

SUMMARY OF SUBMISSIONS
PROPOSAL: DA15/0378 –
SUBMISSIONS CLOSE: 24 August 2015
OFFICER: Carly Rundle

App. No	ADDRESS	NAME	Nature of Submission	Comment
1	Lot 84 Mistover Place	H & A Chamberlayne	<ol style="list-style-type: none"> 1. Objection to proposal. 2. Area and height of outbuilding for a lot of this size is not justified for the Rural Production use; 3. Outbuilding will have a detrimental impact on visual amenity as it will be visible to dwellings from Mistover Place and dominate the view; 4. External electric lighting and impact on visual amenity; and 5. Concerns over increased traffic if the intention is to import grapes from other properties. 	<ol style="list-style-type: none"> 1. Noted 2. See Officers Comments in Report 3. See Officers Comments in Report 4. External lighting is anticipated to face the open hardstand areas to the east and south. Adjoining dwellings are over 200m from the outbuilding and the nature of the business will not be such that lighting at night times will be a frequent nightly occurrence. It is not considered that the lighting will cause a nuisance to adjoining landowners or impact on amenity of area. 5. The planning consent requires the use of the outbuilding to be ancillary to the intensive agriculture on the lot.
2	Lot 82 Mistover Place	DW & AG Elkerbout	<p>Objection to:</p> <ol style="list-style-type: none"> 1. Oversized outbuilding and additional building envelope; 2. Concerns of use of outbuilding for industry type uses and subsequent noise concerns; 3. Outbuilding is inappropriate in a semi-rural area; 4. Objection to ring lock fence already erected; and 5. Concerns over environmental impact from pollution and run off entering waterways. 	<ol style="list-style-type: none"> 1. Noted 2. See Officers Comments in Report 3. See Officers Comments in Report. 4. The fence is currently subject to a separate compliance action (DACP15/0022). 5. Run-off will be managed via the Stormwater and surface water drainage plan to prevent pollutants entering waterways. Stormwater will be managed in accordance with the City's Local Planning Policy 8C: Stormwater Management.
3	Lot 26 Shallows Loop	G & C Coleman	<ol style="list-style-type: none"> 1. Objection to outbuilding and additional building envelope; 2. Size and scale of outbuilding is out of character with landscape; 3. Outbuilding will be visible from adjoining PAW and impact visual amenity; 4. Outbuilding is larger and higher than previous 2009 SAT approval; and 5. Query as to the function of the wet area given that the processing of grapes is not permitted. 	<ol style="list-style-type: none"> 1. Noted. 2. See Officers Comments in Report. 3. See Officers Comments in Report 4. See Officers Comments in Report. 5. The applicant has provided that his future intentions for the property are to plant further fruit trees on the property (which is a permitted use exempt from planning consent). The wet processing area has been designated as a clean space for the washing and storage of fruit that has been picked.
4	Lot 107	W & V Rhodes	Objection to:	<ol style="list-style-type: none"> 1. Planning Consent has conditioned a setback of 30m

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	Honeycombe Lane		<ol style="list-style-type: none"> 1. Clearing of trees to make way for shed. Trees were planted with the purpose of establishing a buffer zone between other properties and vineyards; 2. Concerns of noise and traffic from use of outbuilding. 3. Size of outbuilding is excessive; 4. Plans do not specify external materials to be used; 5. Size of outbuilding will encourage commercial activities above those permitted on the lot; and 6. Storage of materials is a 'Warehouse' which is prohibited in this zone. 	<ol style="list-style-type: none"> to the northern boundary to reduce the number of trees to be removed for the development. 2. See Officers Comments in Report 3. See Officers Comments in Report. 4. External Materials are shown on the elevations to be 'Colorbond – Woodland Grey'. 5. Applicant has justified the use as ancillary to the Intensive Agricultural uses on the property. The planning consent requires the use of the outbuilding to remain as ancillary to the intensive agricultural uses on site. This will allow for the wholesale of wine from the property. The use of the outbuilding for any other commercial activities will require further planning consent and/or will be subject to compliance action. 6. The storage of goods is ancillary to the 'Intensive Agriculture' uses occurring on the lot and would not be defined as a 'Warehouse' by officers.
5	Lot 20 Sheoak Drive	S & J Pittaway	<p>No objections in principle to the additional building envelope. Objection to:</p> <ol style="list-style-type: none"> 1. Size of Outbuilding; 2. Outbuilding will be visible to adjoining properties once vegetation is removed; 3. Query regarding use of cool room; 4. Concerns of noise from machinery; and 5. Request that Council ensures that the new building be used for storage only and no processing. 	<ol style="list-style-type: none"> 1. Noted; 2. See Officers Comments in Report – planning consent has conditioned a greater setback to the northern boundary to retain more vegetation. 3. The applicant has provided that the cool room will provide an area for storage of wine at a controlled temperature and provide storage from future fruit trees to be planted on site. 4. See Officers Comments in Report. 5. Noted – applicant has not applied for any processing. Further planning consent is required to the processing of grapes/marron as this falls outside the land use of 'Intensive Agriculture'.
6	Lot 47 Shallows Loop	R Evans	<p>Objection to:</p> <ol style="list-style-type: none"> 1. Size and scale of outbuilding will have a detrimental impact on visual amenity; 2. The size of the outbuilding is inappropriate for the uses being conducted on site; 3. Increase in size of outbuilding from previous 2009 SAT 	<ol style="list-style-type: none"> 1. See Officers Comments in Report. 2. See Officers Comments in Report. 3. See Officers Comments in Report – undercover area has been conditioned to be reduced in size. 4. See Officers Comments in Report. 5. The planning consent requires the use of the

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			<p>approval;</p> <p>4. Concerns with the use of the outbuilding being used for processing;</p> <p>5. Lots 92 and 108 are being operated as shared processing and marketing of wine. Concerns that property will be used as a similar base for adjoining properties and storage of wine from other properties.</p>	<p>outbuilding to be ancillary to the intensive agricultural use of the lot.</p>
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