

MINUTES
MEETING BEING HELD
MONDAY 23RD NOVEMBER 2015 AT 1.00PM
IN THE COUNCIL CHAMBERS OF
THE DISTRICT COUNCIL OF ORROROO CARRIETON
12 SECOND STREET, ORROROO, SA 5431

1. PRESENT:

Members: Ms Shanti Ditter (Presiding Member);
 Cr Garry Thompson;
 Cr Ralph Goehring;
 Cr Frank Hardbottle &
 Cr Colin Nottle

In Attendance: Mr Peter McGuiness (Public Officer);
 Mr Wayne Hart (CEO District Council of Mount Remarkable);
 Mr David Hutchison (Planning Consultant, Access Planning);
 Mr Stewart Payne (Planning Consultancy Services);
 Ms Sally Kent (Minute Secretary)

Members of the Public: Mr Adam Pfitzner (Applicant – Aurecon)
 Mr Matt Evans (Ericsson – Aurecon technical adviser)

2. APOLOGIES:

NIL

Presiding Member, Ms Ditter welcomed Cr R Goehring to the Flinders Regional Development Assessment Panel.

Ms Ditter explained to the gallery that the Panel Members had undergone a site visit in respect of all applications prior to the meeting.

3. DECLARATIONS OF INTEREST:

NIL

4. CONFIRMATION OF MINUTES:

4.1 ORDINARY MEETING - Held 23rd September 2015

Moved Cr F Hardbottle Seconded Cr G Thompson

That the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 23rd September 2015 as circulated, be confirmed.

CARRIED

5. BUSINESS ARISING FROM MINUTES:

NIL

6. APPLICATIONS FOR CONSIDERATION:

6.1 THE DISTRICT COUNCIL OF MOUNT REMARKABLE

6.1.1 DA 830/082/15 – District Council of Mount Remarkable – Winter storage pond for treated wastewater

An inspection of the area was undertaken by Panel Members prior to the meeting.

The applicant, CEO Mr Wayne Hart, of the District Council of Mount Remarkable was on-site to provide any advice on the proposal to Members.

Details of the application for a winter storage pond for treated wastewater at Section 426, Hundred of Appila, Wilds Road, Wirrabara were included in the Agenda papers for the meeting.

Ms Ditter asked the Planning Consultant, Stewart Payne, if he would like to add anything further to the proposal.

Mr Payne explained that the application was straight forward with nothing to add.

Panel Members had no questions for the Planning Consultant or Applicant.

Moved Cr G Thompson, Seconded Cr F Hardbottle


That Development Application 830/082/15 for a winter storage pond for treated wastewater at Section 426, Hundred of Appila, Wilds Road, Wirrabara is **not** seriously at variance with the District Council of Mount Remarkable's Development Plan, Consolidated 5th September 2013.

and

That Council **Grant** Development Plan Consent to Development Application 830/082/15 for a winter storage pond for treated wastewater at Section 426, Hundred of Appila, Wilds Road, Wirrabara, subject to the following conditions:

1. A Construction Environmental Management Plan must be prepared prior to construction and adhered to during construction activity. The plan must address the mitigation or minimisation of impacts (especially from noise, dust and waste) and prevention of soil, sediment and pollutants leaving the site or entering waters during construction.
2. The lagoon must be constructed so that the contents of the lagoon cannot intersect any underlying seasonal water table.
3. Prior to use of the pond, a 1.5mm HDPE liner must be installed in accordance with manufacturer's directions which includes weld overlap and anchoring.
4. Prior to use of the pond, a leak detection drain must be installed on the edge of the southern pond wall (with inspection pits).
5. A minimum freeboard of 600 mm must be maintained in the lagoon to provide adequate buffer capacity in cases of heavy rainfall events and high inflows.
6. Any chemicals used on site must be stored within a bunded compound/area, which has a capacity of at least 120% of the volume of the largest container (or 133% for flammables e.g. diesel) to be stored within the bund, and which is designed and constructed to prevent the escape of material into surface or underground water resources.

Note: EPA Guidelines on Bunding and Spill Management will assist with meeting this condition: http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

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7. Landscaping of the site perimeter shall be undertaken to comprise trees and shrubs utilising species which are indigenous to the area, within an at least 3m wide landscape reserve, with plantings to be tended and watered and maintained in a good condition.
8. Natural ground covers and grass growth shall be promoted on earth embankments and disturbed earth surfaces adjacent to the storage pond to improve site amenity and reduce potential for windblown dust and site erosion.

Plus - Decision Notification per EPA requirement:

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.

CARRIED

6.1.2 DA 830/044/15 – Trevor & Evelyn Bertrand – Change of land use, dwelling to shop (bakery/café)

An inspection of the area was undertaken by Panel Members prior to the meeting.

The applicant, Mr & Mrs T Bertrand along with Mr David Hutchison, of Access Planning were on-site to provide any advice on the proposal to the Members.

Details of the application for a change of land use – dwelling to shop (bakery/café) at Allotment 70, 25 High Street, Wirrabara were included in the Agenda papers for the meeting.

Ms Ditter asked the Planning Consultant, David Hutchison, if he would like to add anything further to the proposal.

Mr Hutchison explained that the application was straight forward with the only concern raised by DPTI in relation to parking, which in his opinion was not an issue.

The proposed hours of operation were discussed, 8.30am to 5.30pm, and whether these should be extended to allow any small adjustments by the business if required.

Amendment to proposed hours of operation, **Moved Cr F Hardbottle, Seconded Cr G Thompson**, 7.30am to 7.30pm.

Moved Cr F Hardbottle, Seconded Cr G Thompson

That Development Application 830/044/15 for a change of land use – dwelling to shop (bakery/café) at Allotment 70, 25 High Street, Wirrabara, SA 5481 is **not** seriously at variance with the provisions of the District Council of Mount Remarkable's Development Plan, Consolidated 5th September 2013.

and

That Council **Grant** Development Plan Consent to Development Application 830/044/15 for a change of land use, dwelling to shop (bakery/café) at Allotment 70, 25 High Street, Wirrabara, SA 5481, subject to the following conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed on this consent, the development shall proceed in accordance with the details and plans submitted with and forming part of development application number 830/044/15.
2. The hours of operation shall not exceed 7.30am to 7.30pm on any day.
3. Delivery vehicles that serve the premises, shall be restricted to between 8.30am to 5.30pm Monday to Friday.

Advisory Notes:

The applicant is advised that the signage has been excluded from this application and this component of the development will be the subject of a further application to Council under the Development Act 1993.

CARRIED

6.1.3 DA 830/081/15 – Aurecon Australia Pty Ltd – NBN fixed wireless telecommunication facility

An inspection of the area was undertaken by Panel Members prior to the meeting.

Planning Consultant, Mr David Hutchison of Access Planning was on-site to provide any advice on the proposal to Members.

Details of the application for a fixed wireless telecommunications facility comprising a 40 metre high monopole with a circular headframe, antennas and associated infrastructure and fencing at 41 Crew Road, Wirrabara were included in the Agenda papers for the meeting.

Ms Ditter asked the Planning Consultant, David Hutchison, if he would like to add anything further to the proposal.

Mr Hutchison explained that the application was straight forward with nothing to add.

Moved Cr C Nottle, Seconded Cr G Thompson

That Development Application 830/081/15 for a fixed wireless telecommunications facility comprising a 40 metre high monopole with a circular headframe, antennas and associated infrastructure and fencing at 41 Crew Road, Wirrabara is not seriously at variance with the provisions of the District Council of Mount Remarkable's Development Plan, Consolidated 5th September 2013.

That Council **Grant** Development Plan Consent to Development Application 830/081/15 for a fixed wireless telecommunications facility comprising a 40 metre high monopole with a circular headframe, antennas and associated infrastructure and fencing at 41 Crew Road, Wirrabara, subject to the following conditions:

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No 830/081/15.
2. The antennas affixed to the monopole shall be painted or otherwise finished in a dull, flat grey colour such as cadet grey or similar.
3. All construction work is to be carried out to the satisfaction of Council at all times.

CARRIED

6.2 DISTRICT COUNCIL OF ORROROO CARRIETON

6.2.1 DA 502/019/15 – NBN Co Pty Ltd – NBN fixed wireless telecommunications facility

An inspection of the area was undertaken by Panel Members prior to the meeting, in addition to three different vantage points.

Planning Consultant, Mr David Hutchison of Access Planning was on-site to provide any advice on the proposal to Members.

Details of the application for a fixed wireless telecommunications facility comprising a 40 metre high monopole, antennas and associated infrastructure at lot 4 FP160952 Orroroo – 24 Fourth Street were included in the Agenda papers for the meeting.

Ms Ditter invited Mr David Hutchison to speak first in regards to the application.

Mr Hutchison explained to the Panel Members his concerns of the application were primarily of the visual impact the facility would have in the proposed location, especially being at the intersection of the main tourist route, and that a relocation to an alternate site would be preferential.

Ms Ditter then invited the applicant, Mr Adam Pfitzner of Aurecon to speak to the Panel Members and clarified to him that the Panel had viewed various alternate locations around the town, and would like to hear from him the justification of why they had selected the proposed site.

Mr Pfitzner highlighted the reasons for the choice of location, which are covered in the Agenda papers, and the various other locations considered and the reasons why they were not proposed. Mr Pfitzner then introduced Mr Matt Evans who was in attendance to answer any technical questions.

Panel Members engaged in discussion with Mr Pfitzner and Mr Evans over the issue of transmission connection, which may be affected by aircraft using the Orroroo Airport, if an alternate site was proposed.

Panel Members also queried the fate of the tree which is sited adjacent to the proposed site.

Ms Ditter explained to the Panel Members that their decision in regards to this application was solely to this particular site and this particular application, and not their responsibility to propose new site locations.

Ms Ditter asked the Applicant that if the Panel deferred their decision, if they had the ability to answer more detailed questions concerning the transmission connection, and to communicate with the Planning Consultant regarding this.

Moved Cr F Hardbottle, Seconded Cr C Nottle

That the proposal to construct a fixed wireless telecommunications facility comprising a 40 metre high monopole, antennas and associated infrastructure at lot 4 FP160952 Orroroo – 24 Fourth Street, **be deferred** to request the applicant to provide additional information on the impact of the Orroroo Airport on the siting of the tower.

CARRIED

6.3 DISTRICT COUNCIL OF PETERBOROUGH

NIL

6.4 THE FLINDERS RANGES COUNCIL

NIL

7. 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

Mr Hutchison advised that an application is near to obtaining all the necessary information for an application to be considered before the Flinders Regional Development Assessment Panel at a future meeting.

9. NEXT MEETING: No date was set for the next meeting of the Panel.

10. CLOSURE: 1.45pm