

Mr Ben Holmes addressed the Panel in support of his application, and Geoff Hodgson and Rob Murphy (Rural Solutions SA) provided technical advice regarding forestry.

LDA 07/0012

Lot 3 Inman Valley Road, Victor Harbor

Moved: K Shierlaw

Seconded: D Michelmore

The Development Assessment Panel grant Provisional Development Plan Consent to Benjamin R.H. Holmes, Development Application No. 453/014/07, to establish a farm forest, subject to the following conditions.

1. The development shall be in accordance with the plans and details submitted to and approved by Council as part of Development Application 453/014/07, except as varied by any subsequent conditions imposed herein.
2. Planting should be designed to ensure hydraulic connectivity between the upper and lower catchment through any developed area to ensure the needs of downstream users can be met.
3. Planting shall be designed to include a 20m buffer from the tops of banks of marked streams and a 2.5m buffer on either side of the centreline of other drainage pathways.
4. In the vicinity of existing native vegetation, including scattered trees, adjacent to or, within the proposed plantation areas, no planting or soil disturbance (including deep ripping or ploughing) shall occur within three (3) metres of the outer extremity of the vegetation driplines.
5. The applicant shall not conduct spraying by aerial methods.
6. **FIRE BREAKS**

A fire break is an area or strip of land where vegetation is effectively fuel reduced or modified and may include non flammable strip(s) to reduce the risk of fire starting, and reduce the intensity and rate of spread of the fire that may occur. Firebreaks shall be constructed at the time of woodlot establishment and be maintained throughout the life of the woodlot.

Other purposes for fire breaks:

- Provide protection for personnel, equipment and property from fire.
- Provide an edge from which fire crews can undertake fire suppression.

7. **PROVIDE EXTERNAL FIRE BREAKS**

(ie. surrounding the woodlot, less than 10 hectares in area to be a minimum width of 7 metres)

- a) 3 metre fuel modified strip between the woodlot and the vehicle access tracks.

- b) The vehicle access track shall be a minimum width of 4 metres.
- c) The firebreak may include ploughing, grading or slashing along boundaries to give added protection from a ground fire.
- d) If ploughing, grading or slashing is not possible, one pass along boundaries with a boom spray (herbicide application, as weed control is being done) to control or reduce flammable fuel is desirable.

8. WOODLOT - VEHICLE ACCESS TRACKS (if applicable)

The frequency, orientation, width and condition of access shall be sufficient to facilitate safe fire-fighting access and effective suppression.

- a) Where possible, tracks are to be aligned to provide continuous straight access.
- b) Should dead end tracks be necessary they must be sign posted and shall be constructed to allow large fire fighting vehicles to turn around with safety by use of either:
 - a turn around area with a minimum formed road surface diameter of 25 metres OR
 - a "T" or "Y" shaped turnaround area with minimum formed track surface leg lengths of 11 metres and minimum inside road radii of 8.5 metres.
- c) Internal woodlot access tracks, shall be a minimum width of 4 metres.
- d) Pruning may be required to achieve a minimum clearance of 4 metres width and 4 metres in height for large vehicle access.
- e) General Requirements (Access tracks)
 - To be located to minimise soil disturbance.
 - To be designed and constructed to maintain natural drainage lines.
 - To provide for water runoff from tracks
 - To be constructed to allow vehicle crossings over watercourses, whilst not interfering with stormwater flow.
 - To be constructed with a minimum inside curve radii of 8.5 metres.
 - Access tracks shall not exceed 16(29%) gradient.
 - Access track cross slopes shall not exceed 8(.
 - Annual fire danger season work:
 - Prior to each summer, woodlot owners shall check that all access tracks are accessible and external fire breaks (boundary) are maintained
 - Woodlot maps shall be revised annually and 'amendments' provided to the relevant local Country Fire Service Groups.

9. FLAMMABLE UNDERGROWTH MANAGEMENT

Will support, the effectiveness of fire breaks, access and water supplies by reducing fire movement and increase fire fighter safety.

- a) Grassland areas of fire breaks and tracks shall be maintained to a maximum height of 10 centimetres during each fire danger season.
 - b) Management of seasonal, flammable undergrowth can be by slashing, spraying, stock grazing, ploughing or grading.
 - c) Removal of slash and thinning residue will inhibit fire spread and intensity.
10. SET BACK FROM DWELLINGS (existing at time of plantation establishment)

Woodlot 'set backs' from dwellings existing at the time of woodlot establishment shall be:

- a) a minimum of 35 metres from Dwelling(s).

11. FIRE FIGHTING WATER SUPPLY

Water supply shall be strategically located and maintained for fire-fighting purposes to enable safe and rapid fire fighting operations.

- a. A minimum fire-fighting water supply of 22,000 litres is to be available at all times;
- b. Fire-fighting water supplies shall be available at all times;
- c. The fire-fighting water supply shall be clearly sign posted and accessible to fire-fighting vehicles at all times;
- d. "Fire Water" signs shall clearly indicate directions to, distance and quantity of fire water supply available;
- e. Water point locations shall be recorded on the plantation map with detail of capacity and access.

NOTES

The proponents need to be aware of

- The Notice of Prohibition on new or additional water use development in the Western Mount Lofty Ranges during the period of Notice. These controls prevent the establishment of any new or additional use of watercourse, surface or underground water for any use other than stock and domestic prior to when the current Notice expires on the 10 November 2008.
- Prescription of the water resources in the Western Mount Lofty Ranges, which means that if it is proposed to use surface water, watercourse water or underground water for any use other than stock and domestic at any time in the future or if water is being captured in any dams that exceed 5ML in capacity, (irrespective of use), they must apply for a water licence with the Department of Water, Land and Biodiversity Conservation. Water licences will be issued in accordance with the future water allocation plan that is yet to be developed, which determines the status and feasibility of any proposed future water use at the site.

- The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations to the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit: http://www.dwlbc.sa.gov.au/biodiversity/vegetation/nv_inforesources.html Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.

CARRIED

4.2 Proposal: Demolition – RSL Building
 Location: Lot 51 Flinders Parade, Victor Harbor
 Applicant: Returned & Services League, Victor Harbor Sub-Branch

LDA 07/0013	Lot 51 Flinders Parade, Victor Harbor
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Moved: T Rose

Seconded: D Donnon

The Council Development Assessment Panel resolve to grant Provisional Development Plan Consent to the Returned & Services League, Victor Harbor Sub-Branch, Development Application No 453/485/06 to demolish the RSL Clubrooms at lot 6 and 51 at numbers 6-7 Flinders Parade, Victor Harbor subject to the following condition.

All work shall be carried out in accordance with the plans and supporting documents submitted with, and forming part of, Development Application 453/485/06.

CARRIED

5. DELEGATED OFFICER'S REPORTS

The Senior Planner provided members with a list of development applications currently being processed that will likely be presented to the Panel in the next couple of months.

6. NEXT MEETING

Monday 27th August 2007, Encounter Room @ 4pm

7. CLOSURE

The meeting closed at 5.37pm.

Date : _____

Chairperson : _____