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MINUTES OF THE MEETING of the Council Assessment Panel of Mount Barker District Council held via Zoom on Wednesday 16 February 2021, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Tom Gregory, Geoff Parsons, Sally Roberts and Harry Seager.  
**(Staff)** Manager – Planning, City Development (A Humphries), Team Leader, Planning (A Houlihan), Planner, City Development (R Richards), and the Minute Secretary (S Mann).

**1. APOLOGIES**

Nil.

**2. CONFLICT OF INTEREST DECLARATION**

Nil.

**3. CONFIRMATION OF MINSRUTES**

Moved Sally Roberts that the minutes for the meeting held on 15 December 2021 be taken as read and confirmed.

Seconded Tom Gregory

CARRIED  
CAP20220216.01

**4. REPORTS DEFERRED**

Nil.

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## **5. REPORTS BY OFFICERS**

### **5.1. DEVELOPMENT ACT APPLICATIONS**

#### **5.1.1. NON-COMPLYING APPLICATIONS**

##### **5.1.1.1 SUMMARY DETAILS**

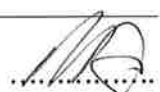
<b>Application No.</b>	580/292/21
<b>Applicant</b>	Holcim (Australia) Pty Ltd
<b>Subject Land</b>	1/2 Childs Road, Littlehampton, LOT: 98 FP: 160275 CT: 5792/221
<b>Ward</b>	North Ward
<b>Proposal</b>	Partial change in land use to a concrete batching plant with associated structures, offices, amenities, car parking and landscaping.
<b>Development Plan</b>	Mt Barker District Council Consolidated 20 August 2020
<b>Zone</b>	Light Industry Zone
<b>Form of Assessment</b>	Non-complying
<b>Public Notification</b>	Category 3
<b>Representations</b>	None
<b>Persons to be heard</b>	None
<b>Agency Consultation</b>	Environmental Protection Authority (EPA)
<b>Responsible Officer</b>	Randall Richards
<b>Main Issues</b>	Land use, interface (noise, amenity), parking, traffic, storm water
<b>Recommendation</b>	Grant Development Plan Consent subject to conditions and advisory notes.

The Panel discussed the application and reached the following decision;

Tom Gregory moved that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker District Council Development Plan, consolidated 20 August 2020.

RESOLVE to GRANT Development Plan Consent to the application by Holcim (Australia) Pty Ltd for a partial change in land use to a concrete batching plant with associated structures, offices, amenities, car parking and landscaping at 1/2 Childs Road, Littlehampton (Development Application 580/292/21) subject to the following reserved matter, conditions and advisory notes:




### **Reserved Matter**

1. A landscaping plan shall be submitted to the Assessment Manager for approval that includes additional landscaping adjacent Childs Road and in suitable locations within the site.


### **Council's conditions of consent:**

2. The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions, including:
  - Planning Assessment Report/Statement of Effect – Application for Development Plan Consent-general industry (Concrete Batching Plant) at 2 Childs Road, Littlehampton SA 5251;
  - Stormwater Management Plan (Concrete Batching Plant Littlehampton) Prepared for Holcim (Australia) Pty Ltd, File Ref:2452.800.001 – dated 14 October 2021;
  - Proposal Plans, Holcim-Littlehampton (Mt. Barker) Concrete Plant Concepts-Layout dwg no-9050-R-PE-DG-001, sheet 6 of 9, Rev N, Holcim-Littlehampton (Mt. Barker) Concrete Plant Concepts-Typical Plant, dwg no-9050-R-PE-DG-001, sheet 5 of 9, Rev L, Holcim-Littlehampton (Mt. Barker)
  - Concrete Plant Concepts-Side Elevation, dwg no-9050-R-PE-DG-001, sheet 7 of 9, Rev L, Holcim-Littlehampton (Mt. Barker)
  - Concrete Plant Concepts-Front Elevation, dwg no-9050-R-PE-DG-001, sheet 8 of 9, Rev L, Holcim Australia Pty Ltd Littlehampton,
  - Lunch Room Plan Layout and Elevations, Groundwork Plus, Drawing Number:2452.DRG.009B, dated 27 November 2020, Holcim Australia Pty Ltd Littlehampton,
  - Batch Office Plan Layout and Elevations, Groundwork Plus, Drawing Number:2452.DRG.009C, dated 27 November 2020, Holcim Australia Pty Ltd Littlehampton,
  - Orthophoto and Contour Plan (2020-02-12), Groundwork Plus, Drawing Number:2452.DRG.014, dated 22 January 2021, Holcim-Littlehampton (Mt. Barker) Concrete Plant Concepts-Traffic Flow dwg no-9050-R-PE-DG-001, sheet 9 of 9, Rev N,
  - Traffic Transport plus, Re: Littlehampton Concrete Batching Plant Response to Information Request-dated 28 July 2021, Holcim Site Signage-Entrance Signage-PPE Icon
  - Signage, Littlehampton Concrete Plant-Design Criteria - Branding.



