



**FLINDERS REGIONAL  
DEVELOPMENT ASSESSMENT PANEL  
NOTICE OF MEETING**

**NOTICE** is hereby given that an Ordinary Meeting of the Flinders Regional Development Assessment Panel will be held as follows:-

**Time:** 9.00 am  
**Date:** Monday 26<sup>th</sup> March 2012  
**Venue:** via Teleconference  
District Council of Mount Remarkable  
Stuart Street, Melrose SA 5483

\* \* \* \* \*

To participate in the telephone conference, shortly before 9.00 am on Monday 26<sup>th</sup> March 2012, please telephone **1800 246 489**. You will then need to enter the security code **054 605#**

Sean Richard **CHERITON**  
Public Officer

22/3/2012

Date

**FLINDERS REGIONAL  
DEVELOPMENT ASSESSMENT PANEL**

**AGENDA**

**FOR THE MEETING BEING HELD  
9.00 AM MONDAY 26<sup>th</sup> MARCH 2012  
VIA TELECONFERENCE**

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1. **PRESENT:**
2. **APOLOGIES:**
3. **DECLARATIONS OF INTEREST:**
4. **CONFIRMATION OF MINUTES:**
  - 4.1 **ORDINARY MEETING - Held 30<sup>th</sup> January 2012**
5. **BUSINESS ARISING FROM MINUTES:**
6. **GOVERNANCE MATTERS:**
7. **APPLICATIONS FOR CONSIDERATION:**
  - 7.1 **THE FLINDERS RANGES COUNCIL**
  - 7.2 **DISTRICT COUNCIL OF MOUNT REMARKABLE**
    - 7.2.1 **DA 830/D001/2012 - Burgess - Land Division**
  - 7.3 **DISTRICT COUNCIL OF ORROROO CARRIETON**
  - 7.4 **DISTRICT COUNCIL OF PETERBOROUGH**
8. **OTHER BUSINESS:**
  - 8.1 **THE FLINDERS RANGES COUNCIL**
  - 8.2 **DISTRICT COUNCIL OF MOUNT REMARKABLE**
  - 8.3 **DISTRICT COUNCIL OF ORROROO CARRIETON**
  - 8.4 **DISTRICT COUNCIL OF PETERBOROUGH**
9. **NEXT MEETING:**
10. **CLOSURE:**

**FLINDERS REGIONAL  
DEVELOPMENT ASSESSMENT PANEL**

**REPORTS**

**FOR THE MEETING BEING HELD  
9.00 AM MONDAY 26<sup>th</sup> MARCH 2012  
VIA TELECONFERENCE**

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Legend:  indicates *attachment*  
 indicates *recommendation*  
 indicates *Panel action required*

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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

**IN ATTENDANCE:**

Mr P. McGuiness, Chief Executive Officer, District Council of Peterborough  
Mr S.R. Cheriton, Chief Executive Officer, District Council of Mount Remarkable  
Mr C.J. Davies, Chief Executive Officer, The Flinders Ranges Council  
Mr I.A. Wilson, Chief Executive Officer, District Council of Orroroo Carrieton  
Mr R.B. Ashenden, Development Officer, Flinders Shared Services  
Mr D. Hutchison, Access Planning (SA) Pty Ltd

**2. APOLOGIES:**

**3. DECLARATIONS OF INTEREST:**

**4. CONFIRMATION OF MINUTES:**

**4.1 ORDINARY MEETING**

**Subject:** Meeting held 30<sup>th</sup> January 2012  
**Report By:** Public Officer  
**Report Date:** 22/03/2012  
**File Reference:** No File  
**Action:** Yes  
**Attachments:** Yes



A copy of the Minutes from the Meeting (as previously circulated) are attached for the reference of Panel Members.



Subject to any identified corrections, the Minutes will need to be formally confirmed.



***Recommendation:***

**That** the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 30<sup>th</sup> January 2012 as circulated, be taken as read and confirmed.

***~~Options:~~***

(i) /

(ii) /

**FLINDERS REGIONAL  
DEVELOPMENT ASSESSMENT PANEL**

**MINUTES**

**OF THE MEETING HELD ON  
MONDAY 30<sup>th</sup> JANUARY 2012  
IN THE COUNCIL CHAMBERS  
DISTRICT COUNCIL OF MOUNT REMARKABLE  
STUART STREET, MELROSE  
COMMENCING AT 10.30 AM**

- 
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 Ororoo Carrieton  
Mr P. McGuinness, 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 21<sup>st</sup> December 2011**
- That** the Minutes of the Ordinary Meeting of the Flinders Regional Development Assessment Panel held on 21<sup>st</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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](http://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 .....

