

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 15 MAY 2006
COMMENCING AT 9:30 AM
IN THE LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)**

PRESENT

Cr A Woolford (Presiding Member), Cr M Beckett, Cr R Potter, Cr P Reedman, Cr A Oliver, Cr G Connor.

APOLOGIES

IN ATTENDANCE

Cherry Getsom (Planner – Team Leader), Andrew Sladden, Andrew Burley, Tom Gregory (Planners), Vanessa Harvey (Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 20th March 2006.

Moved Cr Oliver seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on 20th March 2006 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. **DEVELOPMENT APPLICATIONS - NON COMPLYING**

3.1 455/1285/05 - Clarrhysa Vale Pty Ltd

SUMMARY TABLE

Date of Application	4 th November 2005
Subject Land	Lot 51 Sneyd Road Mosquito Hill
Applicant	Clarrhysa Vale Pty Ltd
Owner	As above
Assessment No.	A4862
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection 2
Nature of Development	Other – Rabbit Breeding Program
Type of Development	Non-complying
Public Notice	N/A
Referrals	Nil
Representations Received	N/A
Representations to be heard	Nil
Date last inspected	12 th April 2006
Recommendation	Proceed with assessment
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential impacts of waste products from the proposed land use on the surrounding environment.
- Social Provide meaningful employment for the teenage foster children of the owner who suffer from intellectual disabilities, Autism and Psychiatric disorders.
- Economic Potential to create employment.

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

BACKGROUND

The subject site is a 44ha rural property located on Sneyd Road, Mosquito Hill. The subject site is being used for the breeding and grazing of cattle, sheep, goats and horses. The property currently is managed using Biodynamic Organic Farming Practices.

There is an existing dwelling on the subject site. The owner of the property, Lorraine Eschenberg, has teenage foster children with moderate to severe intellectual disabilities, autism and psychiatric disorders and has set up the rabbit breeding program on the property to provide an activity and income for these children.

THE PROPOSAL

Nature of Development

The Application involves a “change of use” of the land to allow commercial rabbit breeding to be undertaken on the subject site. Although the activity is already occurring, the purpose of this Development application is to obtain formal Development Approval for the change in land use.

Detailed Description

The program is being undertaken within an existing shed which was previously used for hay and equipment storage supporting the existing agricultural activities being undertaken on the site. There are currently 34 breeding Does and 40 maiden or unmated does, however there is potential for expansion in the future. There is no slaughtering of the rabbits on site as they are removed from the property and sent to an abattoir.

The rabbit breeding operation is a closed dry operation, meaning that it is entirely contained within the existing shed and involves minimal water usage.

There are currently three employees (who all reside on the property) however more employees may be needed in the future should the operation expand.

- 8 **It was agreed by consensus that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/1285/05 for a Change of Use for Rabbit Breeding.**

AGREED BY CONSENSUS

3.2 455/D059/05 - Agon Berry Farm

SUMMARY TABLE

Date of Application	29 th June 2005
Subject Land	Lt 647+ Bahloo Glen Road Mount Compass
Applicant	Agon Berry Farm
Owner	Rodney Allan Lewis
Assessment No.	A4992
Relevant Authority	Alexandrina Council
Planning Zone	LandscapeWater Protection (Mount Compass) / Landscape (Port Elliot and Goolwa)
Nature of Development	Boundary realignment
Type of Development	Non-complying
Public Notice	Category 3
Referrals	PIRSA, Dept Water Land Biodiversity & Conservation, Transport SA, SA Water
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	28 th April 2006
Recommendation	Approval subject to Development Assessment concurrence
Originating Officer	Tom Gregory

ESD IMPACT/BENEFIT

- Environmental Improved management of potential risks to water resources, while attempting to maintain the natural characteristics of the land within the Landscape (Port Elliot and Goolwa District) Zone.
- Social No detrimental impacts are expected, while it is anticipated that the reduced risk of potential pollution to the water resources will indirectly benefit the broader community.

.../cont.

3.2 455/d059/05 – Agon Berry Farm (Continued)

- Economic Possible economic benefit to owner. Able to sell parcel's of land, whilst retaining the existing strawberry plantation.

