

**MINUTES OF A MEETING OF DEVELOPMENT ASSESSMENT PANEL HELD IN THE
ALEXANDRINA COUNCIL COMMUNITY CHAMBERS "WAL YUNTU WARRIN", GOOLWA,
ON 20 JUNE 2013 AT 11:00 AM**

<u>PRESENT</u>	D Donaldson (Chair), S Nicholson, Cr A Woolford, Cr G Gartrell
<u>APOLOGIES</u>	Rosemary Sage
<u>IN ATTENDANCE</u>	Andrew Sladden (Senior Town Planner), Andrew Houlihan (Town Planner) Rebecca Panuccio (Administration) Bianca Veenstra (Administration) Julie Payne (Administration)

CONFLICT OF INTEREST

Alexandrina Development Assessment Panel Members are reminded of the requirements for disclosure by Members of direct or indirect personal or pecuniary interest in a matter listed for consideration on the Agenda.

Section 56A of the Development Act 1993 requires that any Member declares any interest and provide full and accurate details of the relevant interest to the Panel prior to consideration of that item on the Agenda.

Each Member of the Development Assessment Panel has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a conflict of interest.

All discussion and consideration of decisions about development applications before Council's Development Assessment Panel will be made in public unless otherwise determined by the Panel in accordance with Section 56A(12) (b) of the Development Act 1993.

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 16 May 2013.

Moved Cr A Woolford seconded Cr G Gartrell that the minutes of the Alexandrina Council Development Assessment Panel held on 16 May 2013 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

Alexandrina Council

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

ITEM 3.1 455/787/12 - MOUNT COMPASS WASTE WATER TREATMENT PLANT

REF NO: 455/787/12

APPLICANT: Alexandrina Council

SUMMARY TABLE:

Date Of Application	20.09.2012
Subject Land	Lot 18 (86) Sand Mine Road Mount Compass and Lot 141 Sand Mine Road Mt Compass
Relevant Authority	Alexandrina Council
Planning Zone	GENERAL FARMING (PORT ELLIOT AND GOOLWA DISTRICT)
Nature Of Development	Wastewater Treatment Plant And Lagoon And Decommissioning Of Existing Waste Water Treatment Plant (Non-Complying)
Type Of Development	NON-COMPLYING
Public Notice	CATEGORY 3
Referrals	ENVIRONMENT PROTECTION AUTHORITY (EPA)
Representations Received	5
Representations To Be Heard	4
Date Last Inspected	MAY 2013
Recommendation	DEVELOPMENT PLAN CONSENT SUBJECT TO DEVELOPMENT ASSESSMENT COMMISSION CONCURRENCE
Originating Officer	Andrew Sladden

Mr D Donaldson, Chair welcomed Mr Brandon Ashfield (representor) to the meeting from 11.02 am to 11.08 am.

Mr D Donaldson, Chair welcomed Ms Kaylene McLoughlin (representor) to the meeting from 11.08 am – 11.10 am

Mr D Donaldson, Chair welcomed Melissa Bradley & Neville Styan (Alexandrina Council) on behalf of the Applicant to the meeting from 11.11 am – 11.17 am

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ITEM 3.1 455/787/12 - MOUNT COMPASS WASTE WATER TREATMENT PLANT (continued)

- 19 Moved S Nicholson seconded Cr A Woolford that the Development Assessment Panel concur that the proposed development is not seriously at variance with the Alexandrina Development Plan and grant Development Plan Consent to Development Application 455/787/12 for a WASTE WATER TREATMENT PLANT AND LAGOON AND DECOMMISSIONING OF THE EXISTING WASTE WATER TREATMENT PLANT (NON-COMPLYING) at lots 18 (86) and 141, Sand Mine Road, Mount Compass subject to the following conditions and notes and concurrence of the Development Assessment Commission:

Council Conditions

1. All development shall be completed in accordance with the plan(s) and documentation submitted with and forming part of the Development Application except where varied by the following condition(s).

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

2. The use and any associated processes or activities carried on shall not detrimentally affect the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To maintain the amenity of the locality.

3. The driveway and parking areas shall be maintained in a good and substantial condition to the reasonable satisfaction of Council at all times.

Reason: To ensure that access to the subject land is functional and to enhance the appearance of the development.

