NOTICE OF MEETING

Notice is hereby given that a meeting of the Coorong District Council Assessment Panel will be held at the Coorong Civic Centre, 95-101 Railway Terrace, Tailem Bend on Tuesday 22nd October 2019 at 10:00am.

Yours sincerely

David Altmann
Assessment Manager
AGENDA

1. Welcome
   Panel Members: Bruce Ballatyne (Presiding Member)
                   Cherry Getsom (Independent Member)
                   Graham Gates (Independent Member)
                   Graham Gaston (Independent Deputy Member)
                   Glynis Taylor (Council Member)

2. Present

3. Apologies

4. Conflict of Interest Declarations

5. Confirmation of Minutes
   Recommendation: That the minutes of the Meeting of Council Assessment Panel held on the 30 July 2019 as circulated to Members, be taken as read.

6. Development Assessment Matters
   
   6.1 Development Application 571-074-19 (see page)
       Proposal: Campdraft Facility
       Location: Lot 73 in D62865, Certificate of Title Volume 5938 Folio 29, Princes Highway, Tailem Bend, Hundred of Seymour
       Applicant: Fleurieu Campdraft Club Inc and River Murray Campdraft Club
That having had regard to the relevant provisions of the Development Plan the Council Assessment Panel resolve to approve the proposed development subject to conditions.

7. General Business
   7.1 Planning & Design Code consultation update
   7.2 Level 2 CAP member accreditations

8. Future Applications

9. Close
1. PROPOSAL

The application is seeking consent for a change of use to Campdraft Facility. The Campdraft Facility is currently holding 2 special events on the subject land each year (which does not require an application) and they wish to seek consent for a change of land use which would allow them to host more events and offer training days on the subject land (application details contained in APPENDIX A).

Campdrafting is a family orientated sporting event whereby horse riders undertake a set course to separate and herd stock, each run is timed and scored. The event requires cattle and holding yards, truck loading and unloading area for stock, holding area for horses, camping area for competitors and spectators and associated amenities. All the infrastructure to support the campdraft is existing.

The applicants have indicated an intent to hold 4-6 major events per year and seeking to offer training days throughout the year (subject to sufficient interest). The events attract between 200-300 competitors and 150-250 spectators per campdraft event each year. Events are held over a weekend with competitors typically arriving Thursday or Friday prior to the event and departing Sunday or Monday after the event.

The competitors are required to camp onsite with their horses, to ensure their welfare is maintained. The camping is considered to be subordinate to the campdraft. The camping area will not be rubbled as this is not suitable for horses to stand on for a long period of time. The camping area will remain as soil with suitable ground cover planted and maintained to reduce dust and erosion.

The applicant has provided a management plan for the site outlining how the land will be managed to reduce dust, weeds and ensure areas are spelled to allow for regeneration of the ground cover. All rubbled areas are continually watered down during events to reduce dust. The applicant intends to establish a vegetation buffer around the boundary to assist with wind break, screening of the subject land, encourage bird life and assist to dissipate noise.

Stock used in the campdrafting are trucked to the site for the event and trucked out after the event.
The subject land has two entry and exit points to ensure the competitors and spectators are kept separate from the trucks delivering cattle.

During events rubbish bins are placed throughout the site and a skip bin which is collected by contractors.

2. **BACKGROUND**

The subject land has the infrastructure existing as it currently holds two events per year, which is defined as a special event and does not require development approval. The associated buildings on the site have obtained development approval.

3. **SITE DESCRIPTION**

The subject land is identified as Lot 73 Princes Highway Tailem Bend.

The subject land has a right of way and easement for water supply which located along the western boundary of the top half of the subject land. The area for the proposed development is located further south and will not impact on these easements.

The subject land is located within the River Murray Fringe Zone as shown on Map CooD/2.

The allotment is 49.97 hectares, configured in a shape similar to a rectangle – the western boundary does have some varying angles. There is an existing dwelling with associated sheds located on the north western side of the allotment – this dwelling and associated buildings is not utilized as part of the proposed development. The Princes Highway runs parallel with the subject land to the east. Jaensch Road runs along the southern boundary. The land has in more recent years had paddock renovations to improve the pasture on the land. The main campdraft facility are utilizes approximately 13.846 hectares the southern portion of the allotment.

![Aerial Image of the subject land (DPTI - SAPPA)](image-url)
4. **LOCALITY DESCRIPTION**

The locality is characterised with large parcels of land to the north east used for farming. Allotments towards the south east become smaller and appear to be used more as hobby farming allotment. Both these areas contain remnants of native vegetation scattered throughout. The allotments on the western side of the Princes Highway are constrained by the highway and River Murray – these allotments are often of a size which presents limitations on the lands' long term viability to be used solely for farming. Some of the allotments contain dairy flat extending to the River Murray.

There are two tourist attractions within the locality being Jaensch Caravan Park adjacent the subject land to the south and Old Tailem Town south of the subject land.

![Figure 2: Aerial Image of the defined locality shown in yellow (DPTI – SAPPA)](image)

5. **PUBLIC NOTIFICATION**

Pursuant to Section 38(2)(c) of the Development Act 1993, the application is a form of Category 3 development, which involves placing a notice in the local paper (The Murray Valley Standard) and notifying adjoining/surrounding landowners/leaseholders by letter. The application was on public consultation between 22 August 2019 to 5 September 2019.

Council received one (1) representations (refer to APPENDIX B). A summary of the responses received are detailed in the following table:

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<th>Representor</th>
<th>Interest</th>
<th>Summary of comments</th>
<th>Request to be Heard</th>
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| Barbara Carroll| Nearby resident | • Unreasonable impacts from the development to the use, enjoyment and security of their land  
• High volume of visitors and activities not intended within primary production area  
• Noise pollution from the development (including use of loud speaker)  
• Concerns over increased risk of weed | Yes                  |
Concerns over soil erosion, oxidation and soil drift having potential to devalue properties
Type of development has potential to increase drug problems ongoing break-ins and theft
Seeking an environmental and social impacts assessment

The applicant has provided a response to the concerns raised by the representor which is included in APPENDIX C, a summary of the concerns is listed below:

Liquor Licence
Liquor licences are issued by the Liquor Licensing Commission and the site already has a licence. Have been hosting events over the past 4 to 5 years with no complaints received. Competitors wouldn’t use drugs or be drunk as they are competing which requires them to be fully functional to compete to the best of their abilities. In addition a lot of the competitors drive trucks which under law they cannot have drugs or alcohol in their system. The events are family orientated.

Primary Production Area
Yes the area does seek for primary production activities, but subject land has constraints and questions of long term viability for primary production. Proposed development is in keeping with primary production activities in that the events proposed are around cattle work and horsemanship. Subject land perfectly located close to caravan park, main town and other tourist development plus easy access to highway.

Drugs, stealing etc.
This issue is outside the Development Act and application process.

Weed Management
Currently undertake spraying for weeds and pests when necessary. Important to the association as competitors do not want to take home unwanted plants/weeds. Grounds are spelled mainly over winter and into spring during main growing season. Monitoring of the site in conducted fortnightly. Interstate competitors restricted from bringing in own hay, it’s prohibited at the boarder inspection points unless proof of purchase form a hay supplier is provided. Hay is supplied for sale onsite.

Water truck used to reduce dust. Working with State Flora to establish suitable native vegetation on the site and establish a wind break around the boundary. This will enhance the amenity of the areas, assist with dust control and provide a corridor for local bird habitat. The plantings will also help counteract the dust and erosion problems plus help dissipate noise.

There is already a buffer zone between the grounds and the property in question (The Princes Highway). They require good quality pasture/vegetation as dust, weeds and sand is an issue for the competitors as well as their animals as horses can get sand colic and many weeds are poisons to horses (which can kill them).

Noise
Currently use a PA system during events, 5 speakers placed on the south west side of the arena all facing towards the River Murray. The speakers are used from 7am/8am to 5pm/7pm depending on the number of runs undertaken during the event. The development is adjacent one of the busiest highways in SA, which produces a lot of noise. Never received a noise complaint since operations. Map provided on speaker locations and distances to neighbouring houses/venues.
Traffic
Not considered to be a significant increase to the number of vehicles movements to what is already occurring along Princes Hwy and Jaensch Road (used for Westbrook Caravan Park, skiing, fishing and holidaying).

6. REFERRALS
The application required a mandatory referral to the Department of Planning, Transport and Infrastructure pursuant to the Development Regulations Schedule 8, 3(b). DPTI have advised that:

All access to the site is proposed via existing points on Jaensch Road located approximately 250m and 310m respectively from the Princes Highway, which is in keeping with DPTI’s policy to minimised access points on arterial roads and is thereby supported. Given the minor increase in truck movements, together with a modest increase in competitor/spectator vehicle movements over the course of an event, the proposed development is unlikely to have a significant impact on traffic movements along the Princes Highway nor the Princes Highway/Jaensch Road intersection.

DPTI supports the proposed development subject to 4 conditions be included on any approval issued (refer to APPENDIX D for their referral response).

The application was referred internally to Council’s Infrastructure and Assets Department whom advised they are satisfied with the current driveway access widths and Jaensch Road is a formed road capable of supporting the proposed development. Council’s I & A Department have requested 1 note be included on any approval issued (refer to APPENDIX E for their referral response).

7. DEVELOPMENT ASSESSMENT
The Development Act 1993 provides that a Development Assessment Panel is to have regard to the relevant provisions of the Development Plan in assessing this type of development proposal.

The following provisions of the Development Plan are considered most relevant to the assessment of the application:

7.1 Land Use
River Murray Fringe Zone – Objective 3 Retention of the rural character of the zone.

River Murray Fringe Zone – Objective 5 Development that contributes to the desired character of the zone.

River Murray Fringe Zone – Desired Character Statement: The rural character of the zone lends itself to activities such as the interpretation, sale or sampling of produce, as well as on-farm tourism, which will enhance the value of local production and add to the quality and range of experiences available to the visitor in the region.

River Murray Fringe Zone - PDC 1 The following forms of development are envisaged in the zone:
  • recreation facility

General Section – Natural Resources – Objective 10 Minimal disturbance and modification of the natural landform.

General Section – Natural Resources – PDC 45 Development should be designed and sited to prevent erosion.

General Section – Natural Resources – PDC 46 Development should take place in a manner that will minimise alteration to the existing landform.

The proposed development is considered to be a suitable form of development within the River Murray Fringe Zone as a recreation facility is an envisaged form of development. Recreation facilities are often referred to as
community centre, park, indoor recreation centre, recreation area, sports ground and stadium. The proposed
development is for a recreation type activity that is not that dissimilar from a sports ground, whereby
competitors compete, spectators watch, loud speakers are used and the events occur typically over weekends.
The general appearance of the land remains akin to farming being associated sheds, amenities building, cattle
and holding yards and internal rubble tracks. The applicant has demonstrated a clear intent to maintain the land
for weed control and maintain a ground cover, which is consistent with what farmers do with their land. The
appearance of the land will change during events held 5-6 weekends per year. During training days the number
of people attending would be limited.

The hours of operation for the proposed events are in keeping with the EPA noise guidelines being the events
are occurring during daylight hours. The number of major events being held is considered to be acceptable
being 5-6 major events per year – noting there are 52 weekends in a year.

The camping onsite is considered to subordinate to the campdraft event, and is required for competitors to stay
onsite to attend to their horses. The associated camping is considered to be acceptable based on the proposed
land use which it is subordinate too. The campdraft association ensures the site is kept in a tidy manner, with
rubbish bins placed throughout the site. The husbandry of animals is a consistent activity within the River
Murray Fringe Zone.

The association currently maintains weed control through regularly spraying and the applicant has indicated this
will continue to occur onsite. The land is spelled in between events to allow regrowth for the ground cover. Over
winter and into spring the land will be spelled which is during the main growth period. The applicant has
indicated an intent to establish native vegetation around the boundary which would assist as a wind break,
thereby reducing erosion caused by wind. The native vegetation will also assist to screen the development,
assist with dust control, reduce erosion and encourage birdlife. Overall the proposed management of the land
is considered to be sufficient and measures in place to reduce erosion, thereby complying with Objective 10,
PDC 45 and 46 of the General Section – Natural Resources.

The number of major event proposed is not considered to be significant. Overall the proposed development is
not considered to be contrary to the intent of the zone.

7.2 Design and Appearance

River Murray Fringe Zone - PDC 4 Recreational facilities should:
(a) be consistent with the conservation of the area’s natural quality and character
(b) where occurring on land draining to the River Murray, be designed to require the minimum amount
of watering to prevent the aggravation of seepage to the river.

River Murray Fringe Zone - PDC 5 Public access points to recreation and tourism developments should be
limited in number and sited so they do not affect the amenity of the zone.

General Section Landscaping, Fences and Walls – PDC 2 Landscaping should:
(a) include the planting of locally indigenous species where appropriate
(b) be oriented towards the street frontage
(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

General Section Siting & Visibility – Objective 1 Protection of scenically attractive areas, particularly natural,

General Section Siting & Visibility – PDC 1 Development should be sited and designed to minimise its visual
impact on:
(a) the natural, rural or heritage character of the area
(b) areas of high visual or scenic value, particularly rural and coastal areas
(c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails.

General Section Siting & Visibility – PDC 7 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

The proposed development is considered to be consistent with the conservation of the area’s natural quality and character. The proposed development is likely to increase the amenity of the locality through the planting of native vegetation, which will enhance and add value to the amenity. The plantings will also assist to screen the site, provide wind breaks, assist in the reduction of erosion and assist with noise emissions.

There are two existing access points to the subject development, to ensure truck access is kept separate from competitor/spectators access in the interest of safety. Both access points are adequately located away from the Princes Highway / Jaensch Road intersection, and DPTI is in support of the access. The existing access points are limited to two and are not likely to affect the amenity of the locality or the existing function of the roads.

7.3 Transportation, Access and Carparking

General Section Transportation and Access – Objective 2 Development that:

(a) provides safe and efficient movement for all motorised and non-motorised transport modes
(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
(c) provides off street parking
(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

General Section Transportation and Access – PDC 22 Development should have direct access from an all weather public road.

General Section Transportation and Access – PDC 23 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads
(b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
(c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

The proposed development has direct access onto a formed public road. The site has two existing access points to separate truck movements delivering cattle from the competitors/spectators to ensure safety. The allotment has sufficient area to accommodate all types of vehicles whom would access the site and sufficient area for parking. The proposed access and vehicle movements have been assessed by DPTI and Council’s Infrastructure and Assets Department both are satisfied with the proposed development and raise no concerns. The proposed development complies with the objectives and principles of development control for access, car parking and minimal impacts to other road users.

7.4 Interface between Land Uses

General Section Interface Between Land Uses – Objective 1 Development located and designed to minimise adverse impact and conflict between land uses.
General Section Interface Between Land Uses – Objective 2 Protect community health and amenity from adverse impacts of development.

General Section Interface Between Land Uses – Objective 3 Protect desired land uses from the encroachment of incompatible development.

General Section Interface Between Land Uses – PDC 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
(a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
(b) noise
(c) vibration
(d) electrical interference
(e) light spill
(f) glare
(g) hours of operation
(h) traffic impacts.

General Section Interface Between Land Uses – PDC 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

General Section Interface Between Land Uses – PDC 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

General Section Interface Between Land Uses – PDC 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

The proposed development is considered to be located on land suitable for the River Murray Fringe Zone. The hours of operation for the events are during daylight hours 7am/8am to 5pm/7pm. Noise from the loud would mainly be from the animals, traffic and the loud speakers. With the subject land being adjacent the Princes Highway, the noise generated from vehicles entering, exiting and maneuvering the site are not likely to be a nuisance. The subject land is within the River Murray Fringe Zone which support primary production activities which include keeping of stock. The noise generated from the cattle and horses is consistent with farming practices, and considered to be similar as to when farmers utilize their own cattle yards to hold stock. As the events are only occurring over a weekend and the land is spelled odour is not likely to be an issue. Events do not occur during winter, which tends to be when odour can increase in cattle yards from manure.

During the events a loud speaker is used to assist the competitors and provide commentary to the spectators. The applicant has provided a map showing the location of the speakers, all of which are directed towards the River (away from the representors land). This map shows the distance the loud speakers are to the Caravan Park which is 408m and the representors’ land which is 650m – as the crow flies). The establishment of vegetation is likely to assist with dissipating noise.

Overall it is considered that the applicant has taken into consideration the concerns raised from the representor and has indicated undertaking measures like planting native vegetation around the boundary to assist with erosion and noise concerns.

7.5 Orderly Development
General Section Orderly and Sustainable Development – Objective 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
Coorong District Council

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General Section Orderly and Sustainable Development – Objective 3 Development that does not jeopardise the continuance of adjoining authorised land uses.

General Section Orderly and Sustainable Development – Objective 4 Development that does not prejudice the achievement of the provisions of the Development Plan.

General Section Orderly and Sustainable Development – PDC 1 Development should not prejudice the development of a zone for its intended purpose.

The proposed development is considered to be orderly development within the River Murray Fringe Zone. Recreational Facilities are listed as an envisaged for of development, which the proposed development is considered to be akin too. Council has received one representation indicating the proposed development would jeopardise their enjoyment of their property. The proposed development does not prevent the continuance of adjoining authorized land uses from operating/occurring. The proposed development is not prejudice to achieve the provisions within the Development Plan.

7.6 Assessment Summary
The proposed development is considered to be an appropriate form of development within the River Murray Fringe Zone. The proposed development is considered to meet the relevant provisions in the Development Plan as detailed above. Given the location being adjacent the Princes Highway, the intent of the River Murray Fringe Zone and the information provided by the applicant, it is considered adequate measures have been included within the proposal to reduce possible negative impacts on the amenity of the locality.

8. RECOMMENDATION
(1) Following a detailed assessment of the proposal against the provisions of the Coorong District Council Development Plan, consideration of referrals, advice and representations:

(a) That pursuant to Section 35 (2) of the Development Act 1993, the proposal is not seriously at variance with the relevant provisions of the Coorong District Council Development Plan Consolidated 29 November 2018

(b) That pursuant to Section 33 of the Development Act 1993, Development Application Number 571-074-19 be GRANTED Development Plan Consent subject to the conditions listed further below.

DEVELOPMENT PLAN CONSENT CONDITIONS
(1) That the proposal shall be developed in accordance with the details and approved plans stamped by Council and held in file 571-074-19 except where varied by the conditions below.
Reason: To ensure the development is undertaken and operated in accordance with the application details.

(2) Dust emissions, noise and other pollution from the site must not unreasonably impact on the amenity of the location.
Reason: To maintain and enhance the amenity of the locality.

(3) The site shall be kept in a neat and tidy manner at all times.
Reason: To maintain and enhance the amenity of the locality.

(4) Landscaping of the site area shall be undertaken by planting native trees and shrubs, which shall be completed within 12 months from the date of this consent and maintained in good health and condition at all times with any diseased or dying plants being replaced.
Reason: To ensure landscaping is established and that it is well maintained.
(5) No on site advertising shall take place without the prior consent of Council.  
   Reason: To ensure development approval is obtained in accordance with the 
   Development Act 1993.

The following conditions have been imposed at the direction of The Department of Planning, Transport 
and Infrastructure (DPTI):

(6) Vehicular access associated with the proposed development shall be gained via the existing access points 
   along Jaensch Road only.

(7) All vehicles shall enter and exit the site in a forward direction.

(8) Any signage shall be consistent with DPTI’s ‘Advertising Signs Assessment Guidelines for Road Safety’ 
   publication.

(9) Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of 
   the Princes Highway. Any alterations to the road drainage infrastructure required to facilitate this shall be at 
   the applicant’s cost.

PLANNING NOTES

(1) This consent is valid for thirty six (36) months only. If development is not substantially commenced within 
   twelve (12) months of the date of this consent and substantially completed within thirty six (36) months of 
   the date of this consent, a fresh consent must be obtained prior to commencing or continuing the use of 
   the land.

(2) Ongoing monitoring of debris being left on the road should be undertaken, and if it becomes an issue 
   there may be a need to install a cattle grid or the like to capture debris before being tracked on Jaensch 
   Road.

Attachment Details

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