BACKGROUND

The subject site is Lot 647 Bahloo Glen Road, Mount Compass. The site involves 5 allotments separated by Bahloo Glen Road, and involves two zones, namely the Landscape (Port Elliot and Goolwa District) Zone, and the Water Protection (Mount Compass) Zone.

The 4 allotments currently south of Bahloo Glen Road are zoned Water Protection (Mount Compass), and the remaining allotment on the northern side of Bahloo Glen Road is zoned Landscape (Port Elliot and Goolwa District).

The existing use of the land south of Bahloo Glen Road is that of an extensive Strawberry Plantation. The land to the north could be described as a natural open landscape with scattered vegetation.

THE PROPOSAL

The proposal is unique in that it involves the realignment of boundaries to reduce the number of allotments within the Water Protection (Mount Compass) Zone by 'transferring' three Titles to the Landscape (Port Elliot and Goolwa District) Zone.

Whilst the proposal is not non-complying by virtue of Principle of Development Control 7 of the Landscape (Port Elliot and Goolwa District) Zone (as it will not be creating any additional allotments partly or wholly within the Mount Lofty Ranges Primary Production Area), Principle of Development Control 9 of the Water Protection (Mount Compass) Zone lists all land division as non-complying. Upon initial receipt of the application, the non-complying status was confirmed with the Development Assessment Commission. (Policies are listed in full in the following 'Alexandrina Council Development Plan' section).

As indicated, the proposal is not a non-complying use in the Landscape (Port Elliot & Goolwa District) zone, while a detached dwelling is not listed as a non-complying development in the Water Protection (Mount Compass) Zone. That is to say, it is currently possible for an additional three dwellings to be developed within the Water Protection (Mount Compass) Zone.

.../cont.

3.2 455/D059/05 – Agon Berry Farm (Continued)

The proposal inherently seeks to lead to a higher protection of water resources and maintenance of the landscape character by transferring this development potential to other land.

- 9 Agreed by consensus that the Development Assessment Panel approve application 455/D059/05 for Boundary Realignment at LT647+ Bahloo Glen Road, Mount Compass subject to the following conditions and notes, and subject to concurrence from the Development Assessment Commission.

Conditions

- That all driveway and access points to the new allotments must be nominated by Council prior to construction.
- No new access points to Victor Harbor Road can be created to serve allotment 204. Access must be from Bahloo Glen Road.
- That two copies of a certified survey plan shall be lodged for Certificate purposes.

Notes

- ALL vegetation (native) clearance requires approval under the Native Vegetation Act.

DWLBC Notes

- The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her action or activities.
- The proponents should be made aware of the existing controls in the area:

The Notice of Prohibition on new or additional water use development in the Eastern Mount Lofty Ranges. These controls would prevent the establishment of any new irrigation or commercial water use activity from dams, wells or watercourses.

Prescription of Water Resources in the Eastern Mount Lofty Ranges this means that with the exception of stock and domestic users, all users of watercourse, surface or underground water in the Eastern Mount Lofty Ranges are required to obtain a water license.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

Cr Woolford, Presiding Member, welcomed Mr Grant Gartrell (representor) to the meeting who gave a brief summary of his representation, 9:38 a.m. to 9:44 a.m.

Cr Woolford, Presiding Member, welcomed Mr Trevor Desmond (representor) to the meeting who gave a brief summary of his representation, 9:45 a.m. to 9:47 a.m.

Cr Woolford, Presiding Member, welcomed Mr Bruce Trewartha (representor) to the meeting who gave a brief summary of his representation, 9:48 a.m. to 9:50 a.m.

Cr Woolford, Presiding Member, welcomed Mr Derek Brain (representor) to the meeting who gave a brief summary of his representation, 9:50 a.m. to 9:59 a.m.

Cr Woolford, Presiding Member, welcomed Mr Jamie Botten (Jamie Botten & Associates) on behalf of Adelaide Blue Gum (applicant) to the meeting. Mr Botten spoke in regards to all four Adelaide Blue Gum applications (Item 4.1, 4.2, 4.3 & 4.4). An overview of the applications and reasons, mainly 4.1 and 4.4 was given, 10:00 a.m. to 10:39 a.m. Questions were asked by the Panel of Mr Botten.