4. All plants, shrubs, trees and lawn and/or ground cover shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawn and/or ground cover shall be replaced whenever necessary.

Reason: To ensure landscaping is established and that it is well maintained.

Council notes

1. The proposed decommissioning / demolition of the existing WWTP located at lot 141 Sand Mine Road, Mount Compass shall be carried out in accordance with the following:

' Access to and in the vicinity of the site by the public before, during and after demolition, until the site is cleared; is to be restricted and as such the area must be secured by an approved barrier;

' Any dust or similar products arising from the demolition must be controlled and kept within the site as far as is reasonable;

' All demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition;

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ITEM 3.1 455/787/12 - MOUNT COMPASS WASTE WATER TREATMENT PLANT (continued)

- ' The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements. Contact the Department for Administrative and Information Services, Industrial Affairs - Mineral Fibres Branch (asbestos enquiries) on 8303 0400 for further information and relevant approvals. Australian Standard AS2601 Demolition of Structures should be referred to for demolition procedures.
- ' Adjoining owners shall be advised of the proposed demolition at least 24 hours before the work commences.

Note: Disconnection of services and the undertaking of public liability insurance is the responsibility of the person supervising the works.

2. All wastes derived from building or demolition activities are to be sorted into the following categories prior to entering one of Council's Landfill or Transfer Station Depots.

Note: The categories listed below are not exhaustive, as new technologies and efficiencies are continually discovered.

Contact your local depot for current category parameters and the associated discounted (or free) charges applicable.

3. All mechanical plant installed as part of this development should meet the noise output requirements of the Environment Protection Authority (EPA). If the noise output exceeds these requirements, an acoustic enclosure shall be installed around the plant to ensure it complies, if an enclosure is required, these details shall be submitted to Council.

Reason: To ensure the proposed development meets the requirements of the EPA.

EPA Conditions

1. The Wastewater Treatment Plant must be sited, designed, constructed and managed in accordance with plans and specifications contained in Development Application 455/787/12.
2. A Soil Erosion and Drainage Management Plan (SEDMP) must be developed and implemented to the satisfaction of the Alexandrina Council (in accordance with the EPA's Code of Practice for the Building and Construction Industry) to prevent soil sediment and pollutants leaving the site or entering watercourses during construction. The 'Handbook for Pollution Avoidance on Building Sites' (http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) may also assist in preparation of the plan.

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ITEM 3.1 455/787/12 - MOUNT COMPASS WASTE WATER TREATMENT PLANT (continued)

EPA Notes

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, 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.
2. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
3. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
4. Any recycled wastewater used at, or removed from the site for the purpose of irrigation or reuse should be of quality that is fit for the intended use in accordance with methodology and criteria within the 'Australian Guidelines for Water Recycling: Managing Health & Environmental Risks' (Phase 1) 2006.'
5. Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au>
6. Construction must be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the Environment Protection (Noise) Policy 2007.

CARRIED

Mr D Donaldson, Chair moved that the panel now address Item 3.3. Moved to Item 3.3 at 11.21 am.

Alexandrina Council

ITEM 3.3 455/D033/12 - LAND DIVISION - ONE ADDITIONAL ALLOTMENT

REF NO: 455/D033/12

APPLICANT: Alexandrina Council

SUMMARY TABLE:

Date Of Application	22.08.2012
Subject Land	Lot 18 Sand Mine Road Mount Compass
Relevant Authority	Alexandrina Council
Planning Zone	WATERSHED PROTECTION (MOUNT COMPASS) ZONE AND GENERAL FARMING (PORT ELLIOT AND GOOLWA DISTRICT) ZONE
Nature Of Development	Land Division Creating One (1) Additional Allotment
Type Of Development	NON-COMPLYING
Public Notice	CATEGORY 3
Referrals	DEVELOPMENT ASSESSMENT COMMISSION, SA WATER
Representations Received	1
Representations To Be Heard	1
Date Last Inspected	MAY 2013
Recommendation	LAND DIVISION APPROVAL SUBJECT TO DEVELOPMENT ASSESSMENT COMMISSION CONCURRENCE
Originating Officer	Andrew Sladden

- 21 Moved Cr A Woolford seconded Cr G Gartrell that the Development Assessment Panel concur that the proposed development is not seriously at variance with the Alexandrina Development Plan and grant Land Division Consent to Development Application 455/D033/12 for a LAND DIVISION - ONE ADDITIONAL ALLOTMENT (NON-COMPLYING) at lot 18 (86), Sand Mine Road, Mount Compass subject to the following conditions and notes and concurrence of the Development Assessment Commission:

Council Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans prepared by Allserv Engineering Surveys P/L dated 30/07/2012 and marked reference number PL 3801 as submitted in development application number 455/D033/12.