.....  
 Presiding Member

**5. BUSINESS ARISING FROM MINUTES:**

NIL

**6. GOVERNANCE MATTERS:**

NIL

**7. APPLICATIONS FOR CONSIDERATION:**

**7.1 THE FLINDERS RANGES COUNCIL**

No Applications for The Flinders Ranges Council require consideration at this Meeting.

7. APPLICATIONS FOR CONSIDERATION (CONT.):

7.2 DISTRICT COUNCIL OF MOUNT REMARKABLE

7.2.1 DA 830/D001/2012 – Burgess – Land Division

**Subject:** For Consideration  
**Report By:** Chief Executive Officer  
**Report Date:** 22/03/2011  
**File Reference:** DA 830/D001/2012  
**Action:** Yes  
**Attachments:** Yes

Please refer to the attached Report prepared by Mr David Hutchinson of Access Planning in respect of this application.

*~~Options:~~*

(i) /

(ii) /



28 February 2012

Ref: 5674 Report

The Chief Executive Officer  
District Council of Mount Remarkable  
PO Box 94  
MELROSE SA 5483

ATTENTION: Ron Ashenden

Dear Ron,

**RE: PROPOSED LAND DIVISION – SECTION 3, DUNE BUGGY ROAD, BAROOTA.  
DA: 803/D001/12**

The following is a general planning assessment of the abovementioned development application for the consideration of the District of Mount Remarkable Development Assessment Panel.

In preparing this report I have reviewed the application documents and proposal plans and generally familiarised myself with the relevant provisions of the District Council Mount Remarkable Development Plan, Consolidated 10 February 2011.

### **1.0 Development Details**

Development No:	830/D001/12
Applicant	Greg Burgess Access SDM PO Box 1700 MOUNT BARKER SA 5251
Owner	Randall Crozier 2342 Florina Station KATHERINE NT
Site Address:	Section 3 and Section 211 Hundred of Baroota
Certificate(s) of Title:	Volume 6023 Folio 224 Volume 5312 Folio 660
Existing Use:	Primary Production
Proposed Development:	Boundary realignment
Zone:	Rural Zone, Map MtR/8
Public Notification:	Category 1 (Merit)
Authorised Development Plan:	District Council of Mount Remarkable Consolidated 10 February, 2010

#### **TOWN PLANNING CONSULTANTS**

**ACCESS PLANNING (SA) PTY LTD ABN 57 089 702 241  
200 KENSINGTON ROAD, MARRYATVILLE, SOUTH AUSTRALIA 5068  
TELEPHONE (08) 8364 1956 FAX (08) 8364 1960 EMAIL [plan@accessplanning.com.au](mailto:plan@accessplanning.com.au)**

## **2.0 Subject Site and Locality**

The subject land comprises two irregular shaped allotments located approximately 6 kilometres north of Port Germein. The site has a total of 112.92 hectares and is located with the Rural Zone.

The land is more particularly identified as:

- Section 3, Hundred of Baroota and contained within Certificate of Title Volume 6023 Folio 224, with an area of 108.89Ha, and;
- Section 211, Hundred of Baroota and contained within Certificate of Title Volume 5312 Folio 660 and with an area of 3.95Ha.

Section 3 comprises the majority of the site with an area of 108.9 hectares. Section 211 forms the balance of the total area and encompasses the south eastern corner of the site

The site has extensive frontages to Barrows Beach Road to the south and Dune Buggy Road to the east.

The subject land contains a dwelling and a number of outbuildings on Section 3. Also two airstrips are located on the land, one within the south west corner of Section 3 and the other is located over both sections and run parallel to Barrows Beach Road.

The subject land can be described as being flat with a gentle fall generally to the west towards the coast.

Vegetation of the site consists of a stand of vegetation to the east of the dwelling and along the western and northern boundaries. The western portion of the allotment contains low lying vegetation and the balance of the land has been cleared for agricultural purposes.