Moved Cr Beckett seconded Cr Reedman that the Development Assessment Panel move into camera at 10:41 a.m.

Moved Cr Beckett seconded Cr Oliver that the Development Assessment Panel move out of camera at 11:10 a.m.

The gallery were then called back to the meeting and Cr Woolford, Presiding Member, advised the Gallery of the decisions made by the Development Assessment Panel.

4.1 455/1454/05 - Adelaide Blue Gum Pty Ltd

SUMMARY TABLE

Date of Application	455/1454/05
Subject Land	Lot 30 Cleland Gully Road, Tooperang
Applicant	Adelaide Blue Gum Pty Ltd
Owner	Inter-Continental Travels Pty Ltd
Assessment No.	A 5168
Relevant Authority	Alexandrina Council
Planning Zone	General Farming (Port Elliot & Goolwa)
Nature of Development	Commercial forestry
Type of Development	Consent on merit
Public Notice	Category three
Referrals	CFS (informal) Dept Water, Land, Biodiversity & Conservation
Representations Received	2 specific to this application 8 relating to commercial forestry in general
Representations to be heard	2
Date last inspected	4 th May 2006
Recommendation	Approve with conditions
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental
The full environmental impact of this proposal is not ascertainable at this stage. Panel members and Council staff must rely on the advice of others more expert in the field when assessing possible environmental impacts. As such the proposal has been referred to the Department of water, Land, Biodiversity and Conservation who have indicated that the proposal should have minimal environmental impacts.

.../cont.

4.1 455/1454/05 – Adelaide Blue Gum Pty Ltd (Continued)

- Social Possible impacts on adjoining owners in the immediate future. Future social impacts are an unknown.
- Economic Immediate positives for the applicant and landowner, future impacts are an unknown.

THE PROPOSAL

Nature of Development

Commercial forestry is included on the list of activities in Principle of Development Control 5 of the General Farming (Pt Elliot & Goolwa) Zone that are exempt from *non-complying* status. Commercial forestry is not listed in the Alexandrina Development Plan or the Development Regulations as a *complying* use, therefore it is a *consent on merit* use, and must be considered by Council against the relevant provisions of the Development Plan.

Detailed Description

The application is for change of land use for a property located at (Lot 30) 431 Cleland Gully Rd, Mount Compass, where the applicant is seeking to establish a 20.3 hectare Tasmanian Blue Gum (*Eucalyptus globulus*) tree farm.

The property is located within the General Farming (Port Elliot & Goolwa) Zone of the Alexandrina Development Plan, approximately 3.1 kilometres along the Cleland Gully Rd, east of the Victor Harbor Rd intersection. The applicant proposes to plant 20.3 ha of the 85 ha property with Tasmanian Blue Gum. The planted area is to be divided into two sections; 14.1ha located in the north-western corner of the allotment and 6.2ha located in the north-eastern section of the allotment.

Development Timeframe

The project is expected to operate on a ten to twelve year rotation cycle; expected time frames provided by the applicant are;

- May/June 2006 – site preparation & establishment activities.
- August 2006 – Row cultivation, pre-plant herbicide application, hand planting and fertilising.
- Year 2 - Autumn – weed control
- Year 3 – Expected canopy closure should render further weed control unnecessary, with the exception of control of noxious weeds.
- 2016- 2018 – Expected commencement of harvesting.
- 2017 -2019 – Site preparation for a second rotation of planting.

Ongoing maintenance will be undertaken throughout the life of the plantation.

.../cont.

4.1 455/1454/05 – Adelaide Blue Gum Pty Ltd (Continued)

Harvest and Haulage

Logging from the proposed development is expected to be undertaken over an eight day period once every ten years. Wood product is to be transported to Outer Harbour by truck via the following route:

- Cleland Gully Road
- Victor Harbor – Adelaide Road
- Main South Rd to Outer Harbour

Fire Protection and Prevention

Ten metre fire breaks are to be provided around all external boundaries of the tree farm, this will extend to 20 metres along sections of the western boundary. Internal access tracks are to be a minimum of 7 metres wide.

