

MINUTES

Limestone Coast Southern Regional Assessment Panel

Thursday 10 April 2025



Minutes of Limestone Coast Southern Regional Assessment Panel held at:

Time: 5:00 pm

Date: Thursday 10 April 2025

Location: George Street, Millicent

PRESENT: Ian Von Stanke (Acting Presiding Member)
Carlin McNeil
Cheryle Pedler (Virtual)
Lamorna Alexander (Virtual)

OFFICERS IN ATTENDANCE: Assessment Manager - Mrs T Tzioutziouklaris
Executive Administrator - Mrs S Spears

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 APOLOGIES

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

That the apology from Mark Teakle be received.

CARRIED

The Assessment Manager called for nominations for the position of Acting Presiding Member for the meeting.

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

Ian Von Stanke be appointed as Acting Presiding Member for the meeting.

CARRIED

With no further nominations received Ian Von Stanke assumed the position of Presiding Member for the meeting.

3 CONFIRMATION OF MINUTES

3.1 CONFIRMATION OF MINUTES

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

That the minutes of the Limestone Coast Southern Regional Assessment Panel Meeting held on 20 March 2025 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

4 QUESTIONS WITHOUT NOTICE

Nil

5 INVITEES

Mrs Cheryle Pedler disclosed a general conflict of interest in Item 6.1.

Mrs Cheryle Pedler advised of an indirect conflict with the Applicant as they are both members of Rotary Club SA but are not known to each other otherwise..

- I will remain in the meeting for the Limestone Coast Southern Regional Assessment Panel for the discussion and continue with voting rights.

Invitees for Item 6.1 - Lot A Ridge Terrace, Millicent

The Representor - John Drew spoke in relation to item 6.1 at 5:05pm

The Applicant - Phil Harnett – On behalf of Perry’s Fuel Distributors c/o URPS (virtual), spoke in relation to item 6.1 at 5:09pm

6 REPORTS

6.1 DA 24035502 - LOT A RIDGE TERRACE MILLICENT - VARIATION TO A RETAIL FUEL OUTLET

LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL RESOLUTION

The Limestone Coast Southern Regional Assessment Panel moved:

1. That Limestone Coast Southern Regional Assessment Panel report titled 'DA 24035502 - Lot A Ridge Terrace Millicent - Variation to a Retail Fuel Outlet' as presented on Thursday 10 April 2025 be noted.
2. It is recommended that the Limestone Coast Southern Regional Assessment Panel resolve that:
 1. 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
 2. Development Application Number 24035502, by Perry's Fuel Distributors C/- URPS, at Lot A Ridge Terrace Millicent is granted Planning Consent subject to the following reserved matter and conditions:

RESERVED MATTERS

1. A revised landscaping plan shall be provided to the satisfaction of the assessment manager that provides a visual buffer to the adjoining reserve. The landscaping plan must clearly denote the number and types of species to be planted.

CONDITIONS

2. The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
3. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application 21033622 continue to apply to this amended application.
4. During construction, and at all times thereafter, stormwater shall be disposed of in accordance with recognised engineering practices and in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions.
5. Landscaping shall be established prior to the use of the building(s) in accordance with an approved plan and shall be nurtured and maintained in good condition at all times to the reasonable satisfaction of Council.
6. The hours of operation for the drive-thru window at the premises shall be restricted to the following times:
 - 7am and 9pm, 7 days a week
7. All car parking areas shall be line marked or paved in a distinctive fashion to delineate each car parking space and maintained in good condition at all times to the reasonable satisfaction of Council.
8. No materials, goods or containers shall be stored in the carpark or driveways at any time.
9. All external lighting of the site, including car parking areas and buildings, shall be designed and constructed to conform with Australian Standards and must be located, directed and shielded and of such limited intensity that no nuisance or loss of amenity is caused to any person beyond the site.

CONDITIONS IMPOSED BY COMMISSIONER OF HIGHWAYS

1. Access to/from Ridge Terrace shall cater for left turn in, left turn out and right turn in movements only and the access points shall be designed and constructed to cater for 36.5m Road Trains as shown on CIRQA, Project No. 21475, Sheet #03_SH01 & SH02, Revision A dated 7 October 2024 and associated Traffic Impact Assessment Ref 21475/TAW dated 8 October 2024.

These works shall be designed and constructed in accordance with the relevant Austroads Guides, Australian Standards and DIT Master Specifications with all associated costs (including and not limited to project management and any necessary road lighting, signage and drainage upgrades) to be borne by the applicant.

Note: The applicant shall contact DIT Road Assets - South, Asset Manager, Mr Victor Ling (08) 7133 1969 or mobile 0467 784 657 (victor.ling@sa.gov.au) to obtain approval and discuss any technical issues regarding the required works. The applicant shall enter into a Developer Agreement with DIT to undertake and complete this work.

2. All vehicles shall enter and exit the site in a forward direction.

3. Any infrastructure within the road reserve (including stobie pole, street light and directional sign/s) that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

4. All off-street parking and vehicle manoeuvring areas shall be designed in accordance with AS/NZS 2890.1:2004, AS/NZS 2890.6:2022 and AS2890.2:2018. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

5. Any floodlighting associated with the site shall be positioned and/or shielded so as to not produce glare or create a distraction for passing motorists on the abutting roads.

6. Any land required from the subject site for the construction of footpaths etc. shall be dedicated to road at no cost to DIT or Council.

7. A final stormwater management plan shall be developed in conjunction with DIT. All drainage infrastructure is to be to the satisfaction of Council and DIT.

8. Stormwater run-off shall be collected on-site and discharged without impacting the safety or integrity of Ridge Terrace and Cattle Bridge Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

CONDITIONS IMPOSED BY EPA

1. The relevant authority is directed to retain EPA directed Conditions 10, 11 and 12 of the Planning Consent for DA 21033622 and replace Condition 13 with the following condition:

13. Stormwater runoff from all high risk hardstand areas of the petrol station (including the refuelling and fuel delivery areas) must be managed in accordance with the Site Drainage Plan, Drawing No. C-211104-01 and C211104-02, revision G, dated 08/09/2023, prepared by Epic Projects and Consulting and must be directed via grates and grade changes to the Protector HYD.40.DC.R6-1 full retention oil/water separator (no bypass function) that:

a) has a minimum spill capture capacity of 10,000 litres

b) reduces oil content in the outlet to less than 5mg/L at all times (as confirmed by independent third-party scientific testing), and

c) operates effectively in the event of a power failure

CARRIED

7 URGENT MOTIONS WITHOUT NOTICE

Nil

8 MEETING CLOSE

The meeting closed at 5:22 pm.

The minutes of this meeting were confirmed at the Limestone Coast Southern Regional Assessment Panel held on 15 May 2025.

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ACTING PRESIDING MEMBER