

BAROSSA ASSESSMENT PANEL

MINUTES OF THE FOURTH MEETING OF THE BAROSSA ASSESSMENT PANEL held on

Tuesday, 3 April 2018 commencing at 5:00pm

in the Council Chambers, 43-51 Tanunda Road, Nuriootpa



The Barossa Council

MINUTES

Index

1.	Welcome	Page 4
2.	Attendance	Page 4
3.	Confirmation of Minutes	Page 4
4.	Business Arising	Page 4
5.	Declaration of Interest by Members of the Panel	Page 5
6.	Reports - Applications for Decision	
7.	Reports – Applications to Proceed to Assessment	Page 22
8.	Reports – Panel Updates	Page 22
7.1	SCAP Concurrence Matters	Page 22
7.2	ERD Court Appeals and Enforcement Matters	Page 23
9.	Reports - Other Business	Page 23
10.	Reports - Confidential	Page 23
11.	Next Meeting	Page 23
12.	Closure of Meeting	Page 23

1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:00pm.

2. ATTENDANCE

2.1 Present

Panel Members

Bruce Ballantyne	Presiding Member
Rob Veitch	Member
Grant Hewitt	Member
Deirdre Reiman	Member
Mark Grossman	Deputy Member

Council Staff

Gary Mavrincac	Director, Development and Environmental Services
Paul Mickan	Principal Planner
Elinor Walker	Assessment Coordinator - Planning
Steve Kaesler	Manager, Engineering Services
Chris Kruger	Minute Secretary

2.2 Apologies

R Miller.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

Moved: M Grossman

Seconded: G Hewitt

That the minutes of the Barossa Assessment Panel meeting held on 6 March 2018 be received and confirmed.

CARRIED

4. BUSINESS ARISING

Nil.

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

Nil.

6. REPORTS - APPLICATIONS FOR DECISION

6.1 960/683/2016 (Lot 500 Vine Street Nuriootpa)

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To GRANT Development Approval and Land Division Consent for Application No. 960/683/2016 by Andrew & Associates Pty Ltd to undertake Land Division (30 Allotments) 2 Stages at Lot 500 Vine Street, Nuriootpa (CT 6197/74) subject to the following conditions and advisory notes:

Council Conditions

- (1) The land division shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 960/683/2016 except where varied by any condition(s) listed below.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (2) All drainage works associated with the land division hereby approved must be undertaken in accordance with the concept Stormwater Management Report prepared by Mlei Consulting Engineers Issue C dated 1/12/2017.

Reason: To ensure that stormwater flows in association with the development are managed and designed to the satisfaction of Council.

- (3) The applicant shall construct all necessary services and infrastructure to service each allotment, including:
 - (a) roads
 - (b) water supply
 - (c) storm water drainage
 - (d) waste disposal (CWMS)

- (e) electricity, public lighting and communications to the reasonable satisfaction of Council.

Reason: To ensure that all allotments are connected to all required services and infrastructure.

- (4) Prior to the issue of Section 51 Clearance a payment to Council of \$4,500.00 (GST exclusive) per additional allotment (29 allotments x \$4,500.00 = \$130,500.00), towards the infrastructure maintenance costs of the CWMS.

Reason: To ensure that monetary payment towards infrastructure maintenance costs is received by Council.

- (5) In lieu of the provision of land for public open space the payment of a monetary open space contribution must be made to Council of \$186, 928.00 for 28 additional allotments @ \$6676.00 per allotment. This payment must be made prior to Section 51 Clearance.

Reason: To ensure that monetary payment in lieu of the provision of private open space is received by Council as the number of lots exceeds 20.

- (6) Prior to the approval of any construction plans (engineering plans), a Landscape Plan to the satisfaction of Council for the land division must be submitted to and approved by Council. When approved, the landscape plan will be endorsed and will then form part of the consent. The landscape plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must show:

- (a) The overall landscaping theme to be developed for the subdivision;
- (b) The type or types of species to be used for street tree planting in the subdivision;
- (c) The principles of the proposed treatment of the drainage reserves;
- (d) The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds;
- (e) All proposed street-tree planting using semi - advanced trees; with maximum container size of 45 litres or equivalent (larger sizes will incur additional establishment and extended maintenance obligations);
- (f) Earth shaping including the supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve if applicable);
- (g) Mechanisms for the exclusion of vehicles,
- (h) All proposed reserve and streetscape embellishments such as installation of pathways, park lighting, tree planting, signage, fencing, irrigation systems, retaining walls, protective fencing (temporary and permanent), drainage reserve planting.

