



DEVELOPMENT ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA COUNCIL DEVELOPMENT ASSESSMENT PANEL

Held on Tuesday, 1 December 2015 commencing at 5:00pm in
the Council Chambers, 43-51 Tanunda Road, Nuriootpa

NOT CONFIRMED

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NOT CONFIRMED

1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:05pm.

2. ATTENDANCE

2.1 Present

Panel Members

Bruce Ballantyne (Presiding Member)

David Hughes

James Miller

Richard Miller

Tony Hurn

Council Staff

Gary Mavrinac (Director – Development and Environmental Services)

Louis Monteduro (Senior Manager – Planning Services)

Brian Irvine (Senior Planner)

Phil Harnett (Planner)

Sam Hosking (Heritage Advisor)

Steve Kaesler (Manager, Engineering Services)

Christine Kruger (Minute Secretary)

2.2 Apologies

Deidre Reiman

Scotty Milne

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

Moved: R Miller

Seconded: D Hughes

That the minutes of the Council Development Assessment Panel meeting held on 10 November 2015 be received and confirmed.

CARRIED

4. BUSINESS ARISING

Nil.

NOT CONFIRMED

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

Nil.

6. REPORTS - APPLICATIONS FOR DECISION

6.1 960/369/2015 (Allotment 52 Barossa Valley Way, Lyndoch)

Recommendation

The 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 Development 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 Plan Consent for Application No. 960/369/2015 by Telstra Corporation at allotment 52 Barossa Valley Way (CT 5438/499) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 960/369/2015 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) Any lighting shall be directed and shaded in such a manner so as to cause no light spill nuisance to any person living in the vicinity of the subject land or to nearby vehicular traffic.

Panel Decision

Moved: R Miller

Seconded: T Hurn

That the recommendation be adopted.

CARRIED

NOT CONFIRMED

6.2 960/302/2015 (Allotment 1000 Grocke Way (Off Basedow Road) Tanunda, and Lot 740 Wilberth Street Tanunda)

Recommendation

The 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 Development 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 Plan Consent for Application No. 960/302/2015 (960/D017/15) by Actium Developments to undertake land division at lots 1000, 740, and 22, Grocke Way and Wilberth Street, Tanunda (CT 6151/176, 5463/525 and pt 6048/176) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 960/302/2015 (960/D017/15) except where varied by any condition(s) listed below.

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

- (2) The applicant shall construct all necessary services and infrastructure to service each allotment, including:
 - roads,
 - water supply,
 - storm water drainage,
 - waste disposal (CWMS),
 - electricity, public lighting and communications

to the reasonable satisfaction of Council. (Note Only: This may include constructing drains outside of the site, where existing drains are inadequate to accept additional water or sewerage.)

Reason: To ensure that the proposed allotments are adequately serviced and suitable for their intended use.

- (3) Each allotment shall have a minimum area of 500sqm and a minimum road frontage of 15 metres.

Reason: To conform with minimum allotment areas and widths.

NOT CONFIRMED

- (4) The pavement of the proposed roads shall be extended to and join the existing pavements of adjoining streets and roads.

Reason: To ensure roads are adequately connected to the existing road network.

- (5) Stormwater discharged from the stormwater detention facility shall be piped to the creek in Bridge Street Tanunda in accordance with a construction design and specifications satisfactory to Council prior to the issue of the Certificate of Approval.

Reason: To ensure that stormwater is adequately disposed of from the site.

- (6) The temporary stormwater detention facility located on the reserve in the area marked "Stage 2A" shall be filled in to the reasonable satisfaction of Council prior to the issue of the Certificate of Approval.

Reason: To ensure that the reserve is suitable for its intended purpose.

- (7) The land occupied by the new stormwater detention facility and CWMS pump station shall be vested to Council as part of the first stage of this development.

Reason: To ensure that stormwater is adequately disposed of from the site.

- (8) The payment of the CWMS augmentation charge required pursuant to section 188 of the Local Government Act be made to Council prior to the issuing of the Certificate of Approval. The charge payable is the charge current at the time of payment. (see note below)

Reason: To ensure that effluent can be satisfactorily disposed of from the proposed allotments and that the allotments are suitable for their intended use.