Chemical Usage

A list of proposed chemicals, their likelihood of use and application method has been provided by the applicant and is included with the attachments (refer attachment 2).

No chemicals will be stored on site and ground based application will be utilised wherever possible.

Water

The applicant has indicated that a water licence is not required for this proposal as irrigation is not proposed for this tree farm.

SITE & LOCALITY

The property is located within the General Farming (Port Elliot & Goolwa) Zone. The subject site is currently used for grazing which correlates with other land uses in the area that are predominately rural. One dwelling and a number of outbuildings currently exist on the property, with the main access provided from Cleland Gully Road. Seven dams are located on the property, six in the northern end and one in the south western quadrant. There are four 1st order and one 2nd order watercourses on the property, with a 5 metre buffer provided for each watercourse. The site is located within the Tookayerta Creek Subcatchment. The applicant advises that rainfall on the property is approximately 830 mm per annum.

- 10 **Moved Cr Oliver seconded Cr Beckett that the Development Assessment Panel refuse Development Application 455/1454/05 for Commercial Forestry at Lot 30 Cleland Gully Road, Mount Compass as it is at serious variance with the following Principles and Objectives of the Alexandrina Development Plan:**

.../cont.

4.1 455/1454/05 – Adelaide Blue Gum Pty Ltd (Continued)

- Objective 54: The enhancement of the Mount Lofty Ranges Region catchments as sources of high quality water.
- Objective 62: The prevention of development which could lead to a deterioration in the quality of surface or underground waters within the Mount Lofty Ranges Watershed.

Principles of Development Control

- 155 Development should take place in a manner which will not interfere with the effective and proper use of other land in the vicinity and which will not prevent the attainment of the objectives for that other land.
- 156 Development should not take place if it may result in over exploitation of surface or underground water resources.
- 186 Important natural resources including watercourses and water catchment areas, scenic areas and significant flora and fauna areas should be conserved and protected from development which would affect them adversely.
- 200 No development or change in land use should occur where its proximity to a swamp or wetland, whether permanently or periodically inundated, has the potential to damage or interfere with the hydrology or water regime of the swamp or wetland.

CARRIED UNANIMOUSLY

4.2 455/1455/05 - Adelaide Blue Gum Pty Ltd

SUMMARY TABLE

Date of Application	14 th December 2005
Subject Land	Lot 1 + 12 Munetta Road, Mount Compass
Applicant	Adelaide Blue Gum Pty Ltd
Owner	As above
Assessment No.	A9865
Relevant Authority	Alexandrina Council
Planning Zone	Willunga District + Mount Lofty Ranges Watershed
Nature of Development	Commercial Forestry
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	CFS (informal) Dept Water, Land, Biodiversity & Conservation
Representations Received	3
Representations to be heard	2
Date last inspected	4 th May 2006
Recommendation	Refusal
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental
The full environmental impact of this proposal is not ascertainable at this stage. Panel members and Council staff must rely on the advice of others more expert in the field when assessing possible environmental impacts. As such the proposal has been referred to the Dept Water, Land Biodiversity & Conservation who have advised that the proposal will have significant environmental impacts.

.../cont.

4.2 455/1455/05 – Adelaide Blue Gum Pty Ltd (Continued)

- Social Possible impacts on adjoining owners in the immediate future. Future social impacts are an unknown.
- Economic Immediate positives for the applicant and landowner, future impacts are an unknown.

BACKGROUND

Council has been directed by the Department of Water, Land and Biodiversity Conservation to refuse this application. In order to properly process this refusal a 'decision date' is required. As this application has been treated as a Category 3 application and has been publicly notified Council sought legal advice as to the most appropriate way to formally reach this decision. The advice received was to present the proposal to the Panel and allow representors to be heard. The Panel will be making the decision on the date of the Panel meeting; however they are required to refuse the proposal.