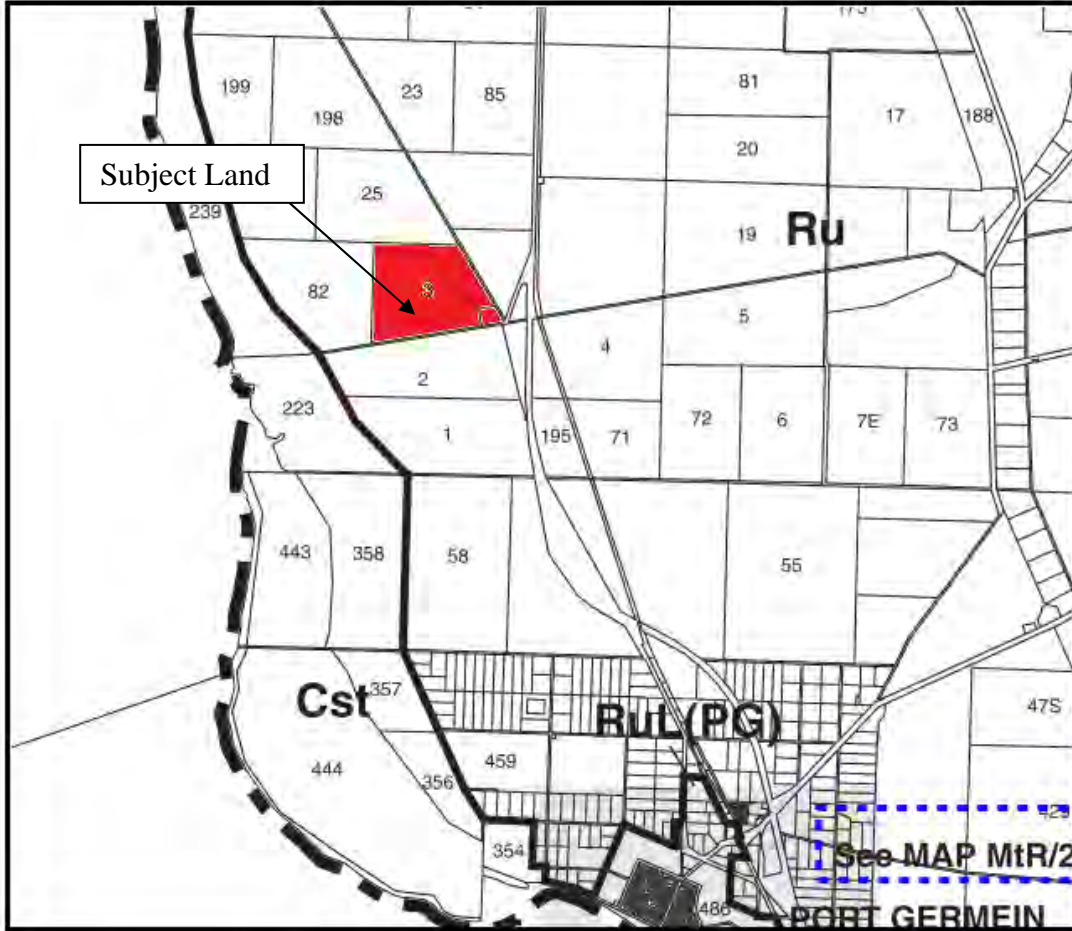
Land in the locality is primarily used for agricultural activities and development in the locality is limited to scattered dwellings and farm buildings. Irrigated fields are evident on the land to the east of the subject property.

The applicant was questioned about why the property boundaries were to be amended as proposed and what the intended use of the land was to be. In response, we were advised that the division was simply to make existing Section 211 larger to make it a more desirable rural living allotment and that the applicant had intentions of putting a house on the land

The subject land and locality is further depicted below in Figure 1, 2 and 3.

**TOWN PLANNING CONSULTANTS**

Figure 1: Subject Land and Zoning



Source: Map MtR/8 of the Mount Remarkable Development Plan Consolidated 10 February, 2011.

Figure 2: Subject Land and Locality



Source: Nature Maps, 2012 ([www.naturemaps.sa.gov.au](http://www.naturemaps.sa.gov.au))

Figure 3: Submitted Plan of Division



Source: Plan of Division (Access SDM Pty Ltd), 2012

### 3.0 Proposed Development

The application seeks to realign the boundaries of the two existing sections.

The proposal will result in the following allotment areas:

Allotment	Area
1	93.15 ha
2	19.77ha

The proposed development is more particularly described in the submitted plan of division, located above (Figure 3).

### 4.0 Agency Comments

Comments from the various reporting agencies are summarised below.

#### 4.1 Development Assessment Commission

Requested pursuant to section 33(1)(c) of the Development Act, 1993 that the Council include in its Development Approval the following requirements of the Commission;

1. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.



## 4.2 SA Water

In response to the abovementioned proposal, I advise that this Corporation has no requirements pursuant to Section 33 of the Development Act.

## 5.0 Public Notification

Pursuant to Schedule 9 of the Development Regulations 2008 the proposed land division represents a Category 1 Development for the purposes of public notification. No public notification of the application was therefore required.

