PORT PIRIE REGIONAL COUNCIL
Development Assessment Panel

MINUTES OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING HELD IN THE COUNCIL CHAMBERS, COUNCIL ADMINISTRATION CENTRE, 115 ELLEN STREET, PORT PIRIE ON WEDNESDAY, 19 FEBRUARY 2014 AT 7.00 PM.

1.0 PRESENT:
T White, Presiding Member, C King, I Miller, J Paparella, and J Rohde.

Also in attendance:
P Clifton, Director, Development & Regulation and C Arboit, Minutes Officer.

GALLERY: Nil

2.0 APOLOGIES:

MOVED J Rohde SECONDED J Paparella
CDAP9/14 That leave of absence from this meeting be granted to F Barr and D Devlin. CARRIED

3.0 CONFIRMATION OF MINUTES:

MOVED C King SECONDED J Rohde
CDAP10/14 That the Minutes of the Council Development Assessment Panel Meeting held on 15 January 2014 be received and confirmed. CARRIED

4.0 DECLARATION OF INTEREST: Nil

5.0 MONTHLY DECISION NOTIFICATIONS:

MOVED J Paparella SECONDED J Rohde
CDAP11/14 That Development Decision Notifications issued for January 2014 be received. CARRIED

6.0 CATEGORY 3 HEARINGS:
6.1 354/277/13 MM Electrical Merchandising
6.2 354/317/13 Catholic Diocese of Port Pirie

7.0 REQUESTS TO BE HEARD BY THE PANEL: Nil

8.0 REPORT – DIRECTOR, DEVELOPMENT & REGULATION:

MOVED J Rohde SECONDED J Paparella
CDAP12/14 That the report be received. CARRIED
### 8.1 Action Report

<table>
<thead>
<tr>
<th>SECTION 30 REVIEW</th>
<th>PLANNING CONSULTANT: ACCESS PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council endorsed the amended Strategic Directions Report for referral to the Minister on 17 February 2010.</td>
<td></td>
</tr>
<tr>
<td>Manager of Environmental Services met with Donna Ferretti, DPTI on 23 May 2012. Section 30 Review and Strategic Directions Report have been endorsed.</td>
<td></td>
</tr>
<tr>
<td>The preparation of the BDP has commenced and the first draft is with officers of DPTI.</td>
<td></td>
</tr>
<tr>
<td>ACTION PENDING: Preparation of a Better Planning Practice amendment.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RURAL LIVING ZONE</th>
<th>PRINCIPLE OF DEVELOPMENT CONTROL (PDC 10)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution CDAP78/11 (7/12/11):</td>
<td></td>
</tr>
<tr>
<td>The Development Assessment Panel recommend to Council, that in preparing the next Development Plan Amendment, it consider the modification of Principle of Development Control (PDC) 10 for the Rural Living Zone to include a measure of outbuilding size as a percentage of the site size, alongside a square metre size.</td>
<td></td>
</tr>
<tr>
<td>ACTION PENDING: Rural Living Zone DPA.</td>
<td></td>
</tr>
</tbody>
</table>

### 9.0 REPORTS:

MOVED J Paparella SECONDED C King

CDAP13/14 That reports be received in accordance with meeting procedures and pursuant to Section 56A(12)(b) of the Development Act 1993, with the Panel ordering that all persons present, with the exception of the Manager, Environmental Services and the Minutes Officer, be excluded from the meeting during so much of a meeting that consists of its discussion or determination of applications before the Panel for decision.

CARRIED
9.0 REPORTS:

9.1.1 Development Application 354/D007/13 – M Meyers

<table>
<thead>
<tr>
<th>APPLICATION NO.</th>
<th>354/D007/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT</td>
<td>Malcolm Meyers</td>
</tr>
<tr>
<td>DEVELOPMENT PROPOSAL</td>
<td>Land Division</td>
</tr>
<tr>
<td>LODGEMENT DATE</td>
<td>27 May 2013</td>
</tr>
<tr>
<td>LOCATION</td>
<td>Lot 504 Pelham Road, Port Pirie</td>
</tr>
<tr>
<td>ZONE</td>
<td>Residential</td>
</tr>
<tr>
<td>NATURE OF DEVELOPMENT</td>
<td>Merit</td>
</tr>
<tr>
<td>PUBLIC NOTIFICATION</td>
<td>Category 1</td>
</tr>
<tr>
<td>ASSESSING OFFICER</td>
<td>Patrick Clifton</td>
</tr>
<tr>
<td>REFERRALS</td>
<td>External Development Assessment Commission, SA Water and Department for Planning, Transport and Infrastructure. Internal Infrastructure Department</td>
</tr>
<tr>
<td>DEVELOPMENT PLAN VERSION</td>
<td>10 January 2013</td>
</tr>
</tbody>
</table>

CDAP14/14

A: That the Council Development Assessment Panel, having considered Development Application 354/D007/13, resolve that the proposed development is not seriously at variance with the Port Pirie (RC) Development Plan.

B: The Development Assessment Panel, having considered the application for consent to undertake a division of land into 10 allotments, and pursuant to the provisions of the Development Act 1993; hereby GRANT Development Plan Consent to Development Application 354/D007/13 to undertake the division of land at Lot 504, Risdon Park South, Hundred of Pirie, subject to the following conditions and notes:

PLANNING CONDITIONS:

1. Development is to take place in accordance with the supporting documentation and Map Ref: A035713.0000 prepared by Alexander and Symonds Pty Ltd relating to Development Application Number 354/D007/13 for Land Division except as modified by any conditions attached to this Decision Notification.

2. Prior to the commencement of works a Construction Management Plan shall be submitted to Council for approval. The construction management plan shall identify all on-site management practices and shall be approved prior to the commencement of works.

3. Prior to the commencement of works a Dust Control Plan shall be submitted to Council for approval. The plan may include, but is not limited to, cleanup, sweeping, sprinkling, compacting, enclosure, chemical or asphalt sealing and the use of wind screens. In the most adverse climatic conditions operations shall cease if necessary to reduce nuisance and to avoid undesirable environmental impacts. The Dust Management Plan shall be approved prior to the commencement of works.
B (Cont’d):

**LAND DIVISION CONDITIONS:**

4. Roads, kerbing, footpaths, site works, drainage etc shall be designed by a chartered engineer in accordance with the design criteria as detailed in Schedule 1 annexed hereto and shall be approved by Council in writing prior to the commencement of any site works. Plans are to be submitted to Council in hard copy and electronic format.

5. The construction of all civil works is to be supervised by a civil engineer with suitable experience. At the completion of works, the engineer shall provide the Council a certificate declaring that the works have been carried out in a satisfactory manner that meets all the requirements of the approved plans and specifications.

6. The engineering design and all specifications for all site construction works including any required roads, kerbing, footpaths, site works, drainage etc. is to be approved by Council in writing prior to the commencement of any site works.

7. Pelham road at the site frontage is to be provided with mountable kerb and gutter with a paved footpath adjacent the kerb. The footpath provided as a result of these works is to be consistent with the footpath width of that area of Pelham Road to the north of the site.

8. A Traffic Management Plan including appropriate signage, line marking, street name blade locations, location and type of traffic control devices in accordance with AS 1742 shall be submitted and approved by Council prior to the commencement of works.

**Stormwater Requirements:**

9. The applicant shall provide a detailed Stormwater Drainage Management Scheme to the reasonable satisfaction of the Port Pirie Regional Council. The Stormwater Drainage Scheme is to be prepared by a Professional Civil Engineer with suitable experience. The Stormwater Drainage Management Scheme is to incorporate:
   a) A detailed assessment of the catchment area.
   b) Details of how the stormwater disposal will tie in with the South West Drainage Scheme.
   c) Disposal of stormwater from the site in an effective manner.
   d) Control litter and pollution from the site.
   e) Measures to maintain the rate of run off from the site at levels no greater than those that existed prior to development.
   f) Control erosion and sedimentation during construction.
   g) Measures to encourage on site water harvesting.

10. All such works detailed within the Storm water Drainage Management Plan shall be completed in accordance to the satisfaction of Council. Approval of the aforementioned plans must be obtained from Council in writing prior to the commencement of any construction.
9.0 REPORTS:

9.1.1 Development Application 354/D007/13 – M Meyers (Continued)

B (Cont’d):

11. As constructed plans for all stormwater works shall be provided at the conclusion of works. The plans are to be certified by a Consulting Engineer that the works have been carried out in accordance with the approved plans and specifications and shall be forwarded to Council upon practical completion.

12. All infrastructure assets constructed should be included in “As Constructed Drawings” and where possible referenced to the digital cadastral database (DCDB). Council requires all asset information to be submitted in electronic format post construction for easy transference to Council’s Asset Design As Constructed (ADAC) Register. Developers are directed to contact Council’s Infrastructure Department (08 8633 9666) for details of the electronic format specification currently being used.

13. As soon as practical after the completion of construction and before the issue of a certificate of practical completion by Council, the Developer shall supply:
   • An electronic copy of the "As-Constructed" drawings for all works in AutoCAD (.dwg) format. This is to include any variations to the For Construction plans, including survey results. The drawing must reference the following coordinate system, unless otherwise specified:
     - Australia Geocentric Datum 1994 (AGD 94)
     - Map Grid Australia Zone 54 (MGA 54)
   • A schedule of the infrastructure that will become the property of Council in tabular Excel format to the satisfaction of Council;
   • copies of all compaction tests (and re-tests) for all trenches in roads (one test per layer for each backfill material for each 30 metres of trenching)
   • CCTV Footage of internal inspection of all stormwater pipe networks in WIN-CAN format.
   • Certification by a professional civil engineer that the works were carried out in accordance with the approved plans and specifications.
   • Copies of NATA Certified compaction test results, as follows:
     - Roads - Four tests per thousand square metres in each layer, with locations randomly generated, (the Council may specify the location from time to time).
     - Trenches in Roads - One test per each layer for each material every 30 metres of trenching. One test per trench for each service trench to each property.

14. The stormwater drainage system shall be designed to carry a 1 in 100 year ARI storm event and in accordance with the Stormwater Design Criteria as detailed in Schedule 2 attached hereto.

15. Easements shall be provided over all drains in any allotments not being a road or reserve. Unless indicated otherwise, such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
9.0 REPORTS:

9.1.1 Development Application 354/D007/13 – M Meyers (Continued)

B (Cont’d):

16. The existing underground stormwater drainage systems in Pelham Road and Wilsdon Way shall not be compromised by the new land division. The existing headwalls into the existing swale shall be removed and a junction box constructed in their place respectively. The underground stormwater drainage shall be extended and connected into the new swale. The developer shall provide details of how the existing swale shall be filled which shall be certified by an engineer to ensure that no settlement occurs which may adversely impact in Councils infrastructure.

Landscaping Requirements:

17. Street trees shall be provided in front of all new allotments at a rate of one tree per allotment and shall be positioned centrally to the frontage of the new allotments created.

18. The species, size and location of the street trees shall be submitted to Council for approval prior to the commencement of works. Trees shall have a minimum height of 2 metres at the time of planting, be double staked with 50mm hardwood stakes installed parallel to the road and loose tied and planted in a 1 metre diameter mulched bowl to facilitate watering and water retention.

GENERAL REQUIREMENTS:

19. Street names are to be determined by the Council in accordance with its Street naming policy.

20. The Developer must seek from SA Water a written guarantee of supply of water complementing this development.

21. The Developer shall make arrangements with SA Power Networks for the provision of an adequate electricity supply to each allotment with due consideration given to likely peak demands.

22. All public utilities (water supply, electricity, gas and Telstra services) shall be provided underground.

23. Street lighting will be provided throughout the subdivision. The following minimum lighting “categories” (ASNZS 1158.3.1 – 1999) will apply:

   • Roads & Intersections P5

24. The streetlights and poles shall be of a type approved by the Port Pirie Regional Council. They shall also be of an SA Power Networks “standard” type or approved for SA Power Networks SLUOS tariff, so that the authority will assume full responsibility for the maintenance/replacement of lamps and poles.

25. Street lights are to be located 1.5m behind the kerb.

26. All engineering designs shall be to AHD.
9.0 REPORTS:
9.1.1 Development Application 354/D007/13 – M Meyers (Continued)

B (Cont'd):

27. All construction work shall be guaranteed for the period of 12 months from the date of practical completion. A bank guarantee whose value represents 5% of the total contract price shall be lodged with Council prior to practical completion. The Bank guarantee shall be held by Council for the full 12 months guarantee period and shall only be released when Council is satisfied that there are no defect items outstanding.

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

REASON:

NOTES:
1. The applicant is reminded to contact Council when all the Council’s conditions and requirements have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.

2. The applicant is advised to contact the individual service providers regarding the location of street lighting and electricity supply.

3. 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 the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

4. The applicant should be aware that the approval of the Native Vegetation Council is required for the clearance of vegetation for house sites and for infrastructure prior to clearance occurring. There will also be a requirement for any clearance that occurs to be offset by a significant environmental benefit.

DAC REQUIREMENTS:
1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water90074/05). The necessary easements shall be granted to SA Water Corporation Free of cost.

2. Payment of $28,490.00 into the Planning and Development Fund (10 Allotments @ $2,849.00/allotment). Payment may be made by credit card via the internet at www.edala.so.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person at level 5, 136 North Terrace, Adelaide.

3. 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.
SCHEDULE 1 – ROAD CONSTRUCTION DETAIL

1. Reserve Widths
   The following minimum road reserve widths shall apply:-
   • Residential Streets – 15m

2. Road Widths
   Streets will have the following minimum width:-
   • Residential streets (face to face of kerb) – 7.0m
   • Cul-de-sac ends (circular) – 10.5m radius

3. Minimum Stopping Sight Distance
   Adopt the minimum for 50 km/hr design speed.

4. Longitudinal Grades
   The following are to be adopted:
   Preferred minimum  0.4%
   Absolute minimum  0.25%
   Maximum  12%

5. Road Seal - 2 Coat Bitumenous Seal with 14mm/7mm Aggregate Application

6. Pavement Construction
   The following minimum standards will apply:-
   
   Sub-Base
   • To comply with Transport SA Standard Specification PM21
   • To be compacted to 95% dry density ratio (AS 1289.5.2.1)
   • Minimum soaked CBR at the above compaction to be 40
   • Minimum thickness of 100mm
   • Level tolerance on completed course –20mm, +10mm.

   Base
   • To comply with Transport SA Standard Specification PM32
   • To be compacted to 98% dry density ratio (AS 1289.5.2.1)
   • Minimum soaked CBR at above compaction to be 80
   • Minimum thickness of 100mm
   • Level tolerance on completed course –10mm, +10mm

Total Pavement Thickness
• To be determined from the current Austroads Pavement Design Manual, adopting a traffic level of $10^4$ ESA, and using a design subgrade CBR determined from testing of actual materials encountered in the exposed subgrade when compacted to 95% dry density ratio (AS 1289.5.1.1).
• To be no less than 200mm (excl. bituminous thickness).

Subgrade Preparation
The street subgrades are to be formed, compacted and trimmed so that:-
• A dry density ratio of 95% (AS 1289.5.1.1) is attained
• A firm, uniform surface is achieved
• The tolerance on levels is –25mm, +0.
9.0 REPORTS:

9.1.1 Development Application 354/D007/13 – M Meyers (Continued)

SCHEDULE 1 – ROAD CONSTRUCTION DETAIL (Cont’d)

7. Pavement Crossfall
To be 3% minimum in general. Flatter crossfalls may be approved by the Port Pirie Regional Council at cul-de-sac ends, car parks, roundabouts, etc where no practical alternative exists.

8. Cul-de-sac Ends
The layout of cul-de-sac ends shall be to the complete satisfaction of Council, and shall be adequate to accommodate the operation of Council’s refuse collection truck with a side mounted robotic arm, without the need for multi-step manoeuvres, or for the driver to leave the cab.

9. Footpaths
• Paved footpaths of 1500mm wide (minimum) shall be provided to both sides of all local roads and collector roads. Pavers shall be sulphate resistant concrete 60mm CSR terracotta “unipave”, unless otherwise approved by Council.
• above footpaths shall be laid on a minimum 50mm sand base over a minimum of 100mm compacted base course.
• The footpaths shall be constructed with a minimum crossfall of 2% and a maximum crossfall of 5% They shall also be constructed at such levels to ensure water is not ponded over the path under any circumstances.
• Tactile indicators shall be set into kerb ramps in accordance with AS 1428.4.

10. Water tables and kerbing
• Both edges of all streets will be protected by the provision of an extruded kerb and gutter of cross-section approved by the Port Pirie Regional Council.
• Generally, the kerb and gutter is to have a mountable type profile approved by the Port Pirie Regional Council.
• Pram ramps complete with tactile ground surface indicators complying with the requirements of AS 1428 – 1993 Clause 5.8 shall be constructed wherever a footpath intersects a kerb line, and at, and opposite street corners.
• Pram ramps and vehicle access crossings shall be of reinforced concrete construction, at least 100mm thick, with F82 mesh centrally placed.
• Spoon drains shall be constructed with a top profile approved by the Port Pirie Regional Council. They shall have a minimum thickness of 150mm, and shall be reinforced with F82 mesh centrally placed.
• All concrete used in pram ramps, vehicle access crossings and spoon drains will be Grade 32 MPa /20mm. Concrete in extruded kerb and gutter and median kerbing shall have a minimum 28 day strength of 32MPa.
• Where properties drain to the street, one galvanised steel kerb adaptor shall be provided per allotment. Such adaptor shall be cast into the kerb, the location of which shall be within approximately one metre of the property boundary. Where footpaths are provided, a galvanised box channel with a skid resistant top shall be installed to cater for a 100mm PVC pipe under the footpath adjacent each kerb adaptor.. The installation shall provide for a minimum crossfall of 1% to the kerb.
9.0 REPORTS:

9.1.1 Development Application 354/D007/13 – M Meyers (Continued)

SCHEDULE 2 – STORMWATER DRAINAGE DESIGN CRITERIA

1. Stormwater Drainage - Underground drainage entry pits, traps, etc shall be designed on the following basis:-
   • Using Bureau of Meteorology published rainfall IFD data for the region
   • Adopting an ARI = 5 years
   • Using a method approved by the Port Pirie Regional Council for the calculation of the various sub-catchment times of concentration, e.g. ARRB Special Report No. 34 J. Argue “Stormwater Drainage Design in Small Urban Catchments”
   • A minimum pipe size of 450mm dia.
   • Minimum pipe gradient of 0.4%, unless otherwise approved by Council.

2. All drainage pipes and pits shall be located within road reserves, drainage reserves and drainage easements.

3. Only reinforced concrete pipes or box culverts may be used, unless an alternative is specifically approved by the Port Pirie Regional Council.


5. Side entry pits, as nominated by the Port Pirie Regional Council, shall incorporate a silt trap of minimum depth 150mm below the invert of the outlet pipe.

6. Where pre-cast side entry pits and manholes are proposed they shall be installed in accordance with the manufacturers directions and specifications.

7. All drainage outfalls shall be appropriately protected to the satisfaction of the Port Pirie Regional Council, against scouring resulting from the action of storm waters.

8. The whole development shall be designed so that no inundation of private land occurs as a result of a critical ARI = 100 years flood event. Surplus flows unable to be handled by the underground drainage system will be adequately catered for by one or more of the following means:-
   (i) via swale drains or overland flow (through “public” lands only)
   (ii) via the installation of ARI = 100 years pipes in lieu of ARI = 5 years
   (iii) temporary detention within road and drainage reserves.

9. Swale drains shall be constructed with the minimum dimensions of a 6m base with side slopes between 5 horizontal:1 vertical to 8 horizontal:1 vertical to facilitate maintenance slashing. The longitudinal gradients shall be no steeper than that consistent with the avoidance of scouring. Details of these provisions shall be subject to the specific approval of the Port Pirie Regional Council.

10. Drainage reserves shall provide a minimum 3 metre wide access along both sides of the drain for maintenance and emergency vehicles, and is not to be planted with trees or shrubs.

11. For drainage outfalls serving the catchment, a settling pond /detention basin may be required in addition to the normal silt and litter traps.

12. Pipe outlets into natural water courses and open channels shall incorporate works designed to provide protection from flows within the receiving waters, from overland flows into the receiving waters, and from local scouring and undermining of the outlet structure, and include measures to dissipate the outflow velocity.

CARRIED
9.0 REPORTS:

9.3.1 Development Application 354/277/13 – MM Electrical Merchandising

<table>
<thead>
<tr>
<th>APPLICATION NO.</th>
<th>354/277/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT</td>
<td>MM Electrical Merchandising</td>
</tr>
<tr>
<td>DEVELOPMENT PROPOSAL</td>
<td>Retail Showroom</td>
</tr>
<tr>
<td>LODGEMENT DATE</td>
<td>27 September 2013</td>
</tr>
<tr>
<td>LOCATION</td>
<td>109 Main Road, Solomontown</td>
</tr>
<tr>
<td>ZONE</td>
<td>Waterfront (Solomontown)</td>
</tr>
<tr>
<td>NATURE OF DEVELOPMENT</td>
<td>Non-Complying</td>
</tr>
<tr>
<td>PUBLIC NOTIFICATION</td>
<td>Category 3</td>
</tr>
<tr>
<td>ASSESSING OFFICER</td>
<td>Kuol Baak / Patrick Clifton</td>
</tr>
<tr>
<td>REFERRALS</td>
<td>Internal: Infrastructure Department</td>
</tr>
<tr>
<td>DEVELOPMENT PLAN VERSION</td>
<td>10 January 2013</td>
</tr>
</tbody>
</table>

CDAP15/14

A: That the Development Assessment Panel, having considered Development Application 354/277/13 for a Retail Showroom (Shop), determine that the proposal is not seriously at variance with the Port Pirie (RC) Development Plan.

B: That the Development Assessment Panel, in accordance with the Development Act 1993, and subject to the concurrence of the Development Assessment Commission, delegate authority to the Director of Development & Regulation to grant Development Plan Consent to Development Application 354/277/13, for a Retail Showroom (Shop) at 109 Main Road, Solomontown, subject to the following conditions:

1. Development is to take place in accordance with the supporting documentations and plans, except as modified by any conditions attached to this Decision Notification;

2. The use herein approved shall be closed to the public outside of the following times:
   - Monday - Friday 7am - 5.30pm
   - Saturday 7am - 12pm

3. The car parking area shall be line marked, drained and surfaced in accordance with the relevant Australian Standards within 3 months of Development Approval;

4. All loading/unloading and servicing shall occur wholly within the subject site and no loading/unloading or servicing shall occur within the road network;

5. The car park and servicing area shall be maintained for such purposes at all times;

6. The approved land use including delivery and servicing must occur between 7:00am and 5:30pm on Monday - Friday and 7:00am and 12:00pm on Saturdays;

7. No external storage of equipment, plant or machinery is to occur at any time;

8. Sound shall not be emitted from any machinery, equipment or device, or from any other source on the subject land, in such a manner as to contravene the Environmental Protection (Noise) Policy; and

9. All stormwater discharge shall be directed to the kerb and channel at the site frontage to Main Road.
9.0 REPORTS:

9.3.1 Development Application 354/277/13 – MM Electrical Merchandising (Continued)

C: That the Development Assessment Panel resolves to attach the following notes to the Development Plan Consent:

1. No additional access to the site is approved as part of this approval.

2. That the development hereby approved must be:
   a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
   b) Substantially or fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
   c) Any request for an extension of time must be lodged with the Council prior to the above mentioned periods.
   d) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

3. Reasons for Council’s Decision:

   The above conditions were imposed upon the Development Plan Consent notice pursuant to Section 42 of the Development Act 1993 (as amended).

   CARRIED
9.0 REPORTS:

9.3.2 Development Application 354/317/13 – Catholic Diocese of Port Pirie

<table>
<thead>
<tr>
<th>APPLICATION NO.</th>
<th>354/317/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT</td>
<td>Catholic Diocese of Port Pirie</td>
</tr>
<tr>
<td>DEVELOPMENT PROPOSAL</td>
<td>Trade Training Centre, Hay Shed, Shearing Shed Extension and Associated Site Works</td>
</tr>
<tr>
<td>LODGEMENT DATE</td>
<td>29 October 2013</td>
</tr>
<tr>
<td>LOCATION</td>
<td>455-461 The Terrace, Port Pirie South</td>
</tr>
<tr>
<td>ZONE</td>
<td>Public Purpose</td>
</tr>
<tr>
<td>NATURE OF DEVELOPMENT</td>
<td>Merit</td>
</tr>
<tr>
<td>PUBLIC NOTIFICATION</td>
<td>Category 3</td>
</tr>
<tr>
<td>ASSESSING OFFICER</td>
<td>Kuol Baak / Patrick Clifton</td>
</tr>
<tr>
<td>REFERRALS</td>
<td>Internal: Infrastructure Department</td>
</tr>
<tr>
<td>DEVELOPMENT PLAN VERSION</td>
<td>10 January 2013</td>
</tr>
</tbody>
</table>

CDAP16/14

A: That the Council Development Assessment Panel, having considered Development Application 354/317/13, resolve that the proposed development is not seriously at variance with the Port Pirie (RC) Development Plan.

B: That the Council Development Assessment Panel, pursuant to the provisions of the Development Act 1993, to grant Development Plan Consent to Development Application 354/317/13, for the Trade Training Centre, Hay Shed and a Shearing Shed Extension on Allotment 7, Filed Plan 108499, Certificate of Title Volume 5194 Folio 392 in the area named Port Pirie South, Hundred of Pirie, subject to the following conditions:

1. Development is to take place in accordance with the supporting documentation and plans, except as modified by any conditions attached to this Decision Notification.

2. The construction of the drainage system and the position and manner of discharge of a stormwater drain must not:
   a) Result in the entry of water into a building; or
   b) Affect the stability of a building; or
   c) Create any unhealthy or dangerous condition on the site or within the building; or
   d) Flow or discharge onto land of an adjoining owner; and not flow across footpaths or public ways.

3. The proposed development shall comply with the requirements of the Environmental Noise Assessment, prepared by Sonus Pty Ltd and dated 14 January 2014. In particular noise attenuation measures shall be in stalled to ensure that noise levels do not exceed 47dB(A) when measured at the nearest sensitive receptor.

4. Parking areas shall be sealed or paved, line marked and drained in order to minimise dust and mud nuisance.

5. Car parking and manoeuvring areas shall be set out, including line marking in accordance with Australian Standard AS 2890 Parking Facilities.
9.0 REPORTS:

9.3.2 Development Application 354/317/13 – Catholic Diocese of Port Pirie

B (Cont’d):

6. The hours of operation must be 8am to 6pm, Monday to Friday.

7. Prior to the commencement of use, details of all plant and machinery, including location and noise output shall be submitted to and approved by the Director, Development & Regulation. All plant and machinery shall be installed and maintained strictly in accordance with the manufacturer’s specifications.

8. Any build-up or excavation of the site level above or below existing natural ground level is to be retained at the boundaries of the site by a suitable retaining wall. Such retaining wall is to be designed to accepted engineering standards and not of timber construction if retaining a difference in ground level exceeding 200 mm.

9. Car parking areas are to be kept in a clear and tidy state and available for car parking at all times.

C: That the Development Assessment Panel resolve to attach the following notes to the Development Plan Consent granted:

1. Reason for Council’s Decision
   The above conditions were imposed upon the Development Plan Consent notice pursuant to Section 42 of the Development Act 1993 (as amended).

2. Any alterations to the kerb, gutter, footpath or vehicular crossover shall require an application to be submitted to the Council’s Infrastructure Department for approval. The interference with Council Infrastructure is an offence under Section 221 of the Local Government Act and no work shall take place on Council land without the prior written consent of Council.

3. That the development hereby approved must be:
   a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
   b) Substantially or fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
   c) Any request for an extension of time must be lodged with the Council prior to the above mentioned periods.

4. Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against any condition(s) which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

CARRIED
9.0 REPORTS:

MOVED I Miller SECONDED J Rohde
CDAP17/14 That pursuant to Section 56A(12)(b) of the Development Act 1993, the Panel now orders that the public be permitted to be in attendance at this meeting.

CARRIED

10.0 OTHER BUSINESS: Nil

11.0 NEXT MEETING: 7pm, 19 March 2014.

12.0 CLOSE: The meeting closed at 7.46pm.

..........................................................
Trevor White
PRESIDING MEMBER
19/2/14