

**FLINDERS REGIONAL
DEVELOPMENT ASSESSMENT PANEL**

MINUTES

**OF THE MEETING HELD ON
TUESDAY 1st MARCH 2011
BY TELECONFERENCE
COMMENCING AT 9.35 AM**

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1. **PRESENT:** Ms S.L.S. Ditter (Presiding Member); Mr G.C. Thompson; Mr T.C. Roocke;
Mr F.W. Hardbottle & Mr C.R. Parkyn
- Mr S.R. Cheriton, Chief Executive Officer, DC of Mount Remarkable
Mr C.J. Davies, Chief Executive Officer, The Flinders Ranges Council
Mr I.A. Wilson, Chief Executive Officer, DC of Orroroo Carrieton
Mr R.B. Ashenden, Development Officer
Mr D. Hutchison, Planning Consultant
Ms A.L. Frick, Building, Planning & Admin Assist, DC of Mount Remarkable
2. **APOLOGIES:** Mr T.D. Barnes, Chief Executive Officer, DC of Peterborough NOTED
3. **DECLARATIONS OF INTEREST:** NIL
4. **CONFIRMATION OF MINUTES:** NIL
- 4.1 **ORDINARY MEETING – Held 1st September 2010**
- That** the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 1st September 2010 as circulated, be taken as read and confirmed.
- T.C. Roocke / G.C. Thompson**
CARRIED
[001.2011]
5. **BUSINESS ARISING FROM MINUTES:** NIL
6. **GOVERNANCE MATTERS:**
- 6.1 **PUBLIC OFFICER**
- That** pursuant to the provisions of Subsection 34 (18b) of the Development Act 1993, that Mr Sean Richard Cheriton, Chief Executive Officer of the District Council of Mount Remarkable, be appointed as the Public Officer of the Flinders Regional Development Assessment Panel for a term concluding at the date of the next periodic Local Government election.
- C.R. Parkyn / G.C. Thompson**
CARRIED
[002.2011]

7. APPLICATIONS FOR CONSIDERATION:

7.1 THE FLINDERS RANGES COUNCIL

7.1.1 DA 740/0049/2010 – Hood – Transport Museum

The Agenda Report advised the Panel of details of the application for the establishment of a transport museum.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

The proposed transport museum was classified as a Category 3 form of development for the purpose of public notification. One submission was received during the consultation period.

The respondent did not oppose the development rather the issues raised in the submission related to:

- whether an upgrade to the adjoining roads would occur due the additional traffic the proposed development would create; and
- whether Council had received any guarantee the workshop in the museum would not be used for maintenance work on working road trains.

The applicant did not provide a response to the submission.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 740/0049/2010 to construct a transport museum at Lot 52 Park Terrace, Quorn is not seriously at variance with The Flinders Ranges Council Development Plan, Consolidated 15th July 2010; and

That following consideration and having regard to all relevant matters, that Development Plan Consent be **GRANTED** to Development Application 740/0049/2010 that seeks to construct a transport museum at Lot 52 Park Terrace, Quorn, subject to the following conditions:

1. That except where minor amendments may be required by other relevant Acts, or by the conditions imposed on this consent, the development shall be undertaken in accordance with the approved plans, prepared by Wilcot Drafting, dated 6/10/2010.
2. Prior to the issue of Development Approval the applicant shall provide Council with a stormwater management plan prepared by an appropriately qualified engineer which details how stormwater will be removed from buildings and open areas and disposed from the site. The plan shall make provision for the maximum use of stormwater on site.
3. Any stormwater system to dispose of stormwater to existing Council drainage system (or otherwise to the Councils satisfaction) shall be constructed to the Council specifications and satisfaction.
4. Prior to the issue of Development Approval the applicant shall provide Council with a landscaping plan which indicates the species and numbers proposed to be planted. The plan shall nominate a minimum 10 metre wide planning area around the full boundary of the site and plant species will be locally endemic plants. The plan shall also nominate suitable shade trees to the car parking area.
5. The establishment of all landscaping shall be undertaken within 6 months of the completion of the building/development works and thereafter shall be maintained in good health and condition to the satisfaction of Council.

6. All car parking shall be sealed with suitable hardstand material to Councils satisfaction and shall be appropriately delineated with raised landscaping beds and/or permapine logs.
7. Car parking and access will be in accord with the relevant Australian Standards.

G.C. Thompson / T.C. Roocke

CARRIED

[003.2011]

7.1.2 DA 740/0036/2010 – Pratt – Detached Dwelling

The Agenda Report advised the Panel of details of the application for a detached dwelling on Section 181 Arden Vale Road in the Hundred of Yarrah.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That following consideration and having regard to all relevant matters, that Development Plan Consent be **REFUSED** to Development Application 740/0036/2010 that seeks to construct a detached dwelling on Section 181 Arden Vale Road in the Hundred of Yarrah as the development is inconsistent with the following provisions of the Flinders Ranges Council Development Plan, Consolidated 7th February 2008:

Rural Landscape Protection zone

Objectives 1, 2, 5

Principles 4, 6, 7

Animal Keeping

Objective 1

Principles 1, 3 (a)

Hazards

Objectives 1, 2, 3,

Principles 1, 4, 5, 6, 8

Natural resources

Objectives 1, 2, 5, 7, 12

Principles 1, 3, 5, 8, 11, 13, 14, 27, 28, 29, 33,

Orderly and Sustainable Development

Objectives 1, 4, 6

Principles 1, 2, 4, 6

Siting and visibility

Objective 1

Principles 1, 6

Waste

Principles 3, 12, 13

T.C. Roocke / G.C. Thompson

CARRIED

[004.2011]