NOTE ONLY

- Pursuant to Section 188 of the Local Government Act, the Council requires an augmentation charge to be paid for each additional allotment connected to the CWMS system. At the time of approval the current charge is \$4500 per allotment. Based upon the current charge a payment of \$211,500 is required for 47 allotments (47 additional allotments requiring new connections @ \$4500/allotment). This charge is reviewed periodically, and the augmentation charge to be paid is the charge applicable at the time the payment is made. Please enquire with the Council office prior to making payment for the current charge.

- (9) A right of way and easements shall be provided to any relevant stages of development to ensure that required stormwater or CWMS infrastructure is accessible and transferred to relevant service authorities.

NOT CONFIRMED

Reason: To ensure that the proposed allotments are adequately serviced and suitable for their intended use.

- (10) A 2 metre high boundary fence be constructed along the northern boundary of the development (including the northern boundary of lot 2002) adjacent to DP 64534, from either 'Colorbond' sheet metal or equivalent (ie similar or greater surface density), earth mound, or a combination of both (with the fence sealed airtight at all junctions) prior to the issue of the Certificate of Approval.

Reason: To ensure that future residential development is protected from noise generated on adjoining land, and the allotments are suitable for their intended use.

- (11) During construction of infrastructure 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

Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. Prior to construction, a copy of the soil erosion and drainage management plan shall be provided to Council for approval.

Reason: To ensure that pollution to the waterway is minimised during construction.

- (d) To GRANT Land Division Consent for Application No. 960/302/2015 (960/D017/15) by Actium Developments to undertake land division at lots 1000, 740, and 22, Grocke Way and Wilberth Street, Tanunda (CT 6151/176, 5463/525 and pt 6048/176) subject to the following conditions and advisory notes:

Council Conditions

- (1) Drainage easements be provided wherever necessary to provide for drainage of the allotments and roads, and for any CWMS infrastructure. Drainage easements shall have a minimum width of 3 metres for a single service and 4 metres where 2 services are provided.

Easements be provided wherever necessary for electrical purposes.

- (2) The road between lots 42 and 43, and the road between lots 87 and 88 shall have a minimum width of 20 metres. Other roads shall have a

NOT CONFIRMED

minimum width of 14 metres.

- (3) Corner cut-offs measuring a minimum of 4.5 metres in each direction be provided at the intersection of all roads.
- (4) All roads and civil works shall be constructed in accordance with drawings and specifications designed by a 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 and Council's standard land division requirements. In particular:
 - (a) All site construction work shall be carried out under the supervision of a Professional Engineer in accordance with plans and specifications approved by Council. Council shall be notified prior to each stage inspection (24 hours or one full working day in advance) for attendance.
 - (b) 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.
 - (c) Defects Liability Period for the development shall be 12 months from the Council's written acceptance of Practical Completion.
 - (d) Minimum road grades shall be 0.5% and maximum road grades shall be 15% unless otherwise approved.
 - (e) The road verge on both sides of the carriageway in the roads with a 20 metre width shall be shaped to provide a minimum width of 2.3 metres where a divided carriageway is constructed. All other roads shall be provided with a verge with a minimum width of 3.5 metres. All verges shall have a maximum cross fall grade of 2.5%, graded towards the road top of kerb (ie the finished surface level at the allotment boundary shall be a minimum of 225mm above the adjacent watertable level) and be graded uniformly to be suitable for pedestrian traffic. Batters into allotments are to be no steeper than 1 in 6.
 - (f) A divided carriageway shall be constructed on road reserves with a 20 metre width. The road pavement of each carriageway shall have a minimum width of 6.2 metres.

The road pavements of other roads shall have a minimum width of 7 metres.
 - (g) The available road reserve space at the "T" turnaround ends is required to be large enough to cater for a large single unit

NOT CONFIRMED

vehicle, plus adequate verge space. The road reserve width at the "T" end is required to be a minimum of 14 metres to accommodate the roadway. The road and "T" turnaround shall extend a minimum of 14 metres from the "T" junction.

