

**MINUTES OF A MEETING OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL** held at the Town Hall, Kadina on Wednesday, 16<sup>th</sup> June 2010, commencing at 5.33 p.m.

**PRESENT:** Presiding Member: John Meier  
 Council Members: Bill Clarke, Scott Newbold and Dean Rodda.  
 Independent Members: Stephen Horsell (from 5.34 p.m.) and Sandra Wood.

**IN ATTENDANCE:**

Mr. P.C. Dinning, Chief Executive Officer  
 Mr. R.P. Pym, General Manager, Infrastructure & Environmental Services  
 Mr. M. Mentz, Manager Environmental Services  
 Mrs. W.M. Gregory, PA/Minute Secretary

**1. Opening of Meeting:**

Presiding Member, John Meier opened the Meeting and welcomed all in attendance.

There were 5 members of the public and 1 member from the media in the gallery at the commencement of the meeting.

**2. Apologies:**

- 2.1 Apologies – Mr. Paul March.  
 2.2 Leave of Absence – Nil.

**3. Confirmation of Minutes of previous meeting:**

CC-CDAP12:10

**Moved Member Rodda**

**Seconded Member Clarke**

That the Minutes of the previous meeting of the Development Assessment Panel held on the 19<sup>th</sup> May 2010, be taken as read, and confirmed.

**Carried.**

**4. Business Arising from Previous Minutes: Nil.**

**5. Declaration of Conflict of Interest: Nil.**

## 6. Environmental Officer's Reports:

### 6.1 Development Applications

#### 6.1.1 Public Notification Applications – Category 3

6.1.1.1 Development No. 340/D066/08 –  
MJGJ Investments Pty. Ltd. – Industrial Land  
Division (4 allotments into 17), at Section 1242,  
Lots 485, 487 & 484 Crutchett Road, North  
Moonta

Mr. Gary Wahlstedt was present at the meeting and was asked by the Presiding Member if he wanted to make any comment on the development application. Mr. Wahlstedt declined the offer.

After considerable discussion the Presiding Member asked Mr. Wahlstedt if he would answer the Panel members' questions.

CC-CDAP13:10

#### **Moved Member Rodda      Seconded Member Clarke**

That the District Council of the Copper Coast Development Assessment Panel resolves to advise the Environment, Resources and Development Court that; following consideration and having regard to all relevant matters, the **compromise plan is accepted** and that **Development Plan Consent** to Development Application No 340/D066/08 for the Division of Land (4 allotments into 17 industrial allotments and 1 reserve) at Section 1242, Lots 485, 487 and 484 Crutchett Road, North Moonta, is **supported**, subject to the following conditions:

#### **General**

1. That except where minor amendments may be required by other relevant Acts, or by the conditions imposed on this consent, the development shall be established in strict accordance with the details and plans submitted in development application 340/D066/08 including:

- Amended Survey Plan by Andrew and Associates dated 04 June 2010.

#### **Site Landscaping**

2. Prior to the issue of plans for a Certificate of Approval, the applicant shall submit a revised landscaping plan, prepared by a suitably qualified person, for approval by

Council. The landscaping plan must be prepared in accordance with Council's Landscaping Policy.

The landscaping shown on that approved plan shall:

- (a) Be established prior to Council's clearance for issuing of a Certificate of Approval.
- (b) Be maintained by the applicant for a period of two (2) years prior to handover to Council.
- (c) Include an elevated, vegetated mound with a minimum height of 1.2 metres, measured at the crown of the mound. The mound shall be established for the full length along the north-eastern boundary of proposed Allotment 25.

### 3. Drainage Reserves; Easements for drainage and electricity supply

- (d) The requirements of the Electricity Trust of South Australia with respect to the provision of easements are to be met;
- (e) Drainage reserves, under the control of the District Council of The Copper Coast, are required over any stormwater retention basin, settling pond, gross pollution trap, or like structure, not located on a road reserve.

### 4. Roads and Access to the Land

#### (a) Road Widths

Streets will have the following minimum width:-

- Road reserves **15.0 metres**
- All streets (face to face of kerb) **7.5 m minimum**
- Verge **3.5 m nominal**

#### (b) Minimum Stopping Sight Distance

Adopt the minimum for **50 km/hr** design speed.

#### (c) Longitudinal Grades

The following are to be adopted:

Minimum	0.4%
Maximum	12.0%

#### (d) Seal

Streets will be surfaced with 25mm minimum thickness asphaltic concrete laid in compliance with Transport SA Standard Specifications, and with maximum aggregate size of 10mm. The level tolerance on finished surface shall be 0,

+10mm. The maximum deviation from a 3m straight edge laid on the surface shall be 10mm.

(e) 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 150mm
- 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 -0mm, +10mm

*Total Pavement Thickness*

- to be determined from current Austroads Pavement Design Manual, adopting a traffic level of 10<sup>5</sup> ESA, and using a design sub grade CBR determined from testing of actual materials encountered in the exposed sub grade when compacted to 95% dry density ratio (AS 1289.5.1.1).
- to be no less than 250mm (excl. AC thickness).

*Sub grade Preparation*

The street sub grades 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.

(f) Pavement Cross fall

To be 3% minimum in general. Flatter cross falls may be approved by the District "Council of The Copper Coast at cul-de-sac ends, car parks, the roundabout, etc. where no practical alternative exists.

(g) 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.

(h) Muddy Lane/Crutchett Road Intersection

Refer to condition 16.

## 5. Footpaths

- (a) The Developer is to lodge with Council an amount for the provision of paved footpaths within the development.
- (b) The amount being based on \$46/m<sup>2</sup> for the construction of a 1.2m wide paved footpath to 1 side of all streets within the development.
- (c) The determination of footpath locations shall be as directed by Council.

## 6. Water Tables and Kerbing

- (a) Both edges of all streets will be protected by the provision of an extruded kerb and gutter of cross-section approved by the District Council of The Copper Coast, or by a 150mm wide by 300mm deep concrete edge beam with its top surface set flush with the finished bitumen surface.
- (b) Generally, the kerb and gutter is to have a mountable type profile approved by the District Council of The Copper Coast.
- (c) Pram ramps 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.
- (d) Pram ramps and vehicle access crossings shall be of reinforced concrete construction, at least 100mm thick, with F72 mesh centrally placed.
- (e) Spoon drains shall be constructed with a top profile approved by the District Council of The Copper Coast. They shall have a minimum thickness of 125mm, and shall be reinforced with F82 mesh centrally placed.
- (f) All concrete used in pram ramps, vehicle access crossings and spoon drains will be Grade 25 MPa /20mm. Concrete in extruded kerb and gutter and median kerbing shall have a minimum 28 day strength of 20Mpa.

## 7. Drainage

Engineering drawings are required showing the details contained in the Stormwater Management Plan submitted in support of the application, including the following stormwater details:

- (a) 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 District Council of The Copper Coast 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 375mm dia.
  - Minimum pipe gradient of 0.4%.
- (b) All drainage pipes and pits shall be located within road reserves, drainage reserves and drainage easements.
- (c) Only R.C. & FRC pipes may be used, unless an alternative is specifically approved by the District Council of The Copper Coast.
- (d