

APPENDIX 5. RECORD OF MEETING WITH DEYOUNGS PTY LTD

Kayla Gaskin-Harvey

From: Skye MacDonald
Sent: Friday, 28 January 2022 5:10 PM
To: Kayla Gaskin-Harvey; cspeight
Cc: Skye MacDonald
Subject: FW: Meeting 27 Jan, DE Youngs Salvage Yard, Baden Tce O'Sullivan Beach

Dear Kayla

Below is the email exchange following a meeting on site between myself and Conrad Speight (for De Youngs) recording matters discussed following the De Youngs submission as part of the Community Engagement process.

Rather than attempt to paraphrase the discussion into minutes, I forward the exchange in full.

Kind regards

Skye MacDonald

From: cspeight
Sent: Thursday, 27 January 2022 3:49 PM
To: Skye MacDonald
Subject: Re: Meeting 27 Jan, DE Youngs Salvage Yard, Baden Tce O'Sullivan Beach

Hi Skye

Thank you for coming to site today, actually walking the boundary and discussing my clients concerns.

In addition to your wrap up of this mornings meetings I would like to add a few main points that were discussed and stressed by myself to you on behalf of my client .

1. The Noise reports that you have had done, do in no way represent the noise that would be generated once the DeYoungs property is fully utilized as less than half the site is currently used for industrial purposes, and future heavy industrial development is proposed in the current complying zone.
2. DeYoungs are not opposed to the code amendment as long as their business interests are protected into the future by complaints from residential neighbors with respect to noise etc that has been generated from the complying industrial zone that is licensed to operate 24hrs a day, 7days a week. They do not want to end up in a situation as per the old mushroom farm business on Panatalinga Rd that got pushed out of district by housing.
3. That your client has been cherry picking comments and findings from reports done over the last 10 years to suit the application and their real relevance today ?
4. The boundary fence will need to made of a construction similar to the concrete panel fencing along the major arterial routes adjacent to housing estates for longevity to last for 50 to 100 years with no maintenance requirement to DeYoungs. All steel rusts in this area even with color bond finishes due to its proximity to the ocean. My comment was not about the acoustic performance of either product, its about durability, maintenance ownership and long term aesthetics. The Sound Wall will be higher than the current 2.1 meter chain mesh fence.
5. Onkaparinga Council of any support for this project. Surprising to DeYoungs, Ben Green & Assoc. and even the business development manger of the council Glenn Hickling understands this area is begging for more industrial sheds as per the existing complying zoning. A similar residential proposal and a school was put forward to the council where the ideas were basically thrown out of the planning office 3-4 years ago, where at the same time the council was trying to put an interface zone over the said area and other areas on the adjacent DeYoung's holdings

which were to soften up the zone with a mix of light industrial uses that would provide a buffer between existing residential and heavy industry zones, this was not approved by the State Planning Minister at the end of 2019 early 2020, where individual property owners were not even written to from either council or state planning after having to spend considerable money and time to protect their interests then.

6. The EPA and that further ground contamination testing that would be required for the code amendment to pass for residential from a state planning perspective, it seems odd that this has not been undertaken by your client as DeYoungs understood this process, and deemed was not going to be taken further as said land fine for current industrial uses.

I look forward to the updated minutes from mine above and yours below.

In addition, Today I have arranged a meeting with the Council Planning department to discuss the overall site in general, the code amendment and further industrial development and protection of the existing Industrial zone into the future.

Look forward to you response.

Best regards
Conrad Speight
Senior Property Asset Manager
DeYoungs Pty Ltd

----- Original Message -----

From: "Skye MacDonald"

To: "cspeight"

Sent: Thursday, 27 Jan, 2022 At 1:54 PM

Subject: Meeting 27 Jan, DE Youngs Salvage Yard, Baden Tce O'Sullivan Beach

Dear Conrad

Thankyou for your time earlier today on site.

I confirm we met to discuss the De Young's representation regarding the proposed rezoning of the parcel of vacant land to the west, owned by the Kambitsis Group and purchased from the De Youngs. The said representation was made as part of the Engagement Process for the proposed code amendment.

I noted that the process had been delayed as a result of extensive communications between The Attorney General's Department, the EPA, the acoustic consultants engaged by us and our planners relating to the most appropriate instruments to be applied under the new code. I confirmed that the consensus is that the land to be rezoned should be subject to an interface management overlay and that acoustic concerns would be dealt with by the construction of a 2.4m noise attenuating fence, that dwellings within 45m of the boundary would be limited to single storey height and that façade treatments would be upgraded to ensure compliance with the Environmental Noise Policy in residences.

It was noted that the new fence would not be very different in height to the existing chain wire and barbed wire fence between the respective properties.

You noted that DeYoungs' key concern was the method of construction of the noise attenuating fence.

Whilst you acknowledged that a metal fence would meet acoustic requirements you noted the DeYoungs' view that this would not be adequate from a long term maintenance perspective due to the corrosive environment near the sea, which in your experience impacted roller doors and the like.

You noted De-Youngs' preference for I-beams and concrete panels and indicated that future construction of buildings at the southern end of the DeYoungs' holding may be constructed on the boundary with tilt up concrete, should the Kambitsis Group 'come to the party' with the balance of the fence.

You requested that we advise when the Community Engagement Report was available on the website and asked that our meeting be minuted and provided to our planners. Would you please confirm the above is accurate and I will do so.

Thanks again for your time.



Skye MacDonald

Development Manager



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