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

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ITEM 3.3 455/D033/12 - LAND DIVISION - ONE ADDITIONAL ALLOTMENT (continued)

Development Assessment Commission Conditions

- 2. A copy of a certified survey plan shall be lodged for Certificate purposes.**

CARRIED

Mr D Donaldson, Chair moved that the panel now address Item 3.2. Moved to Item 3.2 at 11.22 am.

Alexandrina Council

ITEM 3.2 455/D033/11 LAND DIVISION - BOUNDARY RE-ALIGNMENT

REF NO: 455/D033/11

APPLICANT: Malcolm Cleggett

SUMMARY TABLE:

Date Of Application	30 June 2011
Subject Land	Lot 211 Murray Road, Langhorne Creek
Relevant Authority	Alexandrina Council
Planning Zone	Flood Zone
Nature Of Development	Boundary Re-alignment
Type Of Development	Non-complying (minor)
Public Notice	Category 1
Referrals	DAC, SA Water, DOH, DPTI, DEWNR
Date Last Inspected	May 2013
Recommendation	Development Approval subject to Development Assessment Commission Concurrence
Originating Officer	Andrew Houlihan

- 20 Moved S Nicholson seconded Cr A Woolford that the Development Assessment Panel resolve that the proposed Land Division is not seriously at variance with the Alexandrina Council Development Plan and grant Development Approval to Land Division Application 455/D033/11 for Land Division - Boundary Re-alignment at Lot 221 Langhorne Street and allotment comprising of Pieces 10 and 12 Murray Road Langhorne Creek, subject to the following conditions and notes, and subject to concurrence from the Development Assessment Commission**

Council Conditions

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans prepared by Jeanes & Sommerville Surveyors Pty. Ltd. dated 17/5/11 and marked reference number 5006_PR_V02_13213 as submitted in development application number 455/D033/11.

Reason: To ensure the proposal is established in accordance with the submitted and approved plans.

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ITEM 3.2 455/D033/11 LAND DIVISION - BOUNDARY RE-ALIGNMENT (continued)

Development Assessment Commission Conditions

1. The financial requirements of the S A Water Corporation shall be met for the provision of water supply. (SA Water 04757/11) The necessary easements shall be granted to the S A Water Corporation free of cost.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Department for Water Conditions

1. During any works or construction activities associated with the land division, the subject land must be managed in a manner as to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system. The preparation of a Soil Erosion and Drainage Management Plan, or similar document, may assist in complying with this condition.

Department for Water Notes

- 1 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 actions or activities.
- 2 It is important to note that the following legislation applies to the subject land:
 - ' The Prescription of the Water Resources in the Eastern Mount Lofty Ranges, which requires those that are or are proposing to use surface, watercourse and/or underground water for any purpose - other than stock and domestic use - at any time in the future, to apply for a water licence with the Department for Water.
 - ' The Notice of Prohibition on Taking Surface Water, Water from Watercourses and Underground Water in the Eastern Mount Lofty Ranges, which prohibits any new or additional use of surface, watercourse and/or underground water for any purpose - other than stock and domestic use - until the expiry of the current Notice of Prohibition on 1 October 2011 (and any subsequent Notices of Prohibition).
 - ' If there is a proposal to take surface water, watercourse water or underground water to service the new allotments, or if there are any existing water uses that may be impacted by the land division, the interested parties should contact the Department for Water to ensure compliance with the Prescription of Water Resources in the Eastern Mount Lofty Ranges and the Notice of Prohibition on Taking Surface Water, Water from Watercourses and Underground Water in the Eastern Mount Lofty Ranges. For further information contact the Department for Water on telephone 8463 6876 or visit: <http://www.waterforgood.sa.gov.au>.