THE PROPOSAL

Nature of Development

Commercial forestry is included on the list of activities in Principle of Development Control 18 of the Willunga District Zone that are exempt from *non-complying* status. Commercial forestry is not listed in the Development Plan or the Development Regulations as a *complying* use, therefore it is a *consent on merit* use, and must be considered by Council against the relevant provisions of the Development Plan.

Detailed Description

The application is for change of land use for a property located at Lots 1 & 12 Munetta Rd, Pages Flat where the applicant is seeking to establish a 98.3 hectare Tasmanian Blue Gum (*Eucalyptus globulus*) tree farm.

The property is located on the eastern side of Munetta Rd approximately half way between Pages Flat and Lanacoona Roads, within the Willunga District of the Alexandrina Development Plan. It is also located within the Mount Lofty Ranges Watershed. The applicant proposes to plant 98.3 ha of the 114 ha property with Tasmanian Blue Gum, with the planted area separated into five sections across the property these being 31.9ha, 17.8ha, 13.1ha, 10.6ha, 22.4ha and 2.4ha in size respectively.

.../cont.

4.2 455/1455/05 – Adelaide Blue Gum Pty Ltd (Continued)

Development Timeframe

The project is expected to operate on a ten to twelve year rotation cycle; expected time frames provided by the applicant are;

- February 2006 – site preparation & establishment activities.
- August 2006 – Row cultivation, pre-plant herbicide application, hand planting and fertilising.
- Year 2 - Autumn – weed control
- Year 3 – Expected canopy closure should render further weed control unnecessary, with the exception of control of noxious weeds.
- 2016- 2018 – Expected commencement of harvesting.
- 2017 -2019 – Site preparation for a second rotation of planting.

Ongoing maintenance will be undertaken throughout the life of the plantation.

Harvest and Haulage

Logging from the proposed development is expected to be undertaken over an eight day period once every ten years. Wood product is to be transported to Outer Harbour by truck via the following route:

- Munetta Road
- Pages Flat Rd
- Victor Harbor – Adelaide Road
- Main South Rd to Outer Harbour

Fire Protection and Prevention

Ten metre fire breaks are to be provided around all external boundaries of the tree farm, this will extend to 20 metres along sections of the western boundary. Internal access tracks are to be a minimum of 7 metres.

Chemical Usage

A list of proposed chemicals, their likelihood of use and application method has been provided by the applicant and is included with the attachments (See attachment 1)

Water

The applicant has indicated that a water licence is not required for this proposal as irrigation is not proposed for this tree farm.

.../cont.

4.2 455/1455/05 – Adelaide Blue Gum Pty Ltd (Continued)

11 It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/1455/05 for Commercial Forestry at Lot 12 Munetta Road, Pages Flat, pursuant to Schedule 8(20)(c) of the Development Regulations (1993) under direction from the Department of Water, Land, Biodiversity and Conservation.

AGREED BY CONSENSUS

4.3 455/1456/05 - Adelaide Blue Gum Pty Ltd

SUMMARY TABLE

Date of Application	14 th December 2005
Subject Land	S590 Proctor Road Hope Forest
Applicant	Adelaide Blue Gum Pty Ltd
Owner	Colin Richard Blacker
Assessment No.	A9898
Relevant Authority	Alexandrina Council
Planning Zone	Willunga District + Mount Lofty Ranges Watershed
Nature of Development	Commercial Forestry
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	CFS (informal) Dept Water, Land, Biodiversity & Conservation
Representations Received	3 specific to this application
Representations to be heard	2
Date last inspected	4 th May 2006
Recommendation	Refusal
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental

The full environmental impact of this proposal is not ascertainable at this stage. Panel members and Council staff must rely on the advice of others more expert in the field when assessing possible environmental impacts. As such the proposal has been referred to the Department of Water, Land, Biodiversity and Conservation who have advised that the proposal will have significant environmental impacts.

.../cont.

4.3 455/1456/05 – Adelaide Blue Gum Pty Ltd (Continued)

- Social Possible impacts on adjoining owners in the immediate future. Future social impacts are an unknown.
- Economic Immediate positives for the applicant and landowner, future impacts are an unknown.

