

**FLINDERS REGIONAL
DEVELOPMENT ASSESSMENT PANEL**

MINUTES

**OF THE MEETING HELD ON
MONDAY 30th JANUARY 2012
IN THE COUNCIL CHAMBERS
DISTRICT COUNCIL OF MOUNT REMARKABLE
STUART STREET, MELROSE
COMMENCING AT 10.30 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 I.A. Wilson, Chief Executive Officer, DC of Orroroo Carrieton
Mr P. McGuiness, Chief Executive Officer, DC of Peterborough
Mr R.B. Ashenden, Development Officer
Mr D. Hutchison, Planning Consultant
2. **APOLOGIES:** Mr C.J. Davies, Chief Executive Officer, The Flinders Ranges Council
3. **DECLARATIONS OF INTEREST:** NIL
4. **CONFIRMATION OF MINUTES:**
- 4.1 **ORDINARY MEETING - Held 21st December 2011**
- That** the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 21st December 2011 as circulated, be taken as read and confirmed.
- T.C. Roocke / G.C. Thompson**
CARRIED
[001.2012]
5. **BUSINESS ARISING FROM MINUTES:**
- The Planning Consultant provided a brief update on the matter associated with the Appeal of the Panel's refusal decision with respect of Development Application 740/0036/2010 - Pratt - Detached Dwelling.
6. **GOVERNANCE MATTERS:**
- The Public Officer advised the Panel that he would shortly be distributing information to the Member Councils in relation to the appointment of the Presiding Member.
7. **APPLICATIONS FOR CONSIDERATION:**
- 7.1 **THE FLINDERS RANGES COUNCIL** NIL
- 7.2 **DISTRICT COUNCIL OF MOUNT REMARKABLE**
- 7.2.1 **DA 830/D002/2011 – Morena – Land Division**
- Consideration of this Agenda Item was deferred until later in the Meeting following the planned site inspection.

7.2.2 DA 830/0067/2011 – Broughton Riverview Pty Ltd – Off Road Racing

The Panel formally heard from Ms Edwards and Mr Wulf in relation to the representations that they had each made in relation to the proposed Development.

The Panel subsequently heard from the Applicant, Mr Bentley, in response to the representations that had been made.

The Panel then gave consideration to the matters included with the Agenda Report relating to the Development Application, including the Planning Report.

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

That Development Application 830/0067/2011 that seeks to undertake extensions to an existing off road racing track at Sections 67 and 68S, Colin Mudge Road, Hundred of Baroota is **not** seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 10 February 2011; and

That following consideration and having regard to all relevant matters associated with Development Application 830/0067/2011, that Development Plan consent to undertake extensions to an existing off road racing track at Sections 67 and 68S, Colin Mudge Road in the Hundred of Baroota, be **APPROVED** subject to the following conditions:-

The following conditions have been imposed at the direction of the Environment Protection Authority:

1. The development must be undertaken in accordance with the plans provided in Development Application 830/0067/11, unless otherwise varied below.
2. There must be no more than three regular, and up to two special (ie not regular), weekend events per calendar year.
3. Amplified music associated with events must not commence before 9am and must conclude by 10pm.
4. Dust must be suppressed as necessary (including that generated from the pit and camping area, and the track extension) to avoid causing a nuisance to adjacent sensitive receptors.

The following conditions have been imposed at the direction of the Panel:

5. That a minimum of six (6) week's Notice be given to Council prior to the staging of any competitive event.

The Environment Protection Authority has requested that the following noted be attached to the consent.

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical 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.
- The proposed development is situated more than 200 metres from residential premises not associated with the facilities and therefore an Environmental Authorisation (ie EPA licence) is not required for the on-going operation of the racing venue.
- Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>

T.C. Roocke / G.C. Thompson

CARRIED

[002.2012]

7.2.3 DA 830/D004/2011 – Lawrie – 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 8 DP25623 in the Hundred of Appila) to create an additional two (2) land parcels to divide two existing dwellings on individual allotments from the farming land.

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/D004/2011 that seeks to divide Allotment 8 in Deposited Plan 25623 in the Hundred of Appila into three allotments is **not** seriously at variance with the provisions of the District Council of Mount Remarkable Development Plan, Consolidated 10th February 2011; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D006/2011 at Allotment 8 DP25623 in the Hundred of Appila, 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.

Conditions of Council

2. That the development shall proceed in accordance with the plans and details submitted with and forming part of Development Application 830/D004/2011 (being Plan of Division reference number 13613-01 revision 3 prepared by Sawley Lock O'Callaghan Surveyors).
3. That the allotments resultant from the division be renumbered 780, 781 & 782.

