



**MEETING HELD  
FRIDAY 30<sup>TH</sup> AUGUST 2013  
AT THE PORT GERMEIN VILLAGE PROJECT  
CORNER OF HAVERS AVENUE & HIGH STREET, PORT GERMEIN  
COMMENCING AT 11.05AM**

**1. PRESENT:**

*Members:* Ms Shanti Ditter (Presiding Member);  
Mr Garry Thompson;  
Mr Frank Hardbottle &  
Mr Colin Parkyn.

*In Attendance:* Mr Tom Hatley (Planning Consultant, Access Planning);  
Mr Colin Davies (Public Officer);  
Mr Iain Wilson;  
Mr Peter McGuinness &  
Ms Ann Frick (Minutes).

*Members of the Public:* James Mardle (Applicant) &  
Bernhard Haase (Representor)

**2. APOLOGIES:** Mr Trevor Roocke

**3. DECLARATIONS OF INTEREST:**

**NIL**

**4. CONFIRMATION OF MINUTES:****4.1 ORDINARY MEETING - Held 26<sup>th</sup> February 2013****Moved Mr Thompson, Seconded Mr Parkyn**

**That** the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 26<sup>th</sup> February 2013 as circulated, be confirmed.

**CARRIED**

**5. BUSINESS ARISING FROM MINUTES:**

Colin Davies, Chief Executive Officer of The Flinders Ranges Council, provided an update on the applications previously considered by the Panel, namely:

- DA 740/0008/13 – IG & AF Pratt – Shelter Shed: reached agreement to return the structure to the originally submitted proposal.
- DA 740/0057/12 – Gulf Getaways – Change of Classification: Council and legal representatives are still negotiating with the applicant for an outcome which, when an agreement is reached, will come before the Panel for consideration.

**6. APPLICATIONS FOR CONSIDERATION:****6.1 THE FLINDERS RANGES COUNCIL**

**NIL**

**DEPARTED FROM THE FORMAT OF THE AGENDA AND WENT TO ITEM 6.3.1****6.3 DISTRICT COUNCIL OF ORROROO CARRIETON****6.3.1 DA 502/015/13 – Michael Jones – Single Storey Detached Dwelling, Shed & Office**

The Agenda Report advised the Panel of the details of the non-complying application for a single storey detached dwelling, shed and office.

Tom Hateley, Planning Consultant with Access Planning, provided a historical overview of the locality and detailed the Development Plan Amendment (DPA) history of the District Council of Orroroo Carrieton's Development Plan.

Panel Members were referred to the further correspondence circulated after the Agenda had been dispatched from the District Council of Orroroo Carrieton's Chief Executive Officer, Iain Wilson. Mr Wilson was permitted to address the Panel to explain the contents of the correspondence.

Mr Wilson advised that:

- It was never the intention of Council to stop development within the smaller townships in the Council area and was an oversight of the consultant when the DPA was originally undertaken some years ago.
- The purchase of the allotment by the applicant was through Council's process for the sale of land for non-payment of rates and sale was publicised as being rural lifestyle type allotments that would bring development to the Council area.

The Panel Members agreed that it was a confusing application with the conflicting reports from Access Planning and Council's Chief Executive Officer.

Mr Parkyn advised that the sale of the allotments for non-payment of rates was done in good faith that new purchasers could build upon them and that Council is investigating ways to amend the Development Plan to correct this oversight.

Mr Wilson advised that the Planning Report was contrary to Council's present opinion and outlook for the locality.

**Moved Mr Hardbottle, Seconded Mr Thompson**

**That** the Panel defer from making a determination on Application No 502/015/13, Michael Jones for a single storey detached dwelling, shed and office; and that the District Council of Orroroo Carrieton provide a report containing in detail the Council's position and background on which this position is based.

CARRIED

**RETURNED TO FORMAT OF AGENDA AND ITEM 6.2.1 -****6.2 DISTRICT COUNCIL OF MOUNT REMARKABLE****6.2.1 DA 830/0007/12 – James Mardle – Motor Racing Facility**

An inspection of the property was undertaken by Panel Members prior to the Meeting. Mr James Mardle, applicant, and Mr Tom Hateley, Planning Consultant, were on-site to provide advice on the proposal to Members.



The Agenda Report advised the Panel of the details of the application for a Motor Racing Facility comprising of a track, camping area, transportable toilet blocks, dams, car parking area, pit area, shade structures and barriers and mounding surrounding the track.

Panel Members were able to ask questions of Tom Hateley, Planning Consultant:

- Usage of land by applicant – number of events
- Right-of-Way granted by adjoining owner, Crown Castle, to be registered on Certificate of Title for the subject land.
- Safety aspects eg first aid, safety precautions for drivers and spectators

**11.40am – Mr Bernhard Haase, Representor was permitted to address the Panel:**

Mr Haase, a nearby resident to the proposal, outlined his concerns with the proposal:

- He referred to online websites that promote unacceptable driving behaviour and could be associated with the proposal and the bringing other vehicles to the area 'hooning'.
- Smoke and noise emitting from the proposal
- There have been accidents on the National Highway in the locality and the location of proposal so close to the Highway could be a distraction to motorists.
- Unplanned fire already been attended to by CFS at the subject land
- Large amount of tyres at the property could be a fire risk
- When the facility closes, what happens to the tyres? Will they be disposed?