BACKGROUND

Council has been directed by the Department of Water, Land and Biodiversity Conservation to refuse this application. In order to properly process this refusal a 'decision date' is required. As this application has been treated as a Category 3 application and has been publicly notified Council sought legal advice as to the most appropriate way to formally reach this decision. The advice received was to present the proposal to the Panel and allow representors to be heard. The Panel will be making the decision on the date of the Panel Meeting; however they are required to refuse the proposal

THE PROPOSAL

Nature of Development

Commercial forestry is included on the list of activities in Principle of Development Control 18 of the Willunga District Zone that are exempt from *non-complying* status. Commercial forestry is not listed in the Development Plan or the Development Regulations as a *complying* use, therefore it is a *consent on merit* use, and must be considered by Council against the relevant provisions of the Development Plan.

Detailed Description

The application is for change of land use for a property located at Section 590 Lots 11 & 12 Proctor Rd, Hope Forest where the applicant is seeking to establish a 25.7 hectare tree farm of Tasmanian Blue Gum (*Eucalyptus globulus*).

The property is located on Proctor Road approximately 2 kms from the Proctor Road, Yundi Road intersection. The property straddles both sides of Proctor Road. It is located within the Willunga District of the Alexandrina Development Plan and also within the Mount Lofty Ranges Watershed. The applicant proposes to plant 25.7 ha of the 180.6 ha property with Tasmanian Blue Gum, with the planted area divided into ten sections throughout the property but primarily along the southern boundary. These sections are to be 2ha, 2.1ha, 0.5ha, 2.5ha, 8ha, 1ha, 2.2ha, 5.6ha, 3.1ha, 0.8ha, 0.1ha and 0.5ha in size respectively.

.../cont.

4.3 455/1456/05 – Adelaide Blue Gum Pty Ltd (Continued)

Development Timeframe

The project is expected to operate on a ten to twelve year rotation cycle; expected time frames provided by the applicant are;

- March/April 2006 – site preparation & establishment activities.
- August 2006 – Row cultivation, pre-plant herbicide application, hand planting and fertilising.
- Year 2 - Autumn – weed control
- Year 3 – Expected canopy closure should render further weed control unnecessary, with the exception of control of noxious weeds.
- 2016- 2018 – Expected commencement of harvesting.
- 2017 -2019 – Site preparation for a second rotation of planting.

Ongoing maintenance will be undertaken throughout the life of the plantation.

Harvest and Haulage

Logging from the proposed development is expected to be undertaken over an eight day period once every ten years. Wood product is to be transported to Outer Harbour by truck via the following route:

- Proctor Road
- Yundi Rd
- Victor Harbor – Adelaide Road
- Main South Rd to Outer Harbour

Fire Protection and Prevention

Ten metre fire breaks are to be provided around all external boundaries of the tree farm, this will extend to 20 metres along sections of the western boundary. Internal access tracks are to be a minimum of 7 metres.

Chemical Usage

A list of proposed chemicals, their likelihood of use and application method has been provided by the applicant and is included with the attachments (See attachment 2). No chemicals are to be stored on site.

Water

The applicant has indicated that a water licence is not required for this proposal as irrigation is not proposed for this tree farm.

.../cont.

4.3 455/1456/05 – Adelaide Blue Gum Pty Ltd (Continued)

12 It was agreed by consensus that the Development Assessment Panel refuse Development Application 455/1456/05 for Commercial Forestry at Sec 590 Lots 11 & 12 Proctor Road, Hope Forest, pursuant to Schedule 8(20)(c) of the Development Regulations (1993) under direction from the Department of Water, Land, Biodiversity and Conservation.