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

T.C. Roocke / C.R. Parkyn
CARRIED
[003.2012]

7.2.4 DA 830/D005/2011 – Fetherstonhaugh – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of six existing land parcels (Section 361 and Allotments 91-95 FP163745 in the Hundred of Wongyarra) to create five proposed allotments to separate the more steeply undulating and vegetated land from the arable land.

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/D005/2011 that seeks to divide Section 361 and Allotments 91-95 FP163745 in the Hundred of Wongyarra into five allotments is **not** seriously at variance with the provisions of the District Council of Mount Remarkable Development Plan, Consolidated 10th February 2011; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D005/2011 at Section 361 and Allotments 91-95 FP163745 in the Hundred of Wongyarra, 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.

Conditions of Council

2. That the development shall proceed in accordance with the plans and details submitted with and forming part of Development Application 830/D005/2011 (being Plan of Division reference number 13724-01 revision 1 prepared by Sawley Lock O'Callaghan Surveyors).
3. That the allotments resultant from the division be renumbered 583, 584, 585, 586 & 587.

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

T.C. Roocke / G.C. Thompson
CARRIED

[004.2012]

7.2.5 DA 830/D006/2011 – Johnson – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of three existing land parcels (Sections 304, 325 and 326 in the Hundred of Appila) to create two proposed allotments to consolidate the land held within the rear allotment (Section 325) into the two existing allotments fronting the unmade public road adjacent to the Highway.

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/D006/2011 that seeks to divide Sections 304, 325 and 326 in the Hundred of Appila into two allotments is **not** seriously at variance with the provisions of the District Council of Mount Remarkable Development Plan, Consolidated 10th February 2011; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D006/2011 at Sections 304, 325 and 326 in the Hundred of Appila, 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.

Conditions of Council

2. That the development shall proceed in accordance with the plans and details submitted with and forming part of Development Application 830/D006/2011 (being Plan of Division reference number C153/10A prepared by Kevin Burgess and Associates Surveyors).
3. That the allotments resultant from the division be renumbered 783 & 784.

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

F.W. Hardbottle / G.C. Thompson

CARRIED

[005.2012]

7.3 DISTRICT COUNCIL OF ORROROO CARRIETON

NIL

7.4 DISTRICT COUNCIL OF PETERBOROUGH

NIL

8. OTHER BUSINESS:

NIL

9. NEXT MEETING:

No date was set for the next Meeting of the Panel.

11.40 am *The Presiding Member adjourned the meeting to allow a site inspection in relation to Development Application 830/D002/2011 to be undertaken.*

12.15 pm *Meeting Resumed*

RETURNING TO ITEM 7.2.1:

7.2.1 DA 830/D002/2011 – Morena – Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of one existing land parcel (Lot 102 Searle Street Melrose) to create three proposed allotments to separate the existing dwelling, associated outbuilding and septic tank from vacant underutilised land.

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/D002/2011 that seeks to divide Lot 102 Searle Street, Melrose into three allotments is **not** seriously at variance with the provisions of the District Council of Mount Remarkable Development Plan, Consolidated 10th February 2011; and

That following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D002/2011 at Lot 102 Searle Street, Melrose, 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.
2. Payment of \$5360 shall be made into the Planning and Development Fund (2 allotments @ \$2680/allotment). Cheques shall be made payable and marked “Not Negotiable” to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, or via the internet at www.edala.sa.gov.au .
3. Two (2) copies of a certified survey plan shall be lodged for Certificate purposes.

Conditions of Council

1. The applicant shall be responsible for all costs associated with the connection of the new allotments to Council Community Wastewater Management Scheme, including all infrastructure and works on the subject land and within the adjacent road reserve. Full payment shall be provided to Council prior to the issue of a Certificate of Approval.
2. That the development shall proceed in accordance with the plans and details submitted with and forming part of Development Application 830/D002/2011 (being Plan of Division reference number 13469-03 revision 1 dated 20/06/2011 prepared by Sawley Lock O’Callaghan Surveyors) and conditions imposed by this consent.
3. That the allotments resultant from the division be renumbered 125, 126 & 127.

REASON: To maintain unique identification in the numbering system within the Melrose township.

T.C. Roocke / C.R. Parkyn
CARRIED
 [006.2012]

10. CLOSURE:

The Presiding Member closed the Meeting at 12.29 pm.

CONFIRMATION:

Minutes confirmed at the Meeting of the Panel held

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 Presiding Member