**11.46am – Mr James Mardle, Applicant, was permitted to address Mr Haase's concerns and answer any further questions that the Panel Members may have.**

Mr Mardle advised the following:

- Operating times would be from 9am to 9pm
- In response to distraction for motorists on Highway, the property will be tree lined and visually screened from the Highway
- The fire was a controlled burn off
- The noise emitting from the subject land will be reduced by a tyre wall filled with dirt.
- 812 trees (mainly native) have already been planted on the property.
- A history on the purchase of the property and personal history (a professional driver trainer) was provided
- The economic spin offs hopeful for the area

Panel Members engaged in discussion with the Applicant regarding operating times and species of plants.

**12 noon – Mr Haase and Mr Mardle retired to the gallery to observe the Meeting.**

**Moved Mr Hardbottle, Seconded Mr Thompson**

**That** Development Application 830/0007/12 that seeks to develop a Motor Racing Facility at Lot 318, Hundred of Baroota is **not** seriously at variance with the District Council of Mount Remarkable Development Plan, Consolidated 10 February, 2011;  
and

**That** Development Plan Consent be **granted** to Development Application 830/0007/12 for a Motor Racing Facility at Lot 318, Hundred of Baroota 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 herein approved shall be carried out in accordance with the approved plans and supporting documents.



2. All site works shall be carried out to the satisfaction of Council at all times during the construction process.
3. Prior to the issue of Development Approval, the applicant shall submit a detailed landscape plan specifying all areas to be landscaped, including species to be used, maturity at time of planting and mature height of plants, for approval by Council. The establishment of all landscaping shall be undertaken prior to the site being used as a motor racing facility and thereafter shall be maintained in good health and condition to the satisfaction of Council.
4. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.
5. The development shall be provided with a dedicated water supply of a minimum capacity of 20,000 litres available at all time for fire fighting purposes to meet Confederation of Australian Motorsport (CAMS) and Australian Auto Sport Alliance (AASA) standards.
6. A designated first aid area shall be provided on the site to meet Confederation of Australian Motorsport (CAMS) and Australian Auto Sport Alliance (AASA) standards.
7. Prior to Development Approval the applicant shall provide proof to the Council that a right of way to the satisfaction of the Council has been established over Lot 317 (DP 76198) to provide access to the car parking area via the western driveway.
8. Driver training shall occur no more than two weekends per month.

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

9. The following measures must be taken to reduce off site noise including, but not limited to:
  - a. a public address system must not be used on the site (PA system being an electronic amplification system used as a communication system)
  - b. any amplified music must not be heard off site
  - c. cars used on the site must be fitted with exhaust/muffler systems that meet Australian Design Rules for the vehicle to which they are fitted
  - d. the use of motor vehicles that can be heard off site must not occur before 9.00am or after 6.00pm
  - e. in addition to training and instruction, there must be no more than six (6) events per year with no more than one event per month
  - f. a tyre wall noise barrier filled with earth and at least 1 metre high must be installed and maintained along the southern and eastern sides of the track.
10. When an event is held, residents within a 1km radius and SAPOL at Port Pirie shall be given written notice as follows:
  - a. residents and SAPOL would be given 14 days written notice prior to each event.
  - b. the written notice would include the following information:
    - i. date of the event
    - ii. start and finish times of event
    - iii. what the event would involve
    - iv. what measures are/would be employed to reduce off site noise (eg tyre wall, no PA system, using mufflers on cars)
    - v. a phone number to ring to complain or ask questions. The phone number would be answered during events.

**Notes for the Applicant**

- Additional approval is required for the proposed amenities building adjacent the camping area. Relevant plans and documents will therefore be required to be submitted to Council.

**Notes for the Applicant as recommend by the EPA:**

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable 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.
- Demolition and 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.
- An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- 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>

CARRIED

**6.3 DISTRICT COUNCIL OF ORROROO CARRIETON****6.3.1 DA 502/015/13 – Michael Jones: Single Storey Detached Dwelling, Shed & Office**

Previously considered.

**6.4 DISTRICT COUNCIL OF PETERBOROUGH**

NIL

**7. ANNUAL REPORT****7.1 2012-2013 Annual Report**

The 2012-2013 Annual Report was circulated with the Agenda Report.

**Moved Mr Parkyn, Seconded Mr Hardbottle****That** the Flinders Regional Development Assessment Panel Annual Report for 2012-2013 be received.

CARRIED

**8. OTHER BUSINESS:****8.1 THE FLINDERS RANGES COUNCIL**

NIL

**8.2 DISTRICT COUNCIL OF MOUNT REMARKABLE**

NIL

**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.**10. CLOSURE: 12.10pm**