## 6.0 Development Assessment

The subject land is located within the Rural Zone as indicated on Map MtR/8 in the Mount Remarkable (DC) Development Plan, Consolidated 10 February 2011.

The following Objectives and Principles of Development Control of the Mount Remarkable (DC) Development Plan are considered relevant to the assessment of this application;

### 6.1 Rural Zone

Objectives: 2  
PDC's: 1, 7 &8

### 6.2 Council Wide Provisions

#### Form of Development

Objectives: 1  
PDC's: 2

#### Land Division

PDC's: 21 (a)(d), & 22(f)

#### Rural Development

Objectives: 30 & 31  
Principles: 80

The following is an assessment of the proposed development against those policies considered most relevant.

#### Rural Zone

**Objective 2:** *Development of a wide range of pastoral, agricultural, horticultural and forestry activities complementary to the land capability of the zone, provided productive agricultural land is not further fragmented through land division.*

#### **Principles**

**1** *Development undertaken within the zone should maintain the diversity of agricultural, horticultural, pastoral, forestry and rural related activities complementary to land capability and to the conservation of biodiversity.*

**7 Rural land should not be divided unless:**

- (a) the resulting allotments are for farming, horticulture, commercial forestry or intensive animal keeping and will be for the purpose of maintaining or improving the efficiency and viability of an existing agricultural holding;**
- (b) the division will rationalise existing boundaries to improve the efficiency and viability of farming, horticulture, commercial forestry or intensive animal keeping activities without creating any additional allotments; or**

### **Council Wide**

#### **Form of Development**

**Objective 1: Orderly and economic development.**

#### **Principle**

**2 Development should be orderly and economic and:**

- (a) form a compact and continuous extension of existing built-up areas;**
- (b) be located so as to create economy in the provision of public services; and**
- (c) create a safe and convenient and pleasant environment in which to live.**

#### **Land Division**

#### **Principle**

**21 Land should not be divided:**

- (a) in a manner which would prevent the satisfactory future division of the land, or any part thereof;**
- (d) if the size, shape and location of, and the slope and nature of the land contained in, each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;**

#### **Rural Development**

**Objective 30: The retention of rural areas for agricultural and pastoral purposes and the maintenance of the natural character and rural beauty of such areas.**

**Objective 31: Rural land retained for a wide diversity of primary and pastoral production.**

#### **Principle**

**80 Rural areas should be retained for a diversity of agricultural, pastoral and forestry activities.**

The subject land contains two private airstrips, however, the applicant has advised that these are no longer used and are being decommissioned due to soil erosion. They have also advised that the balance of the land is non-arable due to the sandy soil and the large majority of the land is covered in salt bush vegetation. This is not an uncommon attribute of land in the area.

The proposal involves a boundary realignment and will thus not result in any additional allotment being created in the zone.

Boundary realignments are contemplated in the zone only where the rationalisation of boundaries improve the efficiency and viability of farming, horticulture, commercial forestry or intensive animal keeping activities.

For the purpose of maintaining the viability of the land it considered appropriate that the bulk of the farming land be held on one allotment as it is at present.

The proposed division will remove some 16 hectares land from the large rural allotment (section 3) thus reducing the efficiency and viability of this land for farming purposes and contributes nothing to the value of existing section 211 as a stand alone rural allotment, and as such the development is at odds with zone principle 7(a) & (b).

While the land may be marginal farmland, it continues to serve a purpose for low intensity grazing.

The applicant has advised the owners intend to construct a new dwelling on proposed allotment 2 in the future. Whilst this is clearly an option for the existing Section 211, increasing the size of this land as proposed only increases the difficulty of managing the land for a potentially part time resident, increasing the potential for pest plants and poor land management practices that can impact on legitimate farmers in the locality

Moreover, the Development Plan does not encourage the development of rural living activities in the Rural zone and the establishment of rural living or a use other than for farming purposes has the potential to create land use conflict and inflates the value of the land by endowing it with a higher rural residential rather than rural land value.

The inflated value of the land often means that the land is removed from farming.

Notwithstanding that some rural activity may be undertaken on the land, either as it stands or as a larger allotment, as proposed, it is unlikely that this would compare with the proper, managed development of the land for rural purposes. It will be further compromised by the approval of a future dwelling on the allotment.

While it is noted that a dwelling is a consent use in the zone, and could be constructed on the existing section 211, the establishment of a dwelling on the proposed enlarged parcel (lot 2) will further reduce the opportunity for the land to be used for viable farming purposes.