AGREED BY CONSENSUS

4.4 455/1457/05 - Adelaide Blue Gum Pty Ltd

SUMMARY TABLE

Date of Application	15 th December 2005
Subject Land	Lot 2 Munetta Road Pages Flat
Applicant	Adelaide Blue Gum Pty Ltd
Owner	Paul M Rainsford
Assessment No.	A9808
Relevant Authority	Alexandrina Council
Planning Zone	Willunga District + Watershed Protection
Nature of Development	Commercial Forestry
Type of Development	Consent on merit
Public Notice	Category 3
Referrals	CFS (informal) Dept Water Land Biodiversity & Conservation
Representations Received	5
Representations to be heard	3
Date last inspected	4 th May 2006
Recommendation	Refusal
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental The full environmental impact of this proposal is not ascertainable at this stage. Panel members and Council staff must rely on the advice of others more expert in the field when assessing possible environmental impacts. As such the proposal has been referred to the Department of Water, Land and Biodiversity Conservation who have advised that the proposal will have significant environmental impacts.

.../cont.

4.4 455/1457/05 – Adelaide Blue Gum Pty Ltd (Continued)

- Social Possible impacts on adjoining owners in the immediate future. Future social impacts are an unknown.
- Economic Immediate positives for the applicant and landowner, future impacts are an unknown

THE PROPOSAL

Nature of Development

Commercial forestry is included on the list of activities in Principle of Development Control 18 of the Willunga District Zone that are exempt from *non-complying* status. Commercial forestry is not listed in the Development Plan or the Development Regulations as a *complying* use, therefore it is a *consent on merit* use, and must be considered by Council against the relevant provisions of the Development Plan.

Detailed Description

The application is for change of land use for a property located at Lot 2 Munetta Rd, Pages Flat where the applicant is seeking to establish a 55.9 hectare tree farm of Tasmanian Blue Gum (*Eucalyptus globulus*).

The property is located on the western side of Munetta Rd approximately 1.2 kms north of Lanacoona Rd, within the Willunga District of the Alexandrina Development Plan. It is also located within the Mount Lofty Ranges Watershed. The applicant proposes to plant 55.9 ha of the 132 ha property with Tasmanian Blue Gum, with the planted area divided into ten sections. These sections are located throughout the property at a size of 8.1ha, 0.3ha, 2.3ha, 4.6ha, 7.2ha, 2.1ha, 10.7, 17.1ha, 8.1ha and 2ha respectively.

Development Timeframe

The project is expected to operate on a ten to twelve year rotation cycle; expected time frames provided by the applicant are;

- May/July 2006 – site preparation & establishment activities.
- August 2006 – Row cultivation, pre-plant herbicide application, hand planting and fertilising.
- Year 2 - Autumn – weed control
- Year 3 – Expected canopy closure should render further weed control unnecessary, with the exception of control of noxious weeds.
- 2016- 2018 – Expected commencement of harvesting.
- 2017 -2019 – Site preparation for a second rotation of planting.

Ongoing maintenance will be undertaken throughout the life of the plantation.

.../cont.

4.4 455/1457/05 – Adelaide Blue Gum Pty Ltd (Continued)

Harvest and Haulage

Logging from the proposed development is expected to be undertaken over an eight day period once every ten years. Wood product is to be transported to Outer Harbour by truck via the following route:

- Munetta Road
- Pages Flat Rd
- Victor Harbor – Adelaide Road
- Main South Rd to Outer Harbour

Fire Protection and Prevention

Ten metre fire breaks are to be provided around all external boundaries of the tree farm, this will extend to 20 metres along sections of the western boundary. Internal access tracks are to be a minimum of 7 metres wide.

Chemical Usage

A list of proposed chemicals, their likelihood of use and application method has been provided by the applicant and is included with the attachments (See attachment 2)

Water

The applicant has indicated that a water licence is not required for this proposal as irrigation is not proposed.

- 13 Moved Cr Connor seconded Cr Potter that the Development Assessment Panel REFUSE Development Application 455/1457/05 for Commercial Forestry at Lot 2 Munetta Rd, Pages Flat as the proposal is considered seriously at variance with the following Objectives and Principles of the Alexandrina Development Plan:

Council Wide

Objective 48: The retention of rural areas primarily for agricultural, pastoral and forestry purposes, and the maintenance of the natural character and beauty of such areas.