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ITEM 3.2 455/D033/11 LAND DIVISION - BOUNDARY RE-ALIGNMENT (continued)

- 3 In accordance with section 144 of the Natural Resources Management Act 2004, the occupier of the land on which a well is situated must ensure that the well (including the casing, lining and screen of the well and any mechanism used to cap the well) is properly maintained. A permit is required from the Department for Water for any work to be carried out on a well or for new wells to be drilled. Information on specific wells can be obtained from <https://des.pir.sa.gov.au/page/desHome.html>. For information regard permit applications contact the Department for Water on telephone 8463 6863 or visit: <http://www.sa.gov.au/subject/Water,+energy+and+environment/Water/Water+use+for+irrigators/Water+licences+and+permits/Forms+for+water+permits>.
- 4 If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine whether the proposed clearance requires formal approval under the Native Vegetation Act 1991 and its Regulations. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, trimming or removal of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9741 or visit: <http://www.nvc.sa.gov.au>.
- 5 The applicant is encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species. For information on appropriate species to be planted, please contact State Flora at Bremer Road, Murray Bridge on telephone 8539 2105, or within Belair National Park on telephone 8278 7777 or visit: <http://www.stateflora.com.au>.
- 6 The River Murray system, which includes portions of the Mount Lofty Ranges, has abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts (eg. scarred trees, campsites, burial sites, middens, etc) may be present on the subject land. Under section 20 of the Aboriginal Heritage Act 1988 (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

CARRIED

ITEM 3.4 455/266/13 - BALCONY - MAXWELL**REF NO: 455/266/13****APPLICANT: Gilbert Design and Construction****SUMMARY TABLE:**

Date Of Application	05.04.2013
Subject Land	28 (lot 73) Edison Street Hindmarsh Island
Relevant Authority	Alexandrina Council
Planning Zone	RESIDENTIAL ZONE – RESIDENTIAL (HINDMARSH ISLAND NORTH) POLICY AREA 35
Nature Of Development	Dwelling Addition - Verandah And Balcony (Non-Complying)
Type Of Development	NON-COMPLYING
Public Notice	CATEGORY 1
Referrals	N/A
Representations Received	N/A
Representations To Be Heard	N/A
Date Last Inspected	MAY 2013
Recommendation	DEVELOPMENT PLAN CONSENT SUBJECT TO DEVELOPMENT ASSESSMENT COMMISSION CONCURRENCE
Originating Officer	Andrew Sladden

- 22 Moved S Nicholson seconded Cr G Gartrell that the Development Assessment Panel resolve that the development is not seriously at variance with Alexandrina Development Plan and therefore grant Development Plan Consent to Development Application 455/266/13 for a DWELLING ADDITION - VERANDAH AND BALCONY (NON-COMPLYING) at 28 Edison Street, Hindmarsh Island subject to the following conditions and notes and subject to concurrence of the Development Assessment Commission.**

Conditions

- 1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.**

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

- 2. The external appearance, materials and finishes of the new structure/building must match, compliment or blend with the principal building as near as practical and be of a non reflective finish.**

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ITEM 3.4 455/266/13 - BALCONY - MAXWELL (continued)

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

3. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Reason: To ensure storm water is disposed of in a controlled manner.

4. Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, the River, Council's road network, or neighbouring properties.

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's 'Storm water Pollution Prevention Codes of Practice';

- ' For the Community
- ' For Local, State and Federal Government
- ' For the Building and Construction Industry

Reason: To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of storm water disposal from building sites.

5. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

Council Notes

1. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
2. The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray System through his or her actions or activities.

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ITEM 3.4 455/266/13 - BALCONY - MAXWELL (continued)

3. All areas within 200 metres of any watercourse are considered to be of high sensitivity for Aboriginal sites. The River Murray and many of its tributaries and overflow areas, particularly have abundant evidence of Aboriginal occupation.