The introduction of rural living uses or additional dwellings on the land as an outcome of the land division can often be detrimental to genuine farming. It can result in poor land management practice that gives rise to vermin and noxious weeds and dogs, all of which impact on viability of adjoining farmland. Further, the establishment of additional houses on the property is likely to lead to additional potential conflicts with farming activities on the neighbouring land. This may include late night activity associated with sowing or cropping, spraying or the noise from stock.

The development is thus in conflict with the outcomes for the Rural zone as sought in zone principles 1 & 7 and Council wide objectives 30 & 31 and principle 80.

### **6.0 Conclusion**

Having regard to the above assessment and relevant provisions of the Development Plan I consider the proposed development to be an inappropriate form of development due to the following and will not assist in maintaining the land for a variety of agricultural, horticultural, pastoral, forestry and rural related activities or result in the more efficient or viable use of the land for farming:

## 7.0 Recommendation

That Development Application 830/D001/12 seeking to realign the boundaries of Section 3 and Section 211 Hundred of Baroota be **REFUSED** Development Approval, as the development is considered to be at variance with the following provisions of the Development Plan:

Rural Zone

Objective 2

Principles: 1 and 7(a) & (b)

Council wide

Objectives 1, 30 and 31

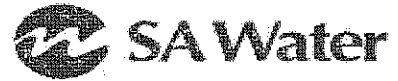
Principles 1, 2, 21 and 80

Please do not hesitate to contact me on (08) 8364 1956, should you have any questions regarding the above report and recommendations.

Yours sincerely,



David Hutchison  
ACCESS PLANNING PTY LTD



27 January 2012

Our Ref: NO FILE

The Chairman  
Development Assessment Commission  
136 North Terrace  
ADELAIDE SA 5000

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SA Water  
Level 6, 250 Victoria Square  
ADELAIDE SA 5000  
Ph (08) 7424 1119  
Inquiries TONY PANNUNZIO  
Telephone 7424 1119

Dear Sir/Madam

**PROPOSED LAND DIVISION APPLICATION NO: 830/D001/12 AT BAROOTA**

In response to the abovementioned proposal, I advise that this Corporation has no requirements pursuant to Section 33 of the Development Act.

**NO DIRECT WATER OR SEWER AVAILABLE**

Yours faithfully

TONY PANNUNZIO

**for MANAGER LAND DEVELOPMENT & CONNECTIONS**

Contact  
Telephone  
Facsimile

Planning Services  
8303 0601  
8303 0604



1 February 2012

Mr Sean Cheriton  
Chief Executive Officer  
District Council of Mt Remarkable  
PO Box 94  
MELROSE SA 5483

Dear Sir

**Re: Proposed Development Application No. 830/D001/12 (ID 40185)  
by Access SDM**

Further to my letter dated 27 January 2012 and to assist the Council in reaching a decision on this application, copies of the reports received by the Commission from agencies that it has consulted have been uploaded for your consideration.

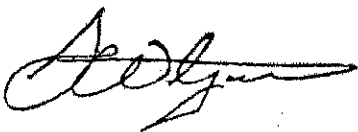
**IT IS REQUESTED PURSUANT TO SECTION 33 (1) (c) OF THE DEVELOPMENT ACT, 1993 THAT THE COUNCIL INCLUDE IN ITS DEVELOPMENT APPROVAL THE FOLLOWING REQUIREMENTS OF THE COMMISSION.**

1. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

Please note SA Water Corporation has no requirements pursuant to the Development Act.

**Please upload the Decision Notification Form (via EDALA) following Council's Decision.**

Yours faithfully,

A handwritten signature in black ink, appearing to read "Steve Gale", written in a cursive style.

Steve Gale  
Land Division Supervisor, Planning Services Branch  
As delegate of the  
**DEVELOPMENT ASSESSMENT COMMISSION**

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**7. APPLICATIONS FOR CONSIDERATION (CONT.):**

**7.3 DISTRICT COUNCIL OF ORROROO CARRIETON**

No Applications for the District Council of Orroroo Carrieton require consideration at this Meeting.

**7.4 DISTRICT COUNCIL OF PETERBOROUGH**

No Applications for the District Council of Peterborough require consideration at this Meeting.

**8. OTHER BUSINESS:**

**8.1 THE FLINDERS RANGES COUNCIL**

**8.2 DISTRICT COUNCIL OF MOUNT REMARKABLE**

**8.3 DISTRICT COUNCIL OF ORROROO CARRIETON**

**8.4 DISTRICT COUNCIL OF PETERBOROUGH**

**9. NEXT MEETING:**

**10. CLOSURE:**