

**MINUTES OF LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL  
HELD AT THE COUNCIL CHAMBER, DISTRICT COUNCIL OF GRANT, 324 COMMERCIAL  
STREET WEST, MOUNT GAMBIER  
ON THURSDAY, 14 DECEMBER 2023 AT 5.03 P.M.**

**PRESENT:** Mr Mark Teakle, Mr Ian Von Stanke, Ms Meg Redman, Ms Lamorna Alexander, Ms Cheryle Pedler (virtual)

**OFFICERS IN ATTENDANCE:** Assessment Manager - Mrs T Tzioutziouklaris  
Executive Administrator - Mrs A Pasquazzi

**OFFICERS AS OBSERVERS:** Planning Consultant - Mr B Victory (virtual)  
Director Environmental Services, DC Grant - Mr L McEvoy  
Planning Officer, DC Grant - Mrs T Glynn  
Team Leader Development Services, DC Grant - Mr J Best

## 1 ACKNOWLEDGEMENT OF COUNTRY

**WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR FIRST NATIONS PEOPLES HAVE WITH THE LAND.**

## 2 APOLOGY(IES)

Nil

## 3 CONFIRMATION OF MINUTES

### **LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION**

Moved: Ian Von Stanke  
Seconded: Lamorna Alexander

That the minutes of the Limestone Coast Southern Regional Assessment Panel meeting held on 16 November 2023 be confirmed as an accurate record of the proceedings of the meeting.

**CARRIED**

## 4 QUESTIONS WITHOUT NOTICE

Nil

## 5 INVITEES

- As from 1 October 2017, every Council is required to establish an Assessment Panel under provisions within the Planning, Development and Infrastructure Act 2016 to determine and make decisions on development applications as delegated to the Panel.
- When the Panel is considering an application, it must assess the proposal against the Planning and Design Code.
- The meeting itself is informal, however, all decisions made by the Assessment Panel are formal.

- Representors will be allocated 5 minutes to make their presentation, after which, Panel Members may ask questions to clarify any issues. It is solely a question and answer session. There will be no debate entered into.
- Council Officers will advise you of the decision as soon as practical after the meeting.

Ms Meg Redman disclosed a direct personal conflict of interest in Item 6.1.

Nature of Interest:

*My office is next door and it has a direct impact on my working environment as such I cannot be impartial.*

Ms Meg Redman left the meeting at 5:05 pm.

#### **Invitees for Item 6.1 - 20 Blackwood Street, Mount Gambier**

The Applicant - Frank Brennan Consulting Services spoke in relation to item 6.1 at 5:06 pm

#### **Invitees for Item 6.2 - 83 Bay Road, Mount Gambier**

The Representor - Andrew Buchalka spoke in relation to item 6.2 at 5:28 pm

The Applicant - Frank Brennan Consulting Services spoke in relation to item 6.2 at 5:26 pm and at 5:31 pm.

#### **Invitees for Item 6.3 - 500 Peweena Road, Mingbool**

The Representor - Mr Dennis Bald spoke in relation to item 6.3 at 5:55 pm

The Representor - Ms Karen Neil spoke in relation to item 6.3 at 5:59 pm

The Representor - Mr Owen Wales (also representing Mr Lance Walkom and Mr Allan and Mrs Julie Wilkinson) spoke in relation to item 6.3 at 6:05 pm

The Representor - Mr Steven Lamb spoke in relation to item 6.3 at 6:18 pm

The Representor - Mr David and Mrs Alison Telford spoke in relation to item 6.3 at 6:25 pm

#### **LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION**

Moved: Mark Teakle

Seconded: Lamorna Alexander

That the meeting be adjourned for a period of 5 minutes.

**CARRIED**

The meeting was adjourned at 6:38 pm

The meeting resumed at 6:53 pm

The Representor - Mr David and Mrs Alison Telford spoke in relation to item 6.3 at 6:54 pm

The Applicant - Frank Brennan Consulting Services spoke in relation to item 6.3 at 6:57 pm

The Applicant - Jayne Lovell, MFY spoke in relation to item 6.3 at 7:08 pm

The Applicant - Altay Dimitrel, Lamb Weston Australia spoke in relation to item 7:19 pm

## 6 REPORTS

### 6.1 DA:23022854 - 20 BLACKWOOD STREET, MOUNT GAMBIER - CHANGE OF USE

#### **LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION**

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel Report No. AR23/84316 titled 'DA:23022854 - 20 Blackwood Street, Mount Gambier - Change of Use' as presented on 14 December 2023 be noted.
2. The Applicant be requested to provide the following additional information:
  - (a) Confirmation of the number of employees on site at any time
  - (b) A traffic management plan identifying the number of traffic movements to be generated at the site each day, a drop off and collection point and turning circles for the on site carparking.
  - (c) Confirmation if there is an opportunity to provide additional car parking spaces at the front of the dwelling.

**CARRIED**

Ms Meg Redman returned to the meeting at 5:21 pm.

### 6.2 DA:23027592 - 83 BAY ROAD, MOUNT GAMBIER - DWELLING ALTERATIONS, ADDITIONS, AND PARTIAL DEMOLITION OF AN EXISTING DWELLING

#### **LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION**

The Limestone Coast Southern Regional Assessment Panel moved

1. That Limestone Coast Southern Regional Assessment Panel Report No. AR23/85200 titled 'DA:23027592 - 83 Bay Road, Mount Gambier - Dwelling alterations, additions, and partial demolition of an existing dwelling' as presented on 14 December 2023 be noted.
2. The Applicant be requested to reconsider the bulk, scale and proportions of the proposed development that will be visible from the west and North of the subject land.

**CARRIED**

At the meeting the applicant has formally requested that the application be placed on hold.

**6.3 DA:23025094 - 500 PEWEENA ROAD, MINGBOOL - POTATO STORAGE SHEDS****LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION**

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel Report No. AR23/78233 titled 'DA:23025094 - 500 Peweena Road, Mingbool - Potato Storage Sheds' as presented on 14 December 2023 be noted.
2. That the Limestone Coast Southern Regional Assessment Panel resolve that:
  - (a) Pursuant to section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
  - (b) Development Application Number 23025094, by Lamb Weston Australia Pty Ltd is granted Planning Consent subject to the following reserved matters, conditions and advisory notes:

**RESERVED MATTERS**

Pursuant to section 102(3) of the Planning, Development and Infrastructure Act 2016, the following matters are reserved for further assessment to the satisfaction of the Assessment Manager, prior to the granting of Development Approval:

1. A siteworks plan showing details of levels, excavation, fill and any retaining walls, together with landscaping details to revegetate these areas following the completion of earthworks.
2. Details of the driveway crossover, culvert and headwall to be installed at the entrance and exit off Peweena Road, with reference to the relevant standards for the District Council of Grant.

Note - Further conditions may be imposed on the Planning Consent in respect of the above matters.

**CONDITIONS****Planning Consent****Condition 1**

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by the following conditions.

**Condition 2**

The sheds nominated for potato storage shall be limited to the storage of primary produce in the form of potatoes and possibly also onions, predominantly sourced from the Limestone Coast region of southeast South Australia.

**Condition 3**

Unless extended by the relevant authority, the development shall be fully completed by 31 December 2030.

**Condition 4**

The buildings and site including the driveway and stormwater infrastructure shall be maintained in good condition at all times. This includes reference to the management and maintenance advice in the Preliminary Stormwater Management Plan by Tonkin Consulting dated 13 July 2023.

**Condition 5**

Stormwater from the proposed development shall be disposed of so that it does not affect the stability of the proposed development or any other building on the site or neighbouring properties, and so that it does not create any unhealthy conditions or road drainage issues.

**Condition 6**

Other than the automatic gate set on the driveway well inside the property boundary, or as otherwise approved by council, fencing shall be post and wire in a rural style to fit with the locality.

**Condition 7**

Within one year of substantially commencing the development, landscaping shall be planted along the southern and western boundaries generally in accordance with the amended site plan dated 15/11/2023 (as provided with the additional information dated 20 November 2023). This landscaping shall be maintained and replaced whenever necessary.

**Condition 8**

Noise associated with the onsite operations of the potato storage facility shall achieve the relevant Environment Protection Policy criteria, currently set by the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

**Condition 9**

Outdoor lighting associated with the onsite operations of the potato storage facility shall accord with the relevant Australian Standard, currently AS/NZS 4282:2019.

**ADVISORY NOTES****Planning Consent**

1. As noted in the traffic report from MFY, the roadside vegetation between the existing and proposed driveways will need to be pruned and/or removed to achieve safe sight distances. This shall be undertaken by, or with the permission of, the District Council of Grant.
2. Other legislation may also apply to the development, including the *Landscape South Australia Act 2019*, *Local Nuisance and Litter Control Act 2016*, *Environment Protection Act 1993*, *Local Government Act 1999* and the *Road Traffic Act 1961*.

**CARRIED****7 MOTIONS WITHOUT NOTICE**

Nil

**8 MEETING CLOSE****The Meeting closed at 7:39 pm.**

**The minutes of this meeting were confirmed at the Limestone Coast Southern Regional Assessment Panel held on 18 January 2024.**

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**PRESIDING MEMBER**