7.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

7.2.1 DA 830/D008/2010 – Melville-Smith - Land Division

The Agenda Report advised the Panel of details of the application for land division involving the realignment of the boundary of two allotments, Section 1 and Allotment Pieces 93, 94 and 95 FP199836 in the Hundred of Telowie.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D008/2010 that seeks to realign the boundary of Section 1 and Allotment Pieces 93, 94 and 95 FP199836 in the Hundred of Telowie is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4th February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D008/2010 at Section 1 and Allotment Pieces 93, 94 and 95 FP199836 in the Hundred of Telowie, subject to the concurrence of the Development Assessment Commission and subject to the following conditions:

Requirements of Development Assessment Commission

1. Two (2) copies of a certified survey plan shall be lodged for Certificate purposes.

T.C. Roocke / C.R. Parkyn
CARRIED
[005.2011]

9.50 am Mr C.J. Davies left the Meeting

7.2.2 DA 830/D010/2010 – Anderson – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the realignment of the boundaries of Section 101 North and South and Allotment 200 DP51680 in the Hundred of Willowie.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D010/2010 that seeks to realign the boundaries of Section 101 North and South and Allotment 200 DP51680 in the Hundred of Willowie is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4th February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D010/2010 at Section 101 North and South and Allotment 200 DP51680 in the Hundred of Willowie – corner of John Daly's and Avis Clarke's Roads, Willowie - subject to the following conditions:

Requirements of Development Assessment Commission

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 06815/10). The internal drains shall be altered to the satisfaction of the SA Water Corporation.
2. A copy of a certified plan shall be lodged for Certificate purposes.

Conditions of Council

3. That the allotments resultant from the division be renumbered 268, 269 & 270.

REASON: To maintain unique identification in the numbering system within the Hundred of Willowie.

NOTE TO APPLICANT: SA Water advise that all internal pipe-work that cross the allotment boundaries will be required to be severed, such that the pipe-work relating to each allotment is contained within its boundaries.

T.C. Roocke / F.W. Hardbottle

CARRIED

[006.2011]

7.2.3 DA 830/D011/2010 - Jacka – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the realignment of the boundaries of Allotment 281 DP82917 and Pieces 277 & 288 FP51941 in the Hundred of Booleroo.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D011/2010 that seeks to realign the boundaries of Allotment 281 DP82917 and Pieces 277 & 288 FP51941 in the Hundred of Booleroo is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4th February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D011/2010 at Allotment 281 DP82917 and Pieces 277 & 288 FP51941 in the Hundred of Booleroo - Jackas Road, Booleroo Centre - subject to the following conditions:

Conditions of Council

1. That the allotments resultant from the division be renumbered 285, 286 & 287.

REASON: To maintain unique identification in the numbering system within the Hundred of Booleroo.

T.C. Roocke / G.C. Thompson
CARRIED
[007.2011]

7.2.4 DA 830/D012/10 – Saret Pty Ltd – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the realignment of the boundaries of Sections 1, 2, 194 and 195 in the Hundred of Baroota.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That Development Application 830/D012/2010 that seeks to realign the boundaries of Sections 1, 2, 194 and 195 in the Hundred of Baroota is not seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 4th February 2010; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D012/2010 at Sections 1, 2, 194 and 195 in the Hundred of Baroota - Princes Highway, Port Germein - subject to the following conditions:

Requirements of Development Assessment Commission

1. A copy of a certified plan shall be lodged for Certificate purposes.

NOTE: Approval of the land division should in no way be seen as the Council countenancing or otherwise supporting the further development of the land for dwellings which Council considers to be at odds with the relevant Development Plan provisions.

T.C. Roocke / C.R. Parkyn
CARRIED
[008.2011]

7.2.5 DA 830/D013/2010 - Geddes – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of one existing land parcel (Allotment 705 DP21928 in the Hundred of Appila) to create an additional land parcel.

The Agenda Report provided further advice to the Panel in respect of the Application and detailed the assessment of the proposal against the applicable Development Plan Principles.

Following due consideration, the Panel determined its position in respect of the application.

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **REFUSED** to Development Application 830/D013/2010 for the division of Allotment 705 DP21928 in the Hundred of Appila - Main North Road, Wirrabara - for the following reasons:

The development will;

- reduce the agricultural potential of the land and land in the locality'
- result in the unwarranted fragmentation of rural land,
- not for the more intensive use of the land for farming,
- have the potential to lead to land use conflicts with surrounding farming activities,
- set a precedent for rural living type development within the locality and for the further division and fragmentation of land, and as a consequence does not accord with the following provisions of the Development Plan:

Rural Zone, Objective 2, Principles 1 and 7.

Council Wide Objectives 1, 30 and 31, Principles 21(d) and 80.

G.C. Thompson / F.W. Hardbottle

CARRIED

[009.2011]

7.3 DISTRICT COUNCIL OF ORROROO CARRIETON NIL

7.4 DISTRICT COUNCIL OF PETERBOROUGH NIL

8. OTHER BUSINESS: NIL

8.1 THE FLINDERS RANGES COUNCIL

The Planning Consultant advised the Panel that The Flinders Ranges Council Heritage Development Plan Amendment had been given interim authorisation.

8.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

The Chief Executive Officer advised the Panel that a new Consolidated Development Plan for the Council would shortly be distributed following finalisation of a Ministerial Development Plan Amendment.

8.3 DISTRICT COUNCIL OF ORROROO CARRIETON NIL

8.4 DISTRICT COUNCIL OF PETERBOROUGH NIL

9. NEXT MEETING:

No date was set for the next Meeting of the Panel, with its timing dependent on having applications for consideration and assessment.

10. CLOSURE:

The Presiding Member closed the Meeting at 10.05 am.

CONFIRMATION:

Minutes confirmed at the Meeting of the Panel held

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Presiding Member