Under Section 20 of the Aboriginal Heritage Act 1998 (The Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal site, objects or remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

4. Owners, occupiers, builders and their employees or agents are advised to be aware of their responsibilities under Section 20 of the Aboriginal Heritage Act 1998. They must report the discovery on the land of any Aboriginal site, objects or remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

5. Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

- ' Construction Hours: That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.
- ' Dust Emissions: That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.
- ' Waste Receptacle: That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.
- ' Storm water Runoff: That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.
- ' Hard Waste Litter Storage: That all hard building materials be stored in a manner that secures it on site during the construction works.
- ' Site Security: That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.
- ' Public Realm: That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.
- ' Damage to Council's Footpath/Kerbing/Road Pavement/Verge: Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

CARRIED

ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION

REF NO: 455/641/12

APPLICANT: Andrew Down

SUMMARY TABLE:

Date Of Application	10.08.2012
Subject Land	22 McHugh Road, Currency Creek
Relevant Authority	Alexandrina Council
Planning Zone	GENERAL FARMING (PORT ELLIOT AND GOOLWA DISTRICT) ZONE
Nature Of Development	Tourist Accommodation Building with Store, Enclosed Swimming Pool & Gym (Non-Complying)
Type Of Development	NON-COMPLYING
Public Notice	CATEGORY 3
Referrals	COUNTRY FIRE SERVICE
Representations Received	FOUR (4)
Representations To Be Heard	NIL
Date Last Inspected	FEBRUARY 2013
Recommendation	DEVELOPMENT PLAN CONSENT SUBJECT TO DEVELOPMENT ASSESSMENT COMMISSION CONCURRENCE
Originating Officer	Andrew Sladden

- 23 Moved Cr A Woolford seconded S Nicholson that the Development Assessment Panel concur that the proposal is not considered to be seriously at variance with the Alexandrina Development Plan and resolve to grant Development Plan Consent to Development Application 455/640/12 for a Tourist Accommodation Building with Store, Enclosed Swimming Pool & Gym (Non-Complying) at 22 McHugh Road, Currency Creek, subject to the following conditions and notes and subject to Development Assessment Commission concurrence.**

Council Conditions

- 1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.**

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

- 2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.**

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ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION (continued)

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

3. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

4. The applicant or other approved persons for the time being making use of the subject land now approved, shall at all times maintain in good and substantial condition to the reasonable satisfaction of the Council in all respects the subject land (including car parking areas, driveways and footpaths) all buildings and structures (and the external painting thereof), and all tree and shrub plantings and grassed areas.

Reason: To maintain the amenity of the locality.

5. No signs are to be erected or displayed on the building or about the curtilage of the property without the written consent of Council.

Reason: To restrict the proliferation of advertisements on site.

6. All car parking areas, driveways and vehicle manoeuvring areas shown on the approved plans shall conform to Australian Standards and be constructed, drained in accordance with sound engineering practice and be of a porous and permeable nature to the reasonable satisfaction of Council, and car parking bays shall be permanently delineated prior to the occupation or use of the development herein approved to the reasonable satisfaction of Council.

Reason: To ensure that the proposed development meets the requirements of the relevant Australian Standards.

7. The building herein approved is to be used for tourist accommodation purposes only and is not to be used for permanent occupation.
8. The swimming pool and gym contained within the building herein approved shall not be used for any other commercial purpose. Only those activities normally associated with domestic swimming pools and use by guests of the tourist accommodation building may be undertaken.
9. Wastewater from the back washing of the pool filter or water resulting from the emptying of the pool must not be discharged to any creek, watercourse or stormwater system, or disposed of within fifty (50) metres of a watercourse.

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ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION (continued)

Council Notes

1. A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.
2. In addition to the provisions of the building Code of Australia relating to access for people with disabilities, you must comply with the Commonwealth Disability Discrimination Act, 1992. Compliance with the Act is the responsibility of the property owner.
3. The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.
4. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the Native Vegetation Act 1991 and its Regulations. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information, contact the Native Vegetation Council on telephone 8303 9741 or visit: <http://www.nvc.sa.gov.au>.
5. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
6. It is the responsibility of the applicant and owner of the subject land to ensure that no development is undertaken over or within the prescribed setback distance of any component of a waste water management system including (but not limited to) a septic tank, an aerobic treatment tank, a soakage area or an irrigation area.

Council will not be responsible for any damage to property or costs of repair resulting from any development that is undertaken contrary to the above.

Development not in accordance with this requirement may result in a maintenance order being issued requiring the removal or relocation of the development. Penalties may apply for non-compliance.

In the event that development is undertaken contrary to the above, it is the responsibility of the owner to advise any future purchaser, occupier or land agent of such a non-compliance and the risks outlined in this note.