Additional text:

Pressures for the division of rural land are likely to accelerate because of the commuting possibilities that the South Mount Lofty Ranges and other near metropolitan areas offer to people who work in the metropolitan area. The removal of primary production from rural areas places greater dependence upon the diminishing fertile areas. It is in the community interest that as much agricultural land as possible be retained in primary production.

.../cont.

4.4 455/1457/05 – Adelaide Blue Gum Pty Ltd (Continued)

The region contains some of the best agricultural land in the State and is ideally situated to serve the food requirements of the metropolitan area.

The protection of the natural beauty, agricultural land and water resources, should remain the overriding consideration governing decisions relating to development of rural land in the Outer Metropolitan area.

Objective 53: The maintenance and enhancement of the national resources of the Mount Lofty Ranges Region.

Objective 54: The enhancement of the Mount Lofty Ranges Region catchments as sources of high quality water.

Objective 55: The long term sustainability of rural production in the Mount Lofty Ranges Region ensured.

Objective 61: The protection of the Mount Lofty Ranges Watershed against pollution and contamination.

Objective 62: The prevention of development which could lead to a deterioration in the quality of surface or underground waters within the Mount Lofty Ranges Watershed.

Principles of Development Control

151 Development within the Mount Lofty Ranges Region should be compatible with its use as a water catchment and storage area, and with its values as an area of agricultural production and scenic quality

155 Development should take place in a manner which will not interfere with the effective and proper use of other land in the vicinity and which will not prevent the attainment of the objectives for that other land.

156 Development should not take place if it may result in over exploitation of surface or underground water resources.

186 Important natural resources including watercourses and water catchment areas, scenic areas and significant flora and fauna areas should be conserved and protected from development which would affect them adversely.

.../cont.

4.4 455/1457/05 – Adelaide Blue Gum Pty Ltd (Continued)

200 No development or change in land use should occur where its proximity to a swamp or wetland, whether permanently or periodically inundated, has the potential to damage or interfere with the hydrology or water regime of the swamp or wetland.

259 Development within the South Mount Lofty Ranges should be compatible with its use as a water catchment and storage area for a major urban water supply system.

Port Elliot & Goolwa District

Principles of Development Control

9 No development should be undertaken which would present any risk of pollution or contamination to Lake Alexandrina, the River Murray, or adjoining bodies of water.

CARRIED UNANIMOUSLY

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

Moved Cr Connor seconded Cr Potter that as a matter of urgency the Development Assessment Panel request Council formulate a Policy on future Commercial Forestry and that we consult or include all other Fleurieu Councils (City of Victor Harbor, District Council of Yankalilla, City of Onkaparinga, District Council of Mount Barker and Kangaroo Island Council).

CARRIED

ITEM 9. NEXT MEETING

Monday 19th June 2006, time to be advised.

ITEM 10. CONFIDENTIAL ITEMS

- 4.1 455/1454/05 - Adelaide Blue Gum Pty Ltd
- 4.2 455/1455/05 - Adelaide Blue Gum Pty Ltd
- 4.3 455/1456/05 - Adelaide Blue Gum Pty Ltd
- 4.4 455/1457/05 - Adelaide Blue Gum Pty Ltd

Moved Cr Beckett seconded Cr Reedman that in accordance with the 1999 Local Government Act, Section 90 subsection (2) and (3)(c)(h):

- (2) A Council or Council Committee may order that the public be excluded from attendance at so much of a meeting as is necessary to receive, discuss, consider in confidence any information or matter listed in subsection (3).
- (3) The following information and matters are listed for the purposes of subsection (2):
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, or prejudice the commercial position of the Council.
 - (h) legal advice.

That Cherry Getsom (Team Leader – Planning), Tom Gregory, Andrew Sladden, Andrew Burley (Planners) and Vanessa Harvey (Personal Assistant) remain in the meeting.

Moved Cr Beckett seconded Cr Reedman that the Development Assessment Panel move into camera at 10:41 a.m.

Moved Cr Beckett seconded Cr Oliver that the Development Assessment Panel move out of camera at 11:10 a.m.

MEETING CLOSED AT 11:25 A.M.

MINUTES CONFIRMED
PRESIDING MEMBER

DATED: