD IN THE
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

13 DECEMBER 2016

MEMBERS PRESENT

Mr D Wallace (Presiding Member)
Mr R Bateup
Ms L Caruso
Ms S Johnston
Mr G Reynolds
Mr S White

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos
Team Leader – Planning, Mr A Curtis
Development Officer – Planning, Mr C Carrey
Principal Planner, Mr G Pantelos
Planning Consultant, Mr D Starr

The meeting commenced at 6:00 pm.

The Presiding Member welcomed the members, staff and the gallery to the meeting and provided an overview of the meeting procedure and role of the Panel.

APOLOGIES

Apologies were received from Mr J Watson.

PRESENTATION OF MINUTES

The Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 22 November 2016, be taken and read as confirmed.

REPORTS

Development Applications

5.1.1

361/1258/2016/2B

Concrete batching plant incorporating 13 metre high cement storage silo and acoustic wall in association with existing concrete production facility (industry) at 39-45 Maxwell Road, Pooraka, SA 5095 for Holcim Pty Ltd

Hearing commenced at 6:03 pm.

REPRESENTORS

R & L Thalbourne, spoke to their representation.

APPLICANT'S RESPONSE

Damien Richards, National Operation and Engineering Manager, appeared on behalf of the applicant, Holcim.

Simone Fogarty, GHD Planning Consultant, appeared on behalf of the application, Holcim.

Hearing concluded 6:32 pm.

Mr R Bateup moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – Consolidated 5 May 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1258/2016/2B for Concrete batching plant incorporating 13 metre high cement storage silo and acoustic wall in association with existing concrete production facility (industry) in accordance with the plans and details submitted with the application and subject to the following conditions:

Reserved Matters:

The following matters shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the *Development Act 1993*:

1. The Applicant shall submit to Council for Approval, a detailed landscaping schedule which shall include the following:
 - a) Provide for a mix of shade trees, shrubs and groundcovers
 - b) Provide for screening trees and shrubs, achieving a height of at least 4m at maturity, adjacent to the acoustic wall (i.e. between the wall and Bridge Road)
 - c) Designate the location for all landscaping areas (existing and proposed)
 - d) Provide for an appropriate irrigation system
2. The Applicant shall submit to Council for Approval, a detailed final design for the acoustic wall which shall include finishes, colours and surface treatments.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
HOL-774-001 Revision F	Site Plan	Received stamped 25/11/2016	Holcim
HOL-774-006 Revision C	Batch Plant Site Plan	Received stamped 25/11/2016	Holcim
HOL-777-008	Mobile 15 GA - Elevation	Received stamped 29/06/2016	Holcim
HOL-774-009	Mobile 15 – GA - Plan	Received stamped 29/06/2016	Holcim
Drawing 1 – Revision A – Project 774	Batching Plant Pavement Plan	Received Stamped 26/10/2016	Holcim
HOL-990-01 Revision C	Admixture Tank Container Layout	Received stamped 29/06/2016	Holcim
GHD Planning Report 'Concrete Batching Plant – Planning Application'	Planning Report and associated appendices	28 June 2016	GHD

Response to the Environment Protection Authority Request for Additional Information	Response letter and associated appendices	26 October 2016	Holcim
Response to Public Submissions	Response letter and associated appendices	26 October 2016	Holcim

Reason: To ensure the proposal is established in accordance with the submitted plans.

- The Developer shall employ measures to eliminate dust emission from the site during construction period and during operation so as not to cause nuisance to adjoining residents

Reason: To preserve the amenity of the locality during construction work and operation of the site.

- Measures shall be employed to minimise dust emission from all proposed hardstand areas. Any material spills shall be immediately removed and the affected area hosed down with water.

Reason: To minimise dust emissions from the site.

- Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 6.00pm Monday to Saturday

Reason: To limit the effect of construction on the amenity of the locality.

- Except where varied by Development Plan Condition 23 (as directed by the EPA) the approved use operating times shall be limited Monday to Friday 6.00am to 6.00pm and Saturday 7.00am to 2.00pm with no activity on Sundays and Public Holidays

Reason: To limit the effect of nuisance to residents living in the locality.

- Prior to operation, the acoustic wall must be fully constructed on the subject land.

Reason: To limit the effect of the use on the amenity of the locality.

- The acoustic wall shall be maintained in good repair at all times to the reasonable satisfaction of Council. All graffiti is to be removed within 24 hours.

Reason: To maintain the visual amenity of the locality.

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8. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity. Trees and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed within 3 months of the approved use commencing.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

9. Outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

10. All mechanical services to the building and in conjunction with the proposed use shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

Reason: To limit the effect of the mechanical services for activities on the subject land within the site, thereby maintaining the amenity of the locality.

11. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.

Reason: To ensure that vehicles associated with the land use do not cause disruption of danger to vehicles on adjoining public roads.

Conditions Directed by the Environment Protection Authority (EPA)

12. All stockpiles of raw materials must be located within storage bunkers and stored below the height of the bunker walls in order to minimise dust effects from prevailing winds.

Reason: EPA Directed Condition

13. Sprinklers must be installed and utilised on the bunker walls as required to keep the material damp

Reason: EPA Directed Condition

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14. Prior to operation, the weigh hopper must be roofed and enclosed on three sides to minimise dust during the loading of sand and aggregate and the cement hopper must be fitted with a filter to capture cement dust

Reason: EPA Directed Condition

15. Prior to operation, the storage silos must be fitted with a filter to eliminate dust emissions whilst filling.

Reason: EPA Directed Condition

16. The storage silos must be fitted with high level visible and audible alarms, to guard against overfilling and be fitted with an automatic delivery shutdown and test capability.

Reason: EPA Directed Condition

17. All stormwater must be captured within the batching area and reused within the concrete batching process.

Reason: EPA Directed Condition

18. Prior to operation, the truck washout pits and settlement ponds must be concrete lined.

Reason: EPA Directed Condition

19. All truck barrel washwater must be directed to the wastewater collection system.

Reason: EPA Directed Condition

20. Solid waste must be stored in a concrete-lined bay for drying and all leachate must be directed to the wastewater collection system.

Reason: EPA Directed Condition

21. Chemical liquids must be stored within a bunded area with a capacity of at least 120% of the net capacity of the largest container and be designed and constructed to prevent the escape of material into surface or underground water resources.

Reason: EPA Directed Condition

22. Prior to operation, all recommended acoustic treatment measures listed on page 9 of the report titled Environmental Noise Assessment (prepared by Sonus, dated 23 June 2016, reference S4788C5) must be constructed.

Reason: EPA Directed Condition

23. Concrete mixer truck activities at the hardstand area must only occur after 7am.

Reason: EPA Directed Condition

24. Prior to operation, the acoustic treatment measures detailed in the letter from Sonus to GHD dated 20 October 2016 must be constructed (reference: S4788C7).

Reason: EPA Directed Condition

25. The acoustic wall must be constructed to the extent indicated in Figure 1 of the letter from Sonus to GHD dated 20 October 2016 (reference: S4788C7) and in accordance (i.e. height and acoustic performance) with Appendix D of the letter from Holcim to the EPA dated 26 October 2016.

Reason: EPA Directed Condition

Advice Notes

1. The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
2. A clearance separation area should be provided between opposing flows of material delivery to the storage bins (on the northern side of the proposed batch plant) and trucks moving into the loading positions within the batch plant.
3. A Standard Operating Procedure (SOP) should be implemented to support the behavior of staff and/or contractors using the batch plant area to ensure caution is taken when a vehicle can leave the loading bay while a vehicle is in the material storage area (or vice versa).

Environment Protection Authority

2. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable 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.
3. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain any changes to current licensing requirements. Information on applying for a licence (including licence application forms) can be accessed here: http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence

4. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
5. The EPA's Guidelines for Bunding and Spill Management provide assistance with appropriate design and management of bunded areas and can be obtained from: http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf
EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site:
<http://www.epa.sa.gov.au>

5.1.2

361/1549/2016/3B

Place of Worship and associated activities and a cemetery, carparking, landscaping and stormwater arrangements. at 256-258 Bridge Road, Pooraka for Shia Community of South Australia

Hearing commenced at 6:54 pm.

REPRESENTORS

Cr D Bryant spoke on behalf of Mrs Phillips and Ms Higgins, residents of retirement village, on behalf of their representation.

Cr S Reardon spoke to their representation.

CJ Byster and RP Byster spoke to their representation.

A Eldridge, spoke to their representation.

A Linscott, spoke to their representation.

K Bennett, spoke to their representation and petition.

S Burgess, Concerned Citizens South Australia Inc., spoke to their representation.

V Tipping represented JP Tipping, and spoke to their representation.

APPLICANT'S RESEPONSE

Lou Fantasia, Planning Consultant, spoke on behalf of the applicant.

Paul Simons, Tonkin Consulting, spoke on behalf of the applicant.

Jack Horan, Tonkin Consulting, spoke on behalf of the applicant.

Samantha West, Tonkin Consulting, spoke on behalf of the applicant.

Hearing adjourned at 7:56 pm.

Hearing resumed at 8:02 pm.

Hearing concluded at 8:26 pm.

The Presiding Member asked people in the gallery that were disrupting the meeting to leave the meeting at 8:37pm.

Mr R Bateup moved, Ms S Johnston seconded, and the Panel resolved:

- A. That consideration of the application be deferred to enable the applicant to provide further information in relation to:
 - An alternative location(s) for the proposed playground.
 - Provision for overflow parking for peak demand periods.
 - Validation of existing traffic volumes and currency of traffic data.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

No updates.

5.2.2 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 24th January 2017.

The meeting closed at 8:57 pm.

PRESIDING
MEMBER.....

DATE.....