7. The applicant is advised to contact the individual service providers regarding the location of street lighting, electricity supply and storm water drainage pits. It is the responsibility of the applicant/owner to ensure that the location of the vehicle crossover and driveway does not conflict with the services. Should the need arise

to relocate any infrastructure or services all costs and charges associated with the works shall be at the applicant/owners expense.

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ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION (continued)

8. Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

- ' **Construction Hours:** That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.
- ' **Dust Emissions:** That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.
- ' **Waste Receptacle:** That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.
- ' **Storm water Runoff:** That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.
- ' **Hard Waste Litter Storage:** That all hard building materials be stored in a manner that secures it on site during the construction works.
- ' **Site Security:** That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.
- ' **Public Realm:** That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.
- ' **Damage to Council's Footpath/Kerbing/Road Pavement/Verge:** Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

CFS Conditions

1. The Bushfire hazard for the area has been assessed as BAL 12.5.

2. ACCESS

Private roads and access tracks shall provide safe and convenient access/egress for bushfire fighting vehicles.

The Ministers [Bushfire] Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

CFS notes the proposed access/egress road requires slight modification to the dimensions (radius) of the turn-around area adjacent to the proposed dwelling in order to comply with the Code.

.../cont

ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION (continued)

3. VEGETATION

Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property.

- ' Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- ' Grasses within 20metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the Fire Danger Season.

4. WATER SUPPLY

A supply of water shall be available at all times for fire-fighting purposes.

The Ministers [Bushfire] Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 prescribes a dedicated water supply for bushfire fighting for the bushfire zone:

- ' A minimum supply of 22000 litres of water shall be available at all times for bushfire fighting purposes.
- ' The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78.

5. BED & BREAKFAST STATEMENT

Due to the development application indicating a Bed and Breakfast proposal (Class 1 B structure) CFS requires the following:

- ' **Escape Latch Sets** - On all final exit doors to outside, an emergency escape latch set shall be fitted to facilitate egress. The door set shall be lockable only from the outside, freely openable from internally by downward action lever handles, with the doors opening outward to the outside
- ' **Emergency Exit Signs** - All final exit doors to the outside are to be fitted with 240 volt EXIT signs. Provision shall be made for more than one exit door.
- ' **Emergency Lighting** - Passages shall be fitted with emergency lighting to provide safe and rapid egress from the building in the case of emergencies. The emergency lights shall be interconnected to the smoke alarms and each other.
- ' **Fire Extinguishers** - A stored water fire extinguisher and a carbon dioxide fire extinguisher shall be provided for the food preparation area and the general living area. The fire extinguishers shall be wall mounted, in easily accessible and appropriate locations complete with instruction labelling.

.../cont

ITEM 3.5 455/641/12 - TOURIST ACCOMMODATION (continued)

- ' **Fire Blanket** - A fire blanket shall be provided for the food preparation area. The fire blanket shall be wall mounted, in an easily accessible location with appropriate instruction labelling.
- ' **Smoke Alarms** - A 240 volt hard wired smoke alarm shall be installed within each bedroom. A 240 volt hard wired smoke alarm shall be installed in the corridor associated with the bedrooms, as near as practicable adjacent to the general living area. All smoke alarms are to be ceiling mounted and interconnected with each other and the emergency lighting system within the building.
- ' **Escape Travel Mapping** - An escape travel map shall be provided within each bedroom to facilitate safe and expedient egress from the room to the final exit door and to an external assembly point away from the building.
- ' **Bush fire Survival Plan:**
 - a. The applicants shall prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.
 - b. This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event and when to take such protective actions.
 - c. The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
 - d. The BSP should not expect guests to be involved in fire fighting operations.
 - e. The SA CFS 'Prepare, Act, Survive' document (refer CFS web site) should be utilised as a basis for the drafting of the GUEST BSP.

CFS Notes

1. Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

CARRIED

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION / COMMUNITY TITLE

ITEM 6. MATTERS REFERRED FOR FOLLOW-UP

ITEM 7. GENERAL ITEMS FOR DISCUSSIONS

ITEM 8. NEXT MEETING

Next meeting scheduled for Thursday July 18th 2013 commencing at 11am.

MEETING CLOSED AT 11.28am

MINUTES CONFIRMED.....
CHAIR

DATED:.....