MINUTES
for the
DEVELOPMENT ASSESSMENT PANEL

WEDNESDAY, 17 NOVEMBER 2004

in the
COUNCIL CHAMBER
93 Main Street
Kapunda

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1. **PRESENT**

Mr Robert Hornsey Chairman
Mr Des Shanahan Panel Member
Mrs Lynette Reichstein Panel Member
Mr Robert Howard Panel Member
Mrs Natalie Fyfe Panel Member
Mr Mike Skevington Panel Member
Mr Ron Kubisch Panel Member
Mr Bill Carrick Panel Member
Mr Robert Williams Panel Member
Mr Ralph Hatcher Panel Member
Mr Michael Schluter Panel Member
Mr Greg Ahrens (Manager, Development and Environmental Services)
Mr Michael Richardson (Project Planner)
Miss Rebecca Martin (Planning Officer)
Miss Tara Kneebone (Administration Assistant)

2. **OPENING**

The Chairman, Mr Robert Hornsey declared the meeting open at 6.32p.m.

3. **APOLOGIES**

Nil

4. **HEARING OF REPRESENTATIONS**

Nil

5. **MINUTES**

5.1 **CONFIRMATION OF MINUTES**

Moved Mr Kubisch
Seconded Mr Carrick

That the minutes of the ordinary meeting of the Development Assessment Panel held on Wednesday, 22 September 2004, be confirmed as a true and correct record of that meeting.  

CARRIED

6. **DEFERRED / OUTSTANDING MATTERS**

Nil

7.
BUILDING REPORT

7.1 DELEGATED AUTHORITY AND INFORMATION ITEMS
Nil

7.2 REPORTS FOR DECISION
Nil

7.3 LATE ITEMS
Nil

8. PLANNING REPORT

8.1 DELEGATED AUTHORITY AND INFORMATION ITEMS

8.1.3 Ridenti Nominees – Industrial Development – Involving the Processing, Packing, Storage and/or Sale of Primary Produce – Lot 52 FP 153953 Two Wells Road, Buchfelde. Development Application Number 313/374/04. VG 3151217008

The item was withdrawn prior to the meeting.

Moved Mrs Fyfe
Seconded Mr Howard
That the reports on Delegated Authority & Information Items be received and the contents therein be noted by Council.

CARRIED

8.2 REPORTS FOR DECISION

8.2.1 December Development Assessment Panel Meeting – Change of Date.

Moved Mrs Reichstein
Seconded Mr Shanahan
That the December meeting of the Development Assessment Panel be held on Tuesday, 14 December 2004, commencing at 4.00pm. Further, that the change of date be advertised by public notice in the local press.

CARRIED
8.2.2 K Dinan c/- Civil Survey and Design – Land Division Creating Fourteen (14) Additional Allotments and One (1) Public Road – Lot 100 DP 44940, Hundred of Kapunda. Development Application Number 313/D034/04.

Moved Mr Shanahan
Seconded Mr Skevington

That pursuant to section 33(1)(a) of the Development Act, 1993, application number 313/D034/04 be granted Provisional Development Plan Consent and Provisional Land Division Consent for division of one (1) allotment into fifteen (15) allotments and one (1) public road located at Lot 100 DP 44940, Hundred of Kapunda. Development Application Number 313/D034/04 subject to the following conditions and requirements:

PROVISIONAL DEVELOPMENT PLAN CONSENT

Conditions Imposed by Council

1. All development shall be completed in accordance with the plans prepared by Civil Surveys and Design marked ‘file reference: 03045L/PRP/05V1’ submitted with and forming part of the Development Application numbered 313/D034/04 unless varied by the following conditions.

2. This approval is restricted to the division of an allotment or allotments. However, it does not constitute approval pursuant to the Development Act, 1993 (as amended), for any development of the land save and except for land division purposes only.

3. The plan of division to be drafted in accordance with Schedule 5(3) of the regulations under Development Act, 1993 and showing any conditions or requirements which may be imposed.

4. A water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided.

5. The fire hydrant system shall be wet pipe system incorporating SA Water Department standards, with a minimum pipe size of 100 mm for the distribution main.

6. Bollards shall be installed, to the satisfaction of Council, at the end of the cul-de-sac adjacent to existing reserve allotment 81, so as to prevent private vehicles accessing this reserve from the proposed public road.
7. Street trees shall be planted on both sides of the proposed road within the unsealed portion of the road reserve at a rate of 1 planting per 15 metres of property frontage.

The species and location of trees will be to the satisfaction of Council and will consider the existing street tree plantings, common service trench location and street light location.

LAND DIVISION

Requirements Imposed by Council

1. All roads shall be designed and constructed in a manner, which allows safe and convenient property access via individual driveways considering horizontal and vertical sight distance and grade. Batter grades to allotments shall not be steeper than 1 in 5 unless approved otherwise.

2. All roads shall be kerbed and sealed to urban road standards to the satisfaction of Council.

3. The road verge on both sides of the carriageway shall be shaped to provide a minimum width of 2.0 metres with a 2.5 percent grade towards the road suitable for pedestrian traffic.

4. All road batters shall be constructed so that the risk of soil erosion is minimised.

5. All road pavements shall be designed for the ultimate development expected including future road construction and house construction traffic. Pavement design for load roads shall be based on APRG21 – A guide for the design of new pavements for light traffic.

6. All roads shall be designed to ensure safe stopping sight distance based on the most severe case of the following parameters:

   Crests - In accordance with AUSTROADS ‘Guide to Traffic Engineering Practice – Part 5 Intersections at Grade’.

   Driveways - 1.15 metre eye height to 0.6 metre tail light height.

   Intersections - 1.15 metre eye height to zero (ground level).
Horizontal - 1.15 metre eye height to 0.2 metre object height.

Stopping distance should be based on the estimated 85th percentile vehicle speeds.

7. Minimum road carriageway widths shall be 7.20 metres.

8. All roads within the development to be designed to achieve a speed environment of 50 kph.

9. The cul-de-sac end of the Christchurch Street extension is to be designed to enable a large singe unit vehicle, eg Council garbage compactor, to undertake a U-turn or three-point turn. Parking shall be restricted within the cul-de-sac where it may affect the turning manoeuvre.

10. Concrete block paved footpath, 1.2 metres wide constructed against the back of kerb, is to be provided on one side of the proposed road extending for the length of the proposed road.

11. The side of the road for the location of footpaths will be to the satisfaction of Council and will consider further development, likely pedestrian usage, common service trench location and street light location.

12. In cases where footpaths are constructed as part of the development, the applicant must maintain these until 80% of dwelling construction has been completed and covered with a maintenance guarantee, or for a period of two years (whichever is greater). Alternatively, the applicant may pay a footpath levy prior to the practical completion certificate being issued, for Council to construct the footpath, at a date subsequent to the construction of a majority of dwellings within a given road (nominally 80 percent of dwellings).

13. Pram ramps shall be provided, if required to the satisfaction of Council.

14. Rear of allotment underground stormwater drainage is required where driveways, paved areas and houses will not drain to the street. Rear of allotment stormwater drainage is required to be designed to accommodate a 10 year average recurrence interval storm from the potential impervious areas of the allotments.
Minimum pipe size for rear of allotment stormwater drainage to be 150mm diameter DWV class or as approved.

15. Stormwater drainage calculations and design shall include:

(a) Design for a fully developed upstream catchment and include an assessment of the ability of the existing underground stormwater system located within the subject land and the locality, to handle fully developed flows.

(b) All properties shall be protected for a 1:100 year average recurrence interval storm.

(c) Where surcharge due to a 25% blockage of the primary piped system could flood properties, a secondary protection drainage flow path shall be provided (rear of allotment drainage systems excluded).

(d) Local underground drainage to accommodate a minimum of the flows resulting in a 1:10 year average recurrence interval storm.

(e) A minimum pipe size of 375mm shall be used for all road drainage.

(f) Rubber Ring Jointed (RRJ) concrete pipes shall be used in the following circumstances or where required by Council. In other cases External Band (EB) joint or other as approved may be used.

- Hydraulic Grade Line exceeds 1.0 metre above the pipe.
- Where tree growth in the vicinity of the pipe is likely.
- Where pipe grade exceeds 20 percent.

(g) Minimum pipe grade shall be 0.5% unless otherwise approved.

(h) Two-way crossfall roads shall be provided.
16. All allotments shall be connected to the township common effluent drainage scheme, at no cost to Council, and the developer shall satisfy Council’s financial requirements (including consideration of Council’s STEDS augmentation charge, if applicable) for the provision of drainage scheme infrastructure. All such work shall be undertaken to the reasonable satisfaction of Council.

17. Effluent Drainage design shall include:

(a) Design for fully developed sewerage flows resulting from the development and include an assessment of the ability of the existing underground effluent drainage system located within the subject land and locality, to handle fully developed flows.

(b) construction drawings showing drain lengths, offsets from property boundaries, drain and connection depths and drain grades of any extensions and/or new connections to the Common Effluent Drainage Scheme;

18. Appropriate easements shall be granted to Council free of cost for drainage purposes over existing and new common effluent drainage and stormwater drainage infrastructure. Such easements shall be a minimum width of 3 metres for a single drainage service and a minimum width of 4 metres were two drainage services are involved.

19. The applicant shall provide appropriate documentation demonstrating that the location of the existing and new common effluent drainage and stormwater drainage infrastructure is positioned within the existing and/or proposed easements.

20. Council has declared the area an underground mains area and all the requirements of the ETSA Corporation for easements and the installation of underground mains shall be met. Public lighting within the proposed division shall comply with Lighting Code AS1158 and shall be an ETSA Corporation pole and fitting as approved by Council. Light poles shall be located a minimum of 1.5 metres behind the kerb.
21. Site management practices and all reasonable care shall be employed by the developer to minimise nuisance to adjoining owners and other from dust and noise. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off site.

22. Site development machinery should generally not be operated outside of the hours of 7am to 6pm daily.

23. All engineering design and construction shall be in accordance with Australian Standards, Codes of Practice, approved Guidelines and recognised engineering standards to the satisfaction of Council.

24. All street signs and posts shall be provided and installed by the developer to the satisfaction of Council.

25. “As built” drawings shall be provided.

26. Construction shall be supervised by a consulting engineer.

27. A competent plumber or drain layer licensed to perform such work shall carry out the construction of any extension to the Common Effluent Drainage Scheme and construct all new connections to the scheme.

28. Council will require a minimum of 12 months maintenance period on all works undertaken as part of this development commencing upon Council approval of satisfactory completion of the works.

29. Prior to Council advising the Development Assessment Commission that its requirements have been met, one of the following is required to have been undertaken:

   (a) Council’s Certificate of Practical Completion to the Developer has been issued and a bank guarantee, or similar, to the value nominated by Council has been provided to Council for the specified maintenance period; or
(b) The applicant has entered into an agreement with Council to secure the construction works pursuant to provisions of the Development Act 1993.

30. No fill shall encroach into any Council land without prior written approval from Council.

Requirements Imposed by Development Assessment Commission

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, shall be met.

2. Payment of $21,070 shall be made into the Planning and Development Fund (14 allotments @ $1,505/allotment). Cheques shall be made payable and marked “Not Negotiable” to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at www.planning.sa.gov.au.

3. Plans shall be in accordance with the requirements for Plans under the Real property Act (Land Division) Regulations 1982.

Notes to Applicant

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 practical measures to ensure that its activities on the whole site, including during construction, do not pollute the environment in a way which causes, or has the potential to cause environmental harm.

2. Details of any advertising signage or hoardings promoting the development and any entry statements to be established will need to be provided to Council for approval prior to their erection or work commencing.

3. Details of any landscaping proposed for the new street is to be provided to Council for approval prior to work commencing.

CARRIED
8.2.3 Ridenti Nominees – Industrial Development – Involving the Processing, Packing, Storage and/or Sale of Primary Produce – Lot 52 FP 153953 Two Wells Road, Buchfelde. Development Application Number 313/374/04. VG 3151217008

The item was withdrawn prior to the meeting.

8.2.4 Barossa Projects Pty Ltd – Land Division (1 Additional Allotment) Allotment 524, Kapunda Road and Frederick Street, Greenock. Development Application Number 313/D036/04. VG 3120114006

Moved Mr Schluter
Seconded Mrs Reichstein
That the item be deferred because of an incorrect description of the subject land.

CARRIED

8.3 LATE ITEMS
Nil

9. PETITIONS, DEPUTATIONS

9.1 PETITIONS

9.2 DEPUTATIONS

10. PROCEDURAL MATTERS

10.1 QUESTIONS ON REPORTS

10.2 QUESTIONS WITHOUT NOTICE

10.3 QUESTIONS ON NOTICE

10.4 DEFERRED MOTION

10.5 NOTICE OF MOTION

10.6 MOTIONS WITHOUT NOTICE

11. MEETINGS

The next ordinary meeting of the Light Regional Council Development Assessment Panel will be held in the Council Chamber, 93 Main Street, Kapunda on Tuesday, 14 December 2004, commencing at 4.00p.m.
CLOSURE

The meeting was declared closed at 6.57p.m.

Minutes of meeting confirmed at a meeting of the DAP held on Tuesday, 14 December 2004.

CHAIRMAN ..........................................................