

**FLINDERS REGIONAL  
DEVELOPMENT ASSESSMENT PANEL**

**MINUTES**

**OF THE MEETING HELD ON  
MONDAY 23<sup>rd</sup> JULY 2012  
IN THE DISTRICT COUNCIL OF  
MOUNT REMARKABLE COUNCIL CHAMBERS  
STUART STREET, MELROSE  
COMMENCING AT 10.05 AM**

1. **PRESENT:** Ms S.L.S. Ditter (Presiding Member); Mr G.C. Thompson; Mr F.W. Hardbottle & Mr C.R. Parkyn

**IN ATTENDANCE:**

Mr S.R. Cheriton, Chief Executive Officer, DC of Mount Remarkable  
Mr P. McGuiness, Chief Executive Officer, District Council of Peterborough  
Mr R.B. Ashenden, Development Officer  
Mr D. Hutchinson, Planning Consultant

2. **APOLOGIES:** Mr T.C. Roocke

3. **DECLARATIONS OF INTEREST:** NIL

4. **CONFIRMATION OF MINUTES:**

**4.1 ORDINARY MEETING - Held 23<sup>rd</sup> May 2012**

That the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 23<sup>rd</sup> May 2012 as circulated, be taken as read and confirmed.

**F.W. Hardbottle/ C.R. Parkyn**

**CARRIED**

[013.2012]

5. **BUSINESS ARISING FROM MINUTES:** NIL

## 6. HEARING OF SUBMISSIONS:

### 6.1 DISTRICT COUNCIL OF MOUNT REMARKABLE

#### 6.1.1 DA 830/0004/2012 - Spencer Gulf Off Road Association - Off Road Racing Venue

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

The Panel subsequently heard from Mr Davis, on behalf of the Applicant, 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 830/0004/2012 for the development of an off road racing venue at Section 58, Samphire Road, Hundred of Telowie 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, that Development Plan consent to undertake the development of an off road racing venue at Section 58, Samphire Road, Hundred of Telowie, be **GRANTED** subject to the following conditions:-

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

1. The development shall be undertaken in accordance with the plans and information provided in Development Application 830/004/2012, unless otherwise varied below.

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

2. Race meetings must only occur on up to two weekends (ie Saturday and Sunday) per calendar year.
3. Motor racing practice and training sessions must not take place on the site between race meetings.
4. Motor racing practice and training sessions must only take place between 1pm and 5.30pm on the Saturday and between 9am and 3pm on the Sunday on motor racing days.
5. The public address system must only be used for public announcements, calls to competitors and public information.
6. The public address system must not be used for commentary during races.
7. The public address system speakers must be no higher than 3 metres above the ground.
8. The public address system speakers must only face east or west.
9. The public address system must only be used between 9am and 7pm.
10. There must be no amplified music.
11. Fireworks must not be used on site.
12. Motor cycles (including quads and trikes) must not race or practice on the site.
13. Dust must be suppressed as necessary from all areas on the site to ensure that dust does not cause nuisance off-site.

The Environment Protection Authority has requested that the following notes 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.
- Two weeks written notification should be provided to people living within 3 kilometres of the subject site, informing them of:
  - details of the event, including the name and brief description of the nature of the event
  - when the event will be held
  - the start and finish times of racing on each day.
  - measures used to minimise off site noise and dust
  - the phone number of an on-site contact person (preferably the event coordinator) who will be available to receive any complaints. This should be arranged so that the contact person can answer calls at all times during the event.
- To minimise off-site impact of the public address system, it is advisable to set up the Public Address system as follows:-
  - use a greater number of small speakers that only can only be heard on site rather than fewer large speakers that will be heard off site
  - the number of speakers should be no greater than is absolutely necessary
  - the speaker volume should be no louder than is absolutely necessary
  - the speaker volume should be at a level so it cannot be heard off site.
- Construction should be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007 and the Environment Protection (Water Quality) Policy 2003.
- 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: [www.epa.sa.gov.au](http://www.epa.sa.gov.au)

The applicant is advised that this approval does not include any approval for proposed buildings on the land, which will need to be the subject of separate Planning and Buildings Rules approvals.

**G.C. Thompson / C.R. Parkyn**

**CARRIED**

[014.2012]

## 7. APPLICATIONS FOR CONSIDERATION:

### 7.1 THE FLINDERS RANGES COUNCIL

#### 7.1.1 DA 740/0024/2012 - Summerplace Homes - Dwelling

The Agenda Report advised the Panel of details of the application for a dwelling on Lot 58 Probys Grave Road in the Hundred of Kanyaka.

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 Application 740/0024/2012 for a dwelling at Lot 58 Probys Grave Road in the Hundred of Kanyaka be **REFUSED** Development Plan consent as the development is inconsistent and considered to be at variance with the following provisions of The Flinders Ranges Council Development Plan, Consolidated 8<sup>th</sup> March 2012:-

*Rural Landscape Protection Zone*

*Objectives 1, 2 and 6*

*Principles 1, 4 and 7*

*Interface Between Land Uses*

*Principle 11*

*Orderly & Sustainable Development*

*Objectives 1, 4 and 6*

*Principles 1, 2, 4, 6 and 8*

*Siting & Visibility*

*Objective 1*

*Principle 6*

**G.C. Thompson / F.W. Hardbottle**

**CARRIED**

[015.2012]

TO BE

## 7.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

### 7.2.1 DA 830/D002/2012 - Mr G Millhinch - Land Division

The Agenda Report advised the Panel of details of the application for land division involving the division of one existing land parcel (Section 10 in H330900 in the Hundred of Telowie) to create an additional one (1) land parcel to divide one of the existing dwellings on an individual allotment 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/D002/2012 that seeks to divide Section 10 in H330900 in the Hundred of Telowie into two allotments is **not** seriously at variance with the provisions of the District Council of Mount Remarkable Development Plan, Consolidated 22<sup>nd</sup> March 2012; and

**That** following consideration and having regard to all relevant matters, that Development Plan and Land Division consent be **GRANTED** to Development Application 830/D002/2012 at Section 10 H330900 in the Hundred of Telowie, 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 (SA Water 08238/04).
2. A certified survey plan being lodged with the Development Assessment Commission for Certification purposes.

*Conditions of Council*

3. That the applicant shall proceed strictly in accordance with the plans and details submitted with and forming part of Development Application 830/D002/2012 (being Plan of Division reference number 13853-01 prepared by Sawley Lock O'Callaghan Surveyors).
3. That the allotments resultant from the division be renumbered 600 & 601.

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

**C.R. Parkyn / G.C. Thompson**

**CARRIED**

[016.2012]

**7.2.2 DA 830/0052/2012 - TRUenergy - Temporary Wind Monitoring Mast**

The Agenda Report advised the Panel of details of the application for a temporary (5 years) 60.26 metre Wind Monitoring Mast on Allotment 1 FP218427 in the Hundred of Wongyarra.

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 Application 830/0052/2012 that seeks the temporary erection of a 60.26 metre high tubular anemometer mast at Allotment 1 FP218427 in the Hundred of Wongyarra is **not** seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 22<sup>nd</sup> March, 2012; and

**That** following consideration and having regard to all relevant matter, that Development Plan consent to undertake the development of a 60.26 metre high tubular anemometer mast at Allotment 1 FP218427 Hundred of Wongyarra, be **GRANTED** subject to the following conditions:-

1. The applicant shall proceed strictly in accordance with the plans and detail contained in the application documents and conditions imposed by this consent.
2. The anemometer mast hereby approved shall be removed five (5) years (or prior) from the date the anemometer is operational; at which time the land shall be restored to the pre-existing state.

**F.W. Hardbottle / G.C. Thompson**

**CARRIED**

[017.2012]

TO BE CONFIDENTIAL

**7.2.3 DA 830/0004/2012 - Spencer Gulf Off Road Association - Off Road Racing Venue**

Consideration of this Agenda Item occurred earlier in the Meeting following the Hearing of Submissions relating to it.

**7.3 DISTRICT COUNCIL OF ORROROO CARRIETON** NIL

**7.4 DISTRICT COUNCIL OF PETERBOROUGH** NIL

**8. OTHER BUSINESS:**

The Public Officer tabled a draft Annual Report of the Flinders Regional Development Assessment Panel for the 2011 / 2012 financial year and sought comment from Panel Members in relation to it. Panel Members were of the view that the addition of information relating to the number of Panel decisions that had been appealed would be useful for the four Councils and other external stakeholder interest.

**9. NEXT MEETING:**

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

**10. CLOSURE:**

The Presiding Member closed the Meeting at 10.54 am.

**CONFIRMATION:**

Minutes confirmed at the Meeting of the Panel held .....

.....  
Presiding Member

To Be Confirmed