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3. The following operational aspects to manage dust must be adhered to at all times to the satisfaction of Council:
- work areas to be dampened down when required, all trafficable areas on site shall be paved and/or sealed for good site management;
  - use of dust suppressants and shielding to silos/storage bins where possible, cement and fly ash silos shall be fitted with overfill protection and dust filtration systems. The dust filtration systems and filters shall be properly maintained and the use a burst bag detector system that has ducting to 1 metre of ground level adjacent to the silo-filling pipe and;
  - to minimise transportation of air borne materials, incoming and outgoing truckloads shall be covered, trucks leaving the premises shall be clean and truck loading bays roofed and enclosed.
4. That effective **soil erosion and drainage control** measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- a. prevent silt run-off from the land to adjoining properties, roads and drains;
  - b. control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
  - c. ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - d. ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure;
  - e. ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land; and
  - f. following construction of a stage, ensure all disturbed land is managed to prevent silt runoff and dust.
5. All requirements in regard to the **construction of new and existing driveways and carparks** are to be met, including:
- a. The driveway crossovers shall be designed, drained, constructed and sealed with asphalt or concrete suitable for commercial traffic providing both structural integrity and traction in both wet and dry conditions and include adequate stormwater drainage. The use of unbound materials (gravel, or quarry rubble) is not acceptable.
  - b. The driveway internal to the property shall be surfaced such that it is trafficable in all weather conditions and mitigates dust generated by vehicles.
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- c. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a verge slope no greater than 2.5 per cent fall towards the road where a footpath is present and a maximum 5% where no footpath is present, suitable for pedestrian traffic and in accordance with Councils current standards.
  - d. The driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
  - e. That car parks and any traffic control devices be designed and constructed in accordance with AS 2890 –Off-Street Car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
6. All requirements in regard to **storm water** are to be met, including:
  - a. Management of stormwater shall occur generally in accordance with the drainage management plan submitted in support of the application.
  - b. All stormwater from the batching plant shall be captured for reuse in production.
  - c. All stormwater discharged from the car parking area shall be directed to the adjacent watercourse via a vegetated swale. The design and construction of the stormwater system shall be designed to prevent erosion of the watercourse and be approved by Council.
  - d. Proposed finished floor levels shall be a minimum of 0.5m above the 100 year average recurrence interval flood level for watercourses to avoid inundation by floodwater.
  - e. A system to improve stormwater quality shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The treatment system shall have a high capture efficiency for oils and petroleum/hydrocarbons.
7. The site must be serviced by an approved wastewater scheme prior to the commencement of the use.

#### **EPA CONDITIONS**

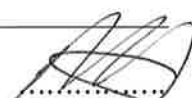
8. Deliveries from concrete tanker and quarry aggregate trucks must only occur between the hours of 7am and 10pm on any day of the week.



9. Prior to operation, the cement silo must be fitted with filling exhaust filters, high/low alarms and overfill protection kits, and an independent fail safe system consisting of a fully ducted and enclosed pressure release valve.
10. Prior to operation, the stormwater management system must be constructed in accordance with the Stormwater Management Plan, prepared by Groundwork Plus, dated October 2021 and the letter from Groundwork Plus (Sam Lyons) to the EPA titled Response to Environment Protection Authority Information Request, dated 18 October, 2021 and must include:
  - a first-flush tank, sized at least 40kL, to be installed to capture stormwater from catchment C;
  - b. grading in catchment C designed to capture and retain all stormwater generated in that catchment in a 1% AEP rain event;
  - c. the establishment of a wedge pit, sedimentation basin and bio-retention basin to capture and treat stormwater from catchment A, B and D;
  - d. any overflow of stormwater from catchment C to be directed to the proposed bio-retention basin;
  - e. all wastewater from the washdown facilities to be retained in catchment C and;
  - f. captured stormwater is re-used on site as required for operational needs.

**Notes:**

1. Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.
2. Prior to construction commencing the contractor shall undertake a condition survey of the adjoining roads and infrastructure and a CCTV of any Council underground infrastructure that may be affected by the works and again at completion of the works. Any damage shall be repaired to the reasonable satisfaction of Council.
3. As your proposed development includes construction works on Council roads or connections to Council assets you are advised that a Permit to undertake works that impact on Council infrastructure, Council Streets or Roads or Council controlled land (available on the Website) will need to be issued by Council prior to construction.
4. A Waste Control Application is required for any new septic tank and drainage system to be located within the development.



5. Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.
6. Retaining walls constructed to retain a difference in ground levels exceeding 1 metre in height require development approval.
7. 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.
8. 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 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](http://www.epa.sa.gov.au/business_and_industry/applying_for_a_licence). A revised Stormwater Management Plan should be included with the licence application which reflects all of the commitments made in the letter from Groundwork Plus titled: *Response to Environment Protection Authority Information Request - Application for Development Approval – Development Plan Consent for General Industry (Concrete Batching Plan) at 2 Childs Road, Littlehampton, SA, 5250*, dated 18 October 2021.
9. 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.
10. 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>

Seconded Harry Seager

CARRIED  
CAP20220216.02

**5.1.2. CATEGORY 3 APPLICATIONS**

Nil.

**5.1.3. CATEGORY 2 APPLICATIONS**

Nil.



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**5.1.4. CATEGORY 1 APPLICATIONS**

Nil.

**5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS**

Nil.

**6. REVIEW OF ASSESSMENT MANAGER DECISIONS**

Nil

**7. INFORMATION REPORTS**

Nil

**8. CONFIDENTIAL REPORTS**

**9. POLICY MATTERS ARISING FROM THIS AGENDA**

**10. OTHER BUSINESS**

**11. CLOSURE**

Meeting declared closed at 10.37 hrs

  
CHAIRMAN

18 / 05 / 2022  
DATE

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