Reason: To ensure that the subject site is appropriately landscaped in a manner that contributes to the character of the area.

- (7) Prior to the issue of Section 51 Clearance works must be provided, in accordance with civil works plans and specifications as approved by Council. Before any works associated with the land division commence, detailed civil works plans for the relevant stage of works to the satisfaction of Council must

be submitted to and approved by Council. When approved, the civil works plans will be endorsed and will then form part of this consent. The civil works plans must be designed by a suitably qualified Engineer, and be drawn to scale with dimensions.

The civil works plans must include:

- (a) Design for full construction of roads and underground drainage, including measures to control/capture pollutants and silt,
- (b) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan,
- (c) Provision of public lighting and underground electricity supply within all streets.
- (d) Traffic control measures.
- (e) Provision of street name plates to the Council standard design including a schedule of any individual signs and associated street numbers.
- (f) Provision for the utilisation of any surplus top soil from this stage.
- (g) Permanent survey marks.
- (h) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
- (i) Details in relation to all filling on the site which must be compacted to specifications approved by Council.
- (j) A separate signage and line marking plan identifying the road layout, proposed signs, line marking, RRPMS and a sign schedule.
- (k) Rollover kerb and watertable shall be provided along all internal roads for the extent of the development. Provide widening from existing edge of sealed pavement to new kerb and watertable.
- (l) No vehicle access/egress to allotment is to be provided within 10 metres of the intersecting roads to ensure that there is no conflict with Council infrastructure. (This is pursuant to Australian Road Rules 1999, Rule 170(3) (a).
- (m) Swale to Vine Street is to be contained within an easement.

Reason: To ensure that all the development, including all civil works are constructed in a manner which is satisfactory to Council.

- (8) Prior to the issuing of Section 51 Clearance for any given stage, all fences adjoining all reserves (including walkway extensions of road reserves but otherwise excluding road reserves) are to be erected by the developer (or owner) at no cost to Council.

Reason: To ensure that all fences are constructed by the developer prior to the any land being vested to Council.

- (9) Prior to Section 51 Clearance or by such later date as is approved by Council in writing, the landscape works shown on the endorsed plans must be carried out and completed to the satisfaction of Council. Upon completion of the landscape construction works, the applicant must notify Council to enable its inspection. Subject to satisfactory completion of the landscaping in accordance with the endorsed plan, a Certificate of Practical Completion for landscaping will be issued, triggering the commencement of the maintenance period.

Reason: To ensure that the subject site is appropriately landscaped and maintained in a manner that contributes to the character of the area.

LAND DIVISION CONSENT REQUIREMENTS

- (10) Prior to the commencement of any works, including works required by other authorities, commence:
- (a) Four copies of a Site Management Plan for the relevant stage must be submitted to and approved by Council. When approved, the Site Management Plan will be endorsed and will then form part of the consent. The Site Management Plan must:
- i. Include separate parts describing relevant matters of occupational health and safety, traffic management, environmental controls and cultural protection measures.
 - ii. Be submitted to the Responsible Authority a minimum of 7 days before a required pre-commencement meeting (attended by authorised representatives of the construction contractor and project superintendent as appointed by the developer) on the site of the works.
 - iii. Include the proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while any works are in progress.
 - iv. Include means by which foreign material will be restricted from being deposited on public roads by vehicles associated with building and works on the land to the satisfaction of Council.
 - v. Include measures to reduce the impact of noise, dust and other emissions created during the construction process.

The developer must keep the Council informed in writing of any changes to the Site Management Plan. If in the opinion of Council the changes represent a significant departure from the approved Site Management Plan, then an amended Site Management Plan must be submitted to and approved by Council. The approved measures must be carried out continually and completed to the satisfaction of Council.

Reason: To ensure that the site is managed during the construction process in a manner which will not have an adverse impact on any surrounding properties to the satisfaction of Council.

- (11) The proposed CWMS connections shall be designed by a suitably qualified Engineer. The design shall comply with the "Septic Tank Effluent Drainage Scheme Design Criteria" and Council's CWMS Guidelines.

Reason: To ensure that the CWMS connections are designed by a suitably qualified engineer.

- (12) Council must be notified 24 hours prior to the following:
- i. Commencement of any work on site.
 - ii. Testing of all CWMS pipelines and associated infrastructure.
 - iii. Backfill of all CWMS pipelines and associated infrastructure.

Reason: To ensure that notification to Council occurs prior to any works occurring.

- (13) Provision must be made for the disconnection of any inspection points on the existing CWMS pipeline.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (14) Any CWMS drain shall be bedded, haunched and covered by 5mm screenings.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (15) Prior to Certificate of Practical Completion (CPC) being issued the Contractor shall arrange for a complete "As Constructed" survey of the CWMS to be undertaken to include all features, but not limited to natural surface levels, any fill levels, all inverts and top-stone levels and structures to sufficiently verify design plans. The completed detail survey must be issued to Council in pdf and dwg file formats.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (16) The applicant shall provide for the construction of all necessary services and infrastructure including but not necessarily limited to roads, stormwater drainage, waste disposal, electricity, public lighting and communications to the satisfaction of Council and all relevant authorities. All associated costs shall be borne by the developer.

Reason: To ensure the satisfactory provision of all required infrastructure.

- (17) All services, including communications and electricity, shall be placed underground to the requirements of the relevant service providers. Where appropriate services should be provided in a common service trench located as recommended in a publication titled "Services in Streets – A Code for the Placement of Infrastructure Services in New and Existing Streets".

Reason: To ensure the satisfactory construction of infrastructure.

- (18) Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. The temporary debris and sediment control measures shall be installed to prevent debris and sediment from leaving the site during all construction stages. Control measures shall be in accordance with a soil erosion and drainage management plan, which shall provide such pollution prevention measures as required to comply with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice": - For the Community - For Local, State, and Federal Government - For the Building and Construction Industry.

Reason: To ensure that sediment control measures are installed during construction.

- (19) Properties located at intersections shall provide a 4.5m x 4.5m corner cut-off vested to the Barossa Council to allow adequate road and verge widths.

Reason: To ensure any corner cut-off's are of an adequate dimension.

- (20) All roads and civil works shall be constructed in accordance with drawings and specifications designed by a Chartered Professional Engineer submitted to and approved by Council before construction commences. The design shall generally be in accordance with the appropriate Australian Standards, technical codes of practice, approved guidelines, Council land division guidelines, Australian Road Rules and in line with current engineering practice to the satisfaction of Council. In particular:

- a. All site construction work shall be carried out under the supervision of a Chartered Professional Engineer in accordance with plans and specifications approved by Council. Council shall be notified prior to each stage inspection (24 hours in advance) for attendance.
- b. The Specification shall require the contractor to implement an inspection and testing program to ensure conformity of the works with the Specification. All test results shall be provided to Council and approved prior to a Certificate of Practical Completion being issued.
- c. Defects Liability Period for the development will be 12 months from the Council's written acceptance of Practical Completion.
- d. Geotechnical testing shall be undertaken and appropriate road pavement design shall be prepared. All pavement design calculations shall be provided with the drawings for approval.
- e. All earthworks associated with the development shall be stabilised in accordance with certified engineering design and practices against erosion and failure. Earthworks must not encroach across neighbouring property boundaries. When fill or cut at the property boundary exceeds 200mm, a retaining wall with existing ground and proposed wall levels shall be specified.
- f. Minimum road grades shall be 0.5% and maximum road grades shall be 15% unless otherwise approved.
- g. Road pavements shall have a minimum width of 7 metres. 'Bulbing' shall be provided on bends to assist traffic movements. The pavement of the cul de sac shall have a minimum radius of 9 metres.
- h. All roads shall be sealed with an AC10, 30mm thick Bituminous Hotmix wearing course. Pavements are to be designed based on Austroads "Guide to Pavement Technology Part 2: Pavement Structural Design", Pavement Design for Light Traffic: A supplement to Austroads Pavement Design Guide", and Guide to Asset Management Part 5: Pavement Performance" using 95 percentile confidence limits for the ultimate traffic loading and a 20 year design life.
- i. The road pavement (and kerb) shall be extended to connect with the

pavement of Atze Parade.

- j. The road verge on both sides of the carriageway shall have a minimum width of 3.5 metres with a 2.5% grade towards the road top of kerb and 100mm of clean topsoil. Batters into allotments are to be no steeper than 1 in 6.
- k. All necessary signs, road name signs, traffic control devices and pavement markings shall be provided in accordance with AS1742. All required statutory approvals shall be obtained from Transport SA for traffic control devices.
- l. Adequate measures shall be implemented to suppress dust generated during site works to ensure that dust generation does not become a nuisance off-site. Machinery should not generally be operated outside the hours of 7.00 am to 6.00 pm daily.
- m. All roads shall be provided with kerb and gutter. Semi-mountable or 150mm high upright kerb shall be provided adjacent residential properties. 200mm high upright kerb shall be provided adjacent all reserves and non-residential properties. Kerb openings for the disposal of stormwater shall be provided for each allotment that drains to the road.

Kerb inverts and crossing places shall be provided in upright kerbs for safe and convenient access to allotments where necessary.

If any portion of existing entranceway is to be amended to accommodate the proposed entranceway, it shall be removed and re-instated with kerb and gutter, together with appropriate restoration of the footpath and verge.

- n. Allotments being created shall be filled to provide a continuous grade of not less than 0.5% from the back of the allotment to the road reserve boundary where necessary.
- o. No vehicle access/egress to allotment is to be provided within 10 metres of the intersecting roads to ensure that there is no conflict with Council infrastructure. (This is relative to Australian Road Rules 1999, Rule 170(3) (a).
- p. The applicant shall be responsible for and bear all costs associated with obtaining approvals related to the Council works from relevant authorities. These approvals shall be submitted to Council prior to final Council approval of the plans and specifications.
- q. All site construction works shall be carried out under the supervision of a Chartered Professional Engineer in accordance with the approved plans and specifications. Council shall be notified prior to each stage inspection (24 hours in advance) for attendance, with each completed stage put in writing to Council.

- r. Street signs shall generally be located 1.85m from back of kerb (to face of pole) or as detailed in AS1742.5. All costs to be borne by the Developer.
- s. Street signs shall comply with the Australian Standards and be provided with a 200mm pointer blade.

Reason: To ensure that the land division is constructed in accordance with Council's specifications.

- (21) Underground electrical power be provided to each allotment in accordance with a design approved by SA Power Networks Pty Ltd and Council.

Reason: To ensure the satisfactory construction of infrastructure.

- (22) Where appropriate, services should be provided in a common service trench located in accordance with the publication titled "Services in Streets – A Code for the Placement of Infrastructure Services in New and Existing Streets".

Reason: To ensure the satisfactory construction of infrastructure.

- (23) Street Lighting be provided in accordance with a design and specifications conforming to Australian Standard 1158.1 and approved by SA Power Networks Pty Ltd and Council. Lighting columns shall be standard SA Power Networks Pty Ltd design approved by Council.

Reason: To ensure the satisfactory construction of street lighting.

- (24) Street name signs shall be supplied and installed as part of the development.

NOTE: This approval or consent does not include approval of street names. Suggested street names of a historical/Barossa nature should be supplied to Council for consideration to enable street names to be approved pursuant to the Local Government Act prior to the preparation of the final plan and issue of the Certificate of Approval.

Reason: To ensure the satisfactory construction of street lighting.

- (25) Concrete or block paved footpaths of 1.5m width shall be provided on one side adjacent to the roadway in accordance with plans and specifications approved by Council. The footpath cross fall shall not exceed 2.5%. Pedestrian pram ramp accesses, including tactile ground surface indicators, are to be provided in accordance with Australian Standards AS1428.

Reason: To ensure that the construction of footpaths is in accordance with Council's requirements.

- (26) No top soil is to be removed from land covered by the subdivision without the written consent of Council.

Reason: To ensure that no topsoil is removed from the site.

- (27) The amenity of the area must not be detrimentally affected as part of any development works by the use or development through the:

- a. Transport of materials, goods or commodities to and from the land;
- b. Appearance of any building, works or materials; or
- c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Reason: To ensure that the amenity of the area is not adversely impacted as part of the construction works.

STATE PLANNING COMMISSION CONDITIONS

- (28) The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90103/16).
- (29) An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.
- (30) The necessary easements shall be granted to the S A Water Corporation free of cost.
- (31) 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.

NOTE: Council's particular attention is drawn to the comments by DEWNR – Native Vegetation Council for this application.

Advisory Notes:

- (a) The applicant is reminded of its general environmental duty, as per Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that its activities on the whole site, including construction, do not pollute the environment in any way which causes or has the potential to cause environmental harm.
- (b) The applicant is advised to contact the Council when all Council conditions have been complied with and request Council's release for the issue of the Certificate of Approval.

Panel Decision

Moved: R Veitch

Seconded: D Reiman

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.

- (c) To GRANT Development Approval and Land Division Consent for Application No. 960/683/2016 by Andrew & Associates Pty Ltd to undertake Land Division (30 Allotments) 2 Stages at Lot 500 Vine Street, Nuriootpa (CT 6197/74) subject to the following conditions and advisory notes:

Council Conditions

- (1) The land division shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 960/683/2016 except where varied by any condition(s) listed below.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (2) All drainage works associated with the land division hereby approved must be undertaken in accordance with the concept Stormwater Management Report prepared by Mlei Consulting Engineers Issue C dated 1/12/2017.

Reason: To ensure that stormwater flows in association with the development are managed and designed to the satisfaction of Council.

- (3) The applicant shall construct all necessary services and infrastructure to service each allotment, including:

- (a) roads
- (b) water supply
- (c) storm water drainage
- (d) waste disposal (CWMS)
- (e) electricity, public lighting and communications to the reasonable satisfaction of Council.

Reason: To ensure that all allotments are connected to all required services and infrastructure.

- (4) Prior to the issue of Section 51 Clearance a payment to Council of \$4,500.00 (GST exclusive) per additional allotment (29 allotments x \$4,500.00 = \$130,500.00), towards the infrastructure maintenance costs of the CWMS.

Reason: To ensure that monetary payment towards infrastructure maintenance costs is received by Council.

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Reason: To ensure that monetary payment in lieu of the provision of private open space is received by Council as the number of lots exceeds 20.

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will be endorsed and will then form part of the consent. The landscape plan must be drawn to scale with dimensions and three copies must be provided. The landscape plan must show:

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- (b) The type or types of species to be used for street tree planting in the subdivision;
- (c) The principles of the proposed treatment of the drainage reserves;
- (d) The removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds;
- (e) All proposed street-tree planting using semi - advanced trees; with maximum container size of 45 litres or equivalent (larger sizes will incur additional establishment and extended maintenance obligations);
- (f) Earth shaping including the supply and spread of sufficient topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface and hydro-seeding of proposed grass areas (including within the drainage reserve if applicable);
- (g) Mechanisms for the exclusion of vehicles,
- (h) All proposed reserve and streetscape embellishments such as installation of pathways, park lighting, tree planting, signage, fencing, irrigation systems, retaining walls, protective fencing (temporary and permanent), drainage reserve planting.

Reason: To ensure that the subject site is appropriately landscaped in a manner that contributes to the character of the area.

- (7) Prior to the issue of Section 51 Clearance works must be provided, in accordance with civil works plans and specifications as approved by Council. Before any works associated with the land division commence, detailed civil works plans for the relevant stage of works to the satisfaction of Council must be submitted to and approved by Council. When approved, the civil works plans will be endorsed and will then form part of this consent. The civil works plans must be designed by a suitably qualified Engineer, and be drawn to scale with dimensions.

The civil works plans must include:

- (a) Design for full construction of roads and underground drainage, including measures to control/capture pollutants and silt,
- (b) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan,
- (c) Provision of public lighting and underground electricity supply within all streets.
- (d) Traffic control measures.
- (e) Provision of street name plates to the Council standard design including a schedule of any individual signs and associated street numbers.
- (f) Provision for the utilisation of any surplus top soil from this stage.
- (g) Permanent survey marks.
- (h) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
- (i) Details in relation to all filling on the site which must be compacted to specifications approved by Council.
- (j) A separate signage and line marking plan identifying the road layout, proposed signs, line marking, RRPMs and a sign schedule.

- (k) Rollover kerb and watertable shall be provided along all internal roads for the extent of the development. Provide widening from existing edge of sealed pavement to new kerb and watertable.
- (l) No vehicle access/egress to allotment is to be provided within 10 metres of the intersecting roads to ensure that there is no conflict with Council infrastructure. (This is pursuant to Australian Road Rules 1999, Rule 170(3) (a).
- (m) Swale to Vine Street is to be contained within an easement.

Reason: To ensure that all the development, including all civil works are constructed in a manner which is satisfactory to Council.

- (8) Prior to the issuing of Section 51 Clearance for any given stage, all fences adjoining all reserves (including walkway extensions of road reserves but otherwise excluding road reserves) are to be erected by the developer (or owner) at no cost to Council.

Reason: To ensure that all fences are constructed by the developer prior to the any land being vested to Council.

- (9) Prior to Section 51 Clearance or by such later date as is approved by Council in writing, the landscape works shown on the endorsed plans must be carried out and completed to the satisfaction of Council. Upon completion of the landscape construction works, the applicant must notify Council to enable its inspection. Subject to satisfactory completion of the landscaping in accordance with the endorsed plan, a Certificate of Practical Completion for landscaping will be issued, triggering the commencement of the maintenance period.

Reason: To ensure that the subject site is appropriately landscaped and maintained in a manner that contributes to the character of the area.

LAND DIVISION CONSENT REQUIREMENTS

- (10) Prior to the commencement of any works, including works required by other authorities, commence:
 - (a) Four copies of a Site Management Plan for the relevant stage must be submitted to and approved by Council. When approved, the Site Management Plan will be endorsed and will then form part of the consent. The Site Management Plan must:
 - i. Include separate parts describing relevant matters of occupational health and safety, traffic management, environmental controls and cultural protection measures.
 - ii. Be submitted to the Responsible Authority a minimum of 7 days before a required pre-commencement meeting (attended by authorised representatives of the construction contractor and project superintendent as appointed by the developer) on the site of the works.
 - iii. Include the proposed route for construction vehicle access to the site including a program for the upgrade and maintenance works required along this route while any works are in progress.

- iv. Include means by which foreign material will be restricted from being deposited on public roads by vehicles associated with building and works on the land to the satisfaction of Council.
- v. Include measures to reduce the impact of noise, dust and other emissions created during the construction process.

The developer must keep the Council informed in writing of any changes to the Site Management Plan. If in the opinion of Council the changes represent a significant departure from the approved Site Management Plan, then an amended Site Management Plan must be submitted to and approved by Council. The approved measures must be carried out continually and completed to the satisfaction of Council.

Reason: To ensure that the site is managed during the construction process in a manner which will not have an adverse impact on any surrounding properties to the satisfaction of Council.

- (11) The proposed CWMS connections shall be designed by a suitably qualified Engineer. The design shall comply with the "Septic Tank Effluent Drainage Scheme Design Criteria" and Council's CWMS Guidelines.

Reason: To ensure that the CWMS connections are designed by a suitably qualified engineer.

- (12) Council must be notified 24 hours prior to the following:

- i. Commencement of any work on site.
- ii. Testing of all CWMS pipelines and associated infrastructure.
- iii. Backfill of all CWMS pipelines and associated infrastructure.

Reason: To ensure that notification to Council occurs prior to any works occurring.

- (13) Provision must be made for the disconnection of any inspection points on the existing CWMS pipeline.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (14) Any CWMS drain shall be bedded, haunched and covered by 5mm screenings.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (15) Prior to Certificate of Practical Completion (CPC) being issued the Contractor shall arrange for a complete "As Constructed" survey of the CWMS to be undertaken to include all features, but not limited to natural surface levels, any fill levels, all inverts and top-stone levels and structures to sufficiently verify design plans. The completed detail survey must be issued to Council in pdf and dwg file formats.

Reason: To ensure that the CWMS infrastructure is managed to the satisfaction of Council.

- (16) The applicant shall provide for the construction of all necessary services and infrastructure including but not necessarily limited to roads, stormwater drainage, waste disposal, electricity, public lighting and communications to the satisfaction of Council and all relevant authorities. All associated costs shall be borne by the developer.

Reason: To ensure the satisfactory provision of all required infrastructure.

- (17) All services, including communications and electricity, shall be placed underground to the requirements of the relevant service providers. Where appropriate services should be provided in a common service trench located as recommended in a publication titled "Services in Streets – A Code for the Placement of Infrastructure Services in New and Existing Streets".

Reason: To ensure the satisfactory construction of infrastructure.

- (18) Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. The temporary debris and sediment control measures shall be installed to prevent debris and sediment from leaving the site during all construction stages. Control measures shall be in accordance with a soil erosion and drainage management plan, which shall provide such pollution prevention measures as required to comply with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice": - For the Community - For Local, State, and Federal Government - For the Building and Construction Industry.

Reason: To ensure that sediment control measures are installed during construction.

- (19) Properties located at intersections shall provide a 4.5m x 4.5m corner cut-off vested to the Barossa Council to allow adequate road and verge widths.

Reason: To ensure any corner cut-off's are of an adequate dimension.

- (20) All roads and civil works shall be constructed in accordance with drawings and specifications designed by a Chartered Professional Engineer submitted to and approved by Council before construction commences. The design shall generally be in accordance with the appropriate Australian Standards, technical codes of practice, approved guidelines, Council land division guidelines, Australian Road Rules and in line with current engineering practice to the satisfaction of Council. In particular:

a. All site construction work shall be carried out under the supervision of a Chartered Professional Engineer in accordance with plans and specifications approved by Council. Council shall be notified prior to each stage inspection (24 hours in advance) for attendance.

b. The Specification shall require the contractor to implement an inspection and testing program to ensure conformity of the works with the Specification. All test results shall be provided to Council and

approved prior to a Certificate of Practical Completion being issued.

- c. Defects Liability Period for the development will be 12 months from the Council's written acceptance of Practical Completion.
- d. Geotechnical testing shall be undertaken and appropriate road pavement design shall be prepared. All pavement design calculations shall be provided with the drawings for approval.
- e. All earthworks associated with the development shall be stabilised in accordance with certified engineering design and practices against erosion and failure. Earthworks must not encroach across neighbouring property boundaries. When fill or cut at the property boundary exceeds 200mm, a retaining wall with existing ground and proposed wall levels shall be specified.
- f. Minimum road grades shall be 0.5% and maximum road grades shall be 15% unless otherwise approved.
- g. Road pavements shall have a minimum width of 7 metres. 'Bulbing' shall be provided on bends to assist traffic movements. The pavement of the cul de sac shall have a minimum radius of 9 metres.
- h. All roads shall be sealed with an AC10, 30mm thick Bituminous Hotmix wearing course. Pavements are to be designed based on Austroads "Guide to Pavement Technology Part 2: Pavement Structural Design", Pavement Design for Light Traffic: A supplement to Austroads Pavement Design Guide", and Guide to Asset Management Part 5: Pavement Performance" using 95 percentile confidence limits for the ultimate traffic loading and a 20 year design life.
- i. The road pavement (and kerb) shall be extended to connect with the pavement of Atze Parade.
- j. The road verge on both sides of the carriageway shall have a minimum width of 3.5 metres with a 2.5% grade towards the road top of kerb and 100mm of clean topsoil. Batters into allotments are to be no steeper than 1 in 6.
- k. All necessary signs, road name signs, traffic control devices and pavement markings shall be provided in accordance with AS1742. All required statutory approvals shall be obtained from Transport SA for

traffic control devices.

- l. Adequate measures shall be implemented to suppress dust generated during site works to ensure that dust generation does not become a nuisance off-site. Machinery should not generally be operated outside the hours of 7.00 am to 6.00 pm Monday to Saturday.
- m. All roads shall be provided with kerb and gutter. Semi-mountable or 150mm high upright kerb shall be provided adjacent residential properties. 200mm high upright kerb shall be provided adjacent all reserves and non-residential properties. Kerb openings for the disposal of stormwater shall be provided for each allotment that drains to the road.

Kerb inverts and crossing places shall be provided in upright kerbs for safe and convenient access to allotments where necessary.

If any portion of existing entranceway is to be amended to accommodate the proposed entranceway, it shall be removed and re-instated with kerb and gutter, together with appropriate restoration of the footpath and verge.

- n. Allotments being created shall be filled to provide a continuous grade of not less than 0.5% from the back of the allotment to the road reserve boundary where necessary.
- o. No vehicle access/egress to allotment is to be provided within 10 metres of the intersecting roads to ensure that there is no conflict with Council infrastructure. (This is relative to Australian Road Rules 1999, Rule 170(3) (a).
- p. The applicant shall be responsible for and bear all costs associated with obtaining approvals related to the Council works from relevant authorities. These approvals shall be submitted to Council prior to final Council approval of the plans and specifications.
- q. All site construction works shall be carried out under the supervision of a Chartered Professional Engineer in accordance with the approved plans and specifications. Council shall be notified prior to each stage inspection (24 hours in advance) for attendance, with each completed stage put in writing to Council.
- r. Street signs shall generally be located 1.85m from back of kerb (to face of pole) or as detailed in AS1742.5. All costs to be borne by the Developer.

- s. Street signs shall comply with the Australian Standards and be provided with a 200mm pointer blade.

Reason: To ensure that the land division is constructed in accordance with Council's specifications.

- (21) Underground electrical power be provided to each allotment in accordance with a design approved by SA Power Networks Pty Ltd and Council.

Reason: To ensure the satisfactory construction of infrastructure.

- (22) Where appropriate, services should be provided in a common service trench located in accordance with the publication titled "Services in Streets – A Code for the Placement of Infrastructure Services in New and Existing Streets".

Reason: To ensure the satisfactory construction of infrastructure.

- (23) Street Lighting be provided in accordance with a design and specifications conforming to Australian Standard 1158.1 and approved by SA Power Networks Pty Ltd and Council. Lighting columns shall be standard SA Power Networks Pty Ltd design approved by Council.

Reason: To ensure the satisfactory construction of street lighting.

- (24) Street name signs shall be supplied and installed as part of the development.

NOTE: This approval or consent does not include approval of street names. Suggested street names of a historical/Barossa nature should be supplied to Council for consideration to enable street names to be approved pursuant to the Local Government Act prior to the preparation of the final plan and issue of the Certificate of Approval.

Reason: To ensure the satisfactory construction of street lighting.

- (25) Concrete or block paved footpaths of 1.5m width shall be provided on one side adjacent to the roadway in accordance with plans and specifications approved by Council. The footpath cross fall shall not exceed 2.5%. Pedestrian pram ramp accesses, including tactile ground surface indicators, are to be provided in accordance with Australian Standards AS1428.

Reason: To ensure that the construction of footpaths is in accordance with Council's requirements.

- (26) No top soil is to be removed from land covered by the subdivision without the written consent of Council.

Reason: To ensure that no topsoil is removed from the site.

- (27) The amenity of the area must not be detrimentally affected as part of any development works by the use or development through the:

- a. Transport of materials, goods or commodities to and from the land;
- b. Appearance of any building, works or materials; or

- c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Reason: To ensure that the amenity of the area is not adversely impacted as part of the construction works.

STATE PLANNING COMMISSION CONDITIONS

- (28) The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90103/16).
- (29) An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.
- (30) The necessary easements shall be granted to the S A Water Corporation free of cost.
- (31) 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.

NOTE: Council's particular attention is drawn to the comments by DEWNR – Native Vegetation Council for this application.

Advisory Notes:

- (a) The applicant is reminded of its general environmental duty, as per Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that its activities on the whole site, including construction, do not pollute the environment in any way which causes or has the potential to cause environmental harm.
- (b) The applicant is advised to contact the Council when all Council conditions have been complied with and request Council's release for the issue of the Certificate of Approval.

CARRIED

7. REPORTS – Applications to Proceed to Assessment

Nil

8. REPORTS - PANEL UPDATES

8.1 SCAP Concurrence Matter

Recommendation

That the report be received.

Panel Decision

Moved: M Grossman

Seconded: D Reiman

That the recommendation be adopted.

CARRIED

8.2 ERD Court Appeals and Enforcement Matters

P Mickan advised the Panel that a Directions Hearing has been held, with a further Hearing scheduled for 24 April 2018, to review evidence from all parties.

ERD Court Appeal – Development Application 960/683/2017 – Lot 98 Needles Road Williamstown – Detached Dwelling with Garage Under Main Roof, Verandah and Outbuilding.

Recommendation

That the report and verbal report be received.

Panel Decision

Moved: D Reiman

Seconded: G Hewitt

That the recommendation be adopted.

CARRIED

9. REPORTS - OTHER BUSINESS

Nil.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 1 May 2018 commencing at 5.00pm.

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:08pm.

Confirmed

Date: Chairman: