



MINUTES

Council Assessment Panel Meeting

(Subject to confirmation)

28 August 2018

**MINUTES OF YORKE PENINSULA COUNCIL
COUNCIL ASSESSMENT PANEL MEETING
HELD AT THE COUNCIL CHAMBERS , MINLATON TOWN HALL, 57 MAIN STREET,
MINLATON
ON TUESDAY, 28 AUGUST 2018 AT 9.30AM**

1 WELCOME BY PRESIDING MEMBER

Acting Presiding Member Debra Agnew welcomed everyone to the meeting and declared the meeting open at 9.46am.

2 PRESENT

Acting Presiding Member Debra Agnew, Mr Jeffrey Cook, Independent Member Susan Hadley, Independent Member Peter Tonkin

In Attendance

Ray Agnew (Mayor), Roger Brooks (Assessment Manager), Heidi Smith (Planning Officer) Maddy Pulling (Minute Taker)

3 GALLERY

Southern Yorke Peninsula Dirt Circuit Club

4 APOLOGIES

Rodney Button, Mick Cartwright (Manager Development Services)

5 LEAVE OF ABSENCE

Nil

6 MINUTES OF PREVIOUS MEETING – FOR CONFIRMATION

COMMITTEE RESOLUTION

Moved: Mr Jeffrey Cook

Seconded: Independent Member Peter Tonkin

That the minutes of the Council Assessment Panel Meeting held on 22 May 2018 be confirmed.

CARRIED 008/2018 (28/08/2018)

7 CONFLICT OF INTEREST

Presiding Member Rodney Button reminded all Elected Members of the requirement to disclose any conflict of interest in relation to any matters before Council.

8 VISITORS TO THE MEETING

Mr Ken Algate – President of Southern Yorke Peninsula Dirt Circuit Club

REPORTS

9 DEVELOPMENT APPLICATIONS

9.1 544/1089/2017 - SOUTHERN YORKE PENINSULA DIRT CIRCUIT CLUB (G & B MUMFORD)**PROPOSAL OUTLINE**

Author: Heidi Smith

Application No.: 544/1089/2017

Applicant: Southern Yorke Peninsula Dirt Circuit Club

Owner: G & B Mumford

Development Proposal: Dirt Circuit Race Track, Car Parking & Toilet Facilities

Lodgement Date: 15 March 2017

Subject Land: Lot 52 Twartz Road, Brentwood

Zone: Primary Production

Nature of Development: Merit

Public Notification: Category 3

Representations: 3 Received (all against) - The Southern Yorke Peninsula Dirt Circuit Club wish to speak in support of their application and one representor against the proposal, Mr Paul Terrell, was unable to be contacted to confirm his desire to speak but has been sent a letter advising of the meeting time and date.

Referrals: Environment Protection Authority

Development Plan Version: 26 November 2015

Mr Ken Algate addressed the Panel and advised the Club would require scope within the Conditions to test the track prior to its first use, to ensure the track and infrastructure is of an appropriate standard.

COMMITTEE RESOLUTION

Moved: Mr Jeffrey Cook

Seconded: Independent Member Susan Hadley

- A. That Development Application 544/1089/2017 for the construction of a Dirt Circuit Race Track, Car Parking Area and Toilet Facilities at Lot 52 Twartz Road, Brentwood is not seriously at variance with the provisions of the Yorke Peninsula Council Development Plan, consolidated 26 November 2015.
- B. That following consideration and having regard to all relevant matters concerning the construction of a Dirt Circuit Race Track, Car Parking Area and Toilet Facilities at Lot 52 Twartz Road, Brentwood (Development Application 544/1089/2017), the proposal be **GRANTED** Development Plan Consent, subject to the following conditions and notes of consent.

Conditions

1. The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.
2. The Applicant or Landowner shall apply and obtain the necessary approvals for a waste control system in accordance with the South Australian Public Health Act 2011, prior to obtaining Development Approval.
3. The use of the track shall not occur until all aspects associated with the development, including the landscaping, the all-weather hardstand apron onto the road, the car parking area, the acoustic barrier and the toilet facilities, have been completed to the satisfaction of Council. Testing of the track and associated infrastructure prior to the first use for the purposes of design and safety checks, training and the like shall be minimised and managed to the satisfaction of Council.
4. Where a Private Certifier is engaged for Building Rules Consent, the Private Certifier is to provide Council with a certified statement to verify that the Building Rules Consent is consistent with the Development Plan Consent.
5. The gutters of buildings on the site shall be connected to on-site rainwater storage tank(s) capable of reticulation and with appropriate connections to enable its use for firefighting purposes.
6. Driveways, vehicle manoeuvring and parking areas shall be constructed prior to occupation or use of the development herein approved. Such surfaces shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of Council.
7. All landscaping as indicated on the plans submitted and approved by Council shall be planted prior to the first use of the track.
8. The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.

9. Stormwater run-off, including surface stormwater generated by the development, shall be managed on site or directed to the street water table so as not to trespass on to adjoining properties, lie against any building or create unsanitary conditions. All associated works shall be to the satisfaction of Council.
10. Access to the site at the proposed entry point shall be the responsibility of the developer and constructed with an all-weather hardstand apron from the road carriageway to the site boundary. Such works shall be completed to the satisfaction of Council prior to the use of the development herein approved.
11. This consent relates to the track, carpark and toilet facilities only and does not indicate approval, either directly or implied, for any other structures such as a stewards tower, ticket box, advertising signs or lighting on the site. Any additional structures or changes to the operation of the facility shall be the subject of a separate development application which will be assessed against the relevant policies at the time of lodgement.
12. Environment Protection Authority Conditions:
 - (i) Prior to use of the track, the applicant must prepare and implement a noise management plan which is based on assumptions and recommendations in Section 4 of the Southern York Peninsula Dirt Circuit Club Acoustic Assessment (prepared by Sonus and dated May 2018). This plan must include details as to how noise management measures, including the following, would be implemented:
 - (a) ensuring that the number of events does not exceed eight per year
 - (b) ensuring there are not more than 20 races per event
 - (c) ensure there are not more than 10 cars in each race
 - (d) ensure there is no more than one race in any 15 minute period
 - (e) ensure all racing occurs within daytime hours as defined by the Environment Protection (Noise) Policy 2007 (refer to https://www.epa.sa.gov.au/data_and_publications/standards_and_laws/environment_protection_noise_policy for details)
 - (f) ensure all surrounding residents are specifically notified of events
 - (g) ensure that equipment is not operated if maintenance or repairs would eliminate or significantly reduce a characteristic of noise resulting from its operation.
 - (h) setting speakers to the maximum sound pressure level of 108dB(A) at one metre
 - (i) directing the speakers to the west (ie away from the closest dwelling).
 - (ii) Prior to use of the track, a (minimum) three metre high airtight acoustic barrier as shown in the Southern York Peninsula Dirt Circuit Club Acoustic Assessment (prepared by Sonus and dated May 2018) must be constructed. This barrier may be constructed from moulding, hay bales, Colorbond, or similar and must be constructed for the extent shown in Appendix C on page 12 of the Southern York Peninsula Dirt Circuit Club Acoustic Assessment.

Notes

1. The applicant is advised that an application for Building Rules Consent, including appropriate plans and specifications, must be submitted either to Council or a Private Certifier in accordance with the provisions of the Development Act 1993, and the written Development Approval of Council must be obtained prior to the commencement of construction.
2. The granting of this consent does not absolve the applicant from obtaining all other consents which might be required pursuant to the provision of any other statutes or regulations.
3. Environment Protection Authority Notes:
The applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>

CARRIED 009/2018 (28/08/2018)

10 MATTERS DEFERRED

Nil

11 ERD COURT MATTERS

Nil

12 CONCURRENCE APPROVALS

Nil

13 PROCEDURAL MATTERS

Nil

14 NEXT MEETING

Tuesday 25 September 2018

15 CLOSURE

The Meeting closed at 10.00am.

The minutes of this meeting were confirmed at the Council Assessment Panel Meeting held on 25 September 2018.

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CHAIRPERSON