- (h) All roads shall be sealed with an AC10, 30mm thick Bituminous Hot mix 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 pavement of the proposed roads shall be extended to and join the existing pavements of adjoining streets and roads.
 - (j) All necessary signs (including street signs), traffic control devices and pavement markings shall be provided in accordance with AS1742.
 - (k) Adequate measures shall be implemented to suppress dust generated during site works to ensure that dust generation does not become a nuisance off-site. Site development machinery should not generally be operated outside the hours of 7.00am to 7.00pm daily.
 - (l) All roads shall be provided with kerb and gutter to the reasonable satisfaction of the Council. Vehicle entrance laybacks shall be provided to each allotment wherever upright kerbing is used. 200mm high upright kerb shall be provided adjacent to reserves.
 - (m) Kerb openings for the disposal of stormwater shall be provided for each allotment that drains to the road.
 - (n) "As Constructed" drawings shall be provided to Council in hardcopy and electronically in "dwg" or "dxf" format.
- (5) Concrete block paved footpaths of 1.8 metre width shall be provided on both sides of roads with a 20 metre width and a similar footpath, 1.5 metre wide, shall be provided on one side of other roads, adjacent to the roadway in accordance with plans and specifications approved by Council. The footpath cross fall shall not exceed 2.0%. Pedestrian pram ramp accesses, including tactile ground surface indicators, are to be provided in accordance with Australian Standards AS1428.
- (6) A stormwater drainage system shall be constructed and installed in accordance with a Stormwater Management Plan supplied to and approved by Council prior to the commencement of work to ensure that all allotments and roads are adequately drained. The Stormwater Management Plan shall be prepared in accordance with the 1987 edition of "Australian Rainfall and Runoff", Australian

NOT CONFIRMED

Standard 3500.3:2003 and to the satisfaction of the Council as follows:

- (a) Detailed stormwater design calculations justifying the Stormwater Management Plan shall be provided.
- (b) The Stormwater Management Plan shall consider ultimate development of all catchment areas contributing to runoff over or through the land division, and ensure that natural run-off from neighbouring land and/or roads is not interrupted.
- (c) Stormwater detention systems shall be incorporated into the stormwater drainage system to ensure that the peak flow discharging from the whole development site (and wider catchment) post development from a 100 year ARI storm does not exceed that from the pre development site (and catchment) from a 20 year ARI storm. The post development analysis is required to demonstrate that critical storm duration is clearly identified. The outlet restriction system details and hydraulic design computations are required.

Any stormwater discharged from the basin shall be conveyed to the creek in Bridge Street. Details of the discharge arrangements shall be provided.

The maximum gradient of any embankment associated with a stormwater retention basin shall be 1 in 6. Any detention basin shall be seeded and landscaped to Council's satisfaction.

Any stormwater detention basin shall have a flat verge with a minimum width of 3 metres around the edge of the basin to facilitate access of maintenance equipment.

- (d) Stormwater runoff from the site shall not be discharged from the site other than via a pipe placed in an easement or land under the care and control of Council and in accordance with a design approved by Council.
- (e) Where a lot grades away from a roadway, back of allotment drainage shall be provided.
- (f) Pollution control devices shall be incorporated within the development to provide for the removal of stormwater borne pollutants, consistent with current best practice and EPA requirements.
- (g) The Stormwater Management Plan shall include existing contours, features, existing stormwater infrastructure, proposed site works details, levels and grading, proposed stormwater system details, retention/detention system volumes and discharge controls, proposed building floor levels, proposed paving and connection details to and any upgrading if required of the existing

NOT CONFIRMED

external drainage systems.

- (h) The drainage system shall be designed making provision for future development (buildings and paved areas) covering up to 75% of allotment areas.
 - (i) The pipe system shall provide for runoff generated by a minimum 10 year Average Recurrence Interval (ARI) storm event with overflow paths provided for a 100 year ARI storm event that will prevent stormwater runoff inundating properties.
 - (j) Minor drainage systems shall be provided to limit gutter flow widths to a maximum of 1.5m for a 10 year ARI storm. Where overflow path discontinuity occurs and property flooding may occur a minimum of 100 year standard is required.
 - (k) Minimum pipe size for road drainage shall be 375mm and pipes shall be rubber ring jointed.
 - (l) "As Constructed" drawings shall be provided to Council in hardcopy and electronically in "dwg" or "dxf" format.
- (7) Any stormwater detention basin proposed on a reserve allotment shall either be designed (to the reasonable satisfaction of Council) to be usable public open space, or alternatively, the land shall be designated as drainage reserve vested to the Council.
- (8) Underground electrical power be provided to each allotment in accordance with a design approved by SA Power Networks and Council. 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".
- (9) Street Lighting be provided in accordance with a design and specifications conforming to Australian Standard 1158.1 and approved by SA Power Networks and Council. Lighting columns shall be standard SA Power Networks design approved by Council.
- (10) Each allotment be provided with a connection point to the Community Wastewater Management Scheme at the boundary of the allotment, in accordance with a technical design and specifications approved by Council, prior to the commencement of work.

The design shall be prepared by a professional engineer and show the new drains and connection points locations, flushing points, inspection points, depths, gradients etc.

The specifications should provide for:

- Council inspections prior to backfilling of trenches,

NOT CONFIRMED

- The provision of test results to Council.
- Provision of "As constructed" drawings to Council in hardcopy and electronically in "dwg" or "dxf" format.

- (11) With the exception of land previously designated as reserve, or land required for drainage reserves, the land depicted as "reserve" in the proposed plan of division shall be vested in the Council as a reserve to be held as open space. If the reserve(s) is less than an area equivalent to 12.5% of the combined area of the residential allotments, roads and reserve(s), a monetary open space contribution calculated in accordance with section 50(7) of the Development Act shall be paid to Council.

SA Water Condition

- (12) The financial requirements of SA Water shall be met for the provision of water supply. (SA Water 90114/14)

The augmentation requirements of the SA Water shall be met.

The necessary easements shall be vested to SA Water.

Connection to the DN150 main in Grocke Way is required for this development. The developer should also make provision for the future cross connection to the existing DN100 main on Menge Road.

Development Assessment Commission Condition

- (13) 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.

Advisory Notes

- (i) 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.
- (ii) Suggested street names should be submitted to Council for consideration prior to submitting the final plan. Street names are considered at a Council meeting and names suggested by the applicant may not always be adopted. It is recommended that any suggested names be submitted at least 8 weeks prior to lodging the final plan to avoid delays.
- (iii) 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.

NOT CONFIRMED

Any bonding arrangements should be in place prior to seeking the issue of the Certificate of Approval.

- (iv) For further information regarding this approval and the conditions of approval please contact the relevant officer:

Brian Irvine	Planning Officer	Ph	8563 8486
Richard Crocker	Civil Engineer	Ph	8563 8496
Michael Clark	CWMS Co-ordinator	Ph	8563 8479

Panel Decision

Moved: J Miller

Seconded: T Hurn

That the recommendation (as below) be adopted.

CARRIED

Recommendation

The 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 Development 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 Plan Consent for Application No. 960/302/2015 (960/D017/15) by Actium Developments to undertake land division at lots 1000, 740, and 22, Grocke Way and Wilberth Street, Tanunda (CT 6151/176, 5463/525 and pt 6048/176) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 960/302/2015 (960/D017/15) except where varied by any condition(s) listed below.

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

- (2) The applicant shall construct all necessary services and infrastructure to service each allotment, including:
 - roads,
 - water supply,

NOT CONFIRMED

- storm water drainage,
- waste disposal (CWMS),
- electricity, public lighting and communications

to the reasonable satisfaction of Council. (Note Only: This may include constructing drains outside of the site, where existing drains are inadequate to accept additional water or sewerage.)

Reason: To ensure that the proposed allotments are adequately serviced and suitable for their intended use.

- (3) Each allotment shall have a minimum area of 500sqm and a minimum road frontage of 15 metres.

Reason: To conform with minimum allotment areas and widths.

- (4) The pavement of the proposed roads shall be extended to and join the existing pavements of adjoining streets and roads.

Reason: To ensure roads are adequately connected to the existing road network.

- (5) Stormwater discharged from the stormwater detention facility shall be piped to the creek in Bridge Street Tanunda in accordance with a construction design and specifications satisfactory to Council prior to the issue of the Certificate of Approval.

Reason: To ensure that stormwater is adequately disposed of from the site.

- (6) The temporary stormwater detention facility located on the reserve in the area marked "Stage 2A" shall be filled in to the reasonable satisfaction of Council prior to the issue of the Certificate of Approval.

Reason: To ensure that the reserve is suitable for its intended purpose.

- (7) The land occupied by the new stormwater detention facility and CWMS pump station shall be vested to Council as part of the first stage of this development.

Reason: To ensure that stormwater is adequately disposed of from the site.

- (8) The payment of the CWMS augmentation charge required pursuant to section 188 of the Local Government Act be made to Council prior to the issuing of the Certificate of Approval. The charge payable is the charge current at the time of payment. (see note below)

Reason: To ensure that effluent can be satisfactorily disposed of from the proposed allotments and that the allotments are suitable

NOT CONFIRMED

for their intended use.

NOTE ONLY

- Pursuant to Section 188 of the Local Government Act, the Council requires an augmentation charge to be paid for each additional allotment connected to the CWMS system. At the time of approval the current charge is \$4500 per allotment. Based upon the current charge a payment of \$211,500 is required for 47 allotments (47 additional allotments requiring new connections @ \$4500/allotment). This charge is reviewed periodically, and the augmentation charge to be paid is the charge applicable at the time the payment is made. Please enquire with the Council office prior to making payment for the current charge.

- (9) A right of way and easements shall be provided to any relevant stages of development to ensure that required stormwater or CWMS infrastructure is accessible and transferred to relevant service authorities.

Reason: To ensure that the proposed allotments are adequately serviced and suitable for their intended use.

- (10) A 2 metre high boundary fence be constructed along the northern boundary of the development (including the northern boundary of lot 2002) adjacent to DP 64534, from either 'Colorbond' sheet metal or equivalent (ie similar or greater surface density), earth mound, or a combination of both (with the fence sealed airtight at all junctions) prior to the issue of the Certificate of Approval.

Reason: To ensure that future residential development is protected from noise generated on adjoining land, and the allotments are suitable for their intended use.

- (11) During construction of infrastructure 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

Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. Prior to construction, a copy of the soil erosion and drainage management plan shall be provided to Council for approval.

Reason: To ensure that pollution to the waterway is minimised

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- (d) To GRANT Land Division Consent for Application No. 960/302/2015 (960/D017/15) by Actium Developments to undertake land division at lots 1000, 740, and 22, Grocke Way and Wilberth Street, Tanunda (CT 6151/176, 5463/525 and pt 6048/176) subject to the following conditions and advisory notes:

Council Conditions

- (2) Drainage easements be provided wherever necessary to provide for drainage of the allotments and roads, and for any CWMS infrastructure. Drainage easements shall have a minimum width of 3 metres for a single service and 4 metres where 2 services are provided.
Easements be provided wherever necessary for electrical purposes.
- (2) The road between lots 42 and 43, and the road between lots 87 and 88 shall have a minimum width of 20 metres. Other roads shall have a minimum width of 14 metres.
- (3) Corner cut-offs measuring a minimum of 4.5 metres in each direction be provided at the intersection of all roads.
- (4) All roads and civil works shall be constructed in accordance with drawings and specifications designed by a 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 and Council's standard land division requirements. In particular:
- (a) All site construction work shall be carried out under the supervision of a Professional Engineer in accordance with plans and specifications approved by Council. Council shall be notified prior to each stage inspection (24 hours or one full working day in advance) for attendance.
- (b) 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.
- (c) Defects Liability Period for the development shall be 12 months from the Council's written acceptance of Practical Completion.
- (d) Minimum road grades shall be 0.5% and maximum road grades shall be 15% unless otherwise approved.
- (e) The road verge on both sides of the carriageway in the

NOT CONFIRMED

roads with a 20 metre width shall be shaped to provide a minimum width of 2.3 metres where a divided carriageway is constructed. All other roads shall be provided with a verge with a minimum width of 3.5 metres. All verges shall have a maximum cross fall grade of 2.5%, graded towards the road top of kerb (ie the finished surface level at the allotment boundary shall be a minimum of 225mm above the adjacent watertable level) and be graded uniformly to be suitable for pedestrian traffic. Batters into allotments are to be no steeper than 1 in 6.

- (f) A divided carriageway shall be constructed on road reserves with a 20 metre width. The road pavement of each carriageway shall have a minimum width of 6.2 metres.

The road pavement in the roads on the eastern and southern sides of the reserve in Stage labelled Stage 2A shall be 8 metres wide.

The road pavements of other roads shall have a minimum width of 7 metres.

- (g) The available road reserve space at the "T" turnaround ends is required to be large enough to cater for a large single unit vehicle, plus adequate verge space. The road reserve width at the "T" end is required to be a minimum of 14 metres to accommodate the roadway. The road pavement and "T" turnaround shall extend a minimum of 14 metres from the "T" junction.
- (h) All roads shall be sealed with an AC10, 30mm thick Bituminous Hot mix 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 pavement of the proposed roads shall be extended to and join the existing pavements of adjoining streets and roads.
- (j) All necessary signs (including street signs), traffic control devices and pavement markings shall be provided in accordance with AS1742.
- (k) Adequate measures shall be implemented to suppress dust generated during site works to ensure that dust generation does not become a nuisance off-site. Site development machinery should not generally be operated outside the hours of 7.00am to 7.00pm daily.

NOT CONFIRMED

- (l) All roads shall be provided with kerb and gutter to the reasonable satisfaction of the Council. Vehicle entrance laybacks shall be provided to each allotment wherever upright kerbing is used. 200mm high upright kerb shall be provided adjacent to reserves.
 - (m) Kerb openings for the disposal of stormwater shall be provided for each allotment that drains to the road.
 - (n) "As Constructed" drawings shall be provided to Council in hardcopy and electronically in "dwg" or "dxf" format.
- (5) Concrete block paved footpaths of 1.8 metre width shall be provided on both sides of roads with a 20 metre width and a similar footpath, 1.5 metre wide, shall be provided on one side of other roads, adjacent to the roadway in accordance with plans and specifications approved by Council. The footpath cross fall shall not exceed 2.0%. Pedestrian pram ramp accesses, including tactile ground surface indicators, are to be provided in accordance with Australian Standards AS1428.
- (6) A stormwater drainage system shall be constructed and installed in accordance with a Stormwater Management Plan supplied to and approved by Council prior to the commencement of work to ensure that all allotments and roads are adequately drained. The Stormwater Management Plan shall be prepared in accordance with the 1987 edition of "Australian Rainfall and Runoff", Australian Standard 3500.3:2003 and to the satisfaction of the Council as follows:
- (a) Detailed stormwater design calculations justifying the Stormwater Management Plan shall be provided.
 - (b) The Stormwater Management Plan shall consider ultimate development of all catchment areas contributing to runoff over or through the land division, and ensure that natural run-off from neighbouring land and/or roads is not interrupted.
 - (c) Stormwater detention systems shall be incorporated into the stormwater drainage system to ensure that the peak flow discharging from the whole development site (and wider catchment) post development from a 100 year ARI storm does not exceed that from the pre development site (and catchment) from a 20 year ARI storm. The post development analysis is required to demonstrate that critical storm duration is clearly identified. The outlet restriction system details and hydraulic design computations are required.

Any stormwater discharged from the basin shall be conveyed to the creek in Bridge Street. Details of the discharge arrangements shall be provided.

NOT CONFIRMED

The maximum gradient of any embankment associated with a stormwater retention basin shall be 1 in 6. Any detention basin shall be seeded and landscaped to Council's satisfaction.

Any stormwater detention basin shall have a flat verge with a minimum width of 3 metres around the edge of the basin to facilitate access of maintenance equipment.

- (d) Stormwater runoff from the site shall not be discharged from the site other than via a pipe placed in an easement or land under the care and control of Council and in accordance with a design approved by Council.
- (e) Where a lot grades away from a roadway, back of allotment drainage shall be provided.
- (f) Pollution control devices shall be incorporated within the development to provide for the removal of stormwater borne pollutants, consistent with current best practice and EPA requirements.
- (g) The Stormwater Management Plan shall include existing contours, features, existing stormwater infrastructure, proposed site works details, levels and grading, proposed stormwater system details, retention/detention system volumes and discharge controls, proposed building floor levels, proposed paving and connection details to and any upgrading if required of the existing external drainage systems.
- (h) The drainage system shall be designed making provision for future development (buildings and paved areas) covering up to 75% of allotment areas.
- (i) The internal pipe system shall provide for runoff generated by a minimum 10 year Average Recurrence Interval (ARI) storm event with overflow paths provided for a 100 year ARI storm event that will prevent stormwater runoff inundating properties.
- (j) Minor drainage systems shall be provided to limit gutter flow widths to a maximum of 1.5m for a 10 year ARI storm. Where overflow path discontinuity occurs and property flooding may occur a minimum of 100 year standard is required.
- (k) Minimum pipe size for road drainage shall be 375mm and pipes shall be rubber ring jointed.
- (l) "As Constructed" drawings shall be provided to Council in hardcopy and electronically in "dwg" or "dxf" format.

NOT CONFIRMED

- (7) Any stormwater detention basin proposed on a reserve allotment shall either be designed (to the reasonable satisfaction of Council) to be usable public open space, or alternatively, the land shall be designated as drainage reserve vested to the Council.
- (8) Underground electrical power be provided to each allotment in accordance with a design approved by SA Power Networks and Council. 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".
- (9) Street Lighting be provided in accordance with a design and specifications conforming to Australian Standard 1158.1 and approved by SA Power Networks and Council. Lighting columns shall be standard SA Power Networks design approved by Council.
- (10) Each allotment be provided with a connection point to the Community Wastewater Management Scheme at the boundary of the allotment, in accordance with a technical design and specifications approved by Council, prior to the commencement of work.

The design shall be prepared by a professional engineer and show the new drains and connection points locations, flushing points, inspection points, depths, gradients etc.

The specifications should provide for:

- Council inspections prior to backfilling of trenches,
 - The provision of test results to Council.
 - Provision of "As constructed" drawings to Council in hardcopy and electronically in "dwg" or "dxf" format.
- (11) With the exception of land previously designated as reserve, or land required for drainage reserves, the land depicted as "reserve" in the proposed plan of division shall be vested in the Council as a reserve to be held as open space. If the reserve(s) is less than an area equivalent to 12.5% of the combined area of the residential allotments, roads and reserve(s), a monetary open space contribution calculated in accordance with section 50(7) of the Development Act shall be paid to Council.

SA Water Condition

- (12) The financial requirements of SA Water shall be met for the provision of water supply. (SA Water 90114/14)

The augmentation requirements of the SA Water shall be met.

The necessary easements shall be vested to SA Water.

NOT CONFIRMED

Connection to the DN150 main in Grocke Way is required for this development. The developer should also make provision for the future cross connection to the existing DN100 main on Menge Road.

Development Assessment Commission Condition

- (13) 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.

Advisory Notes

- (i) 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.
- (ii) Suggested street names should be submitted to Council for consideration prior to submitting the final plan. Street names are considered at a Council meeting and names suggested by the applicant may not always be adopted. It is recommended that any suggested names be submitted at least 8 weeks prior to lodging the final plan to avoid delays.
- (iii) 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. Any bonding arrangements should be in place prior to seeking the issue of the Certificate of Approval.
- (iv) For further information regarding this approval and the conditions of approval please contact the relevant officer:

Brian Irvine	Planning Officer	Ph	8563 8486
Richard Crocker	Civil Engineer	Ph	8563 8496
Michael Clark	CWMS Co-ordinator	Ph	8563 8479

7. REPORTS - PANEL UPDATES

7.1 DAC Concurrence Matter

Development Assessment Commission Concurrence Applications

Recommendation

That the report be received.

NOT CONFIRMED

Panel Decision

Moved: D Hughes

Seconded: J Miller

That the recommendation be adopted.

CARRIED

7.2 ERD Court Appeal Proceedings – Development Application 960/86/2015 – J & P Bruno (Prop ID 1165785)

Recommendation

That the report be received and the Senior Manager, Planning Services be delegated to agree to conditions on behalf of the Council's Development Assessment Panel.

Panel Decision

Moved: R Miller

Seconded: J Miller

That the recommendation be adopted.

CARRIED

7.3 ERD Court Appeal Proceedings – Development Application 960/396/2013 – Hebron Christadelphian Bible Camp Inc

Recommendation

That the report be received.

Panel Decision

Moved: D Hughes

Seconded: R Miller

That the recommendation be adopted.

CARRIED

8. REPORTS - OTHER BUSINESS

Nil.

9. REPORTS – CONFIDENTIAL

Nil.

NOT CONFIRMED

10. NEXT MEETING

Tuesday 2 February 2016 commencing at 5.00pm.

11. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:36pm, and extended Christmas Greetings to Panel Members and staff.

Confirmed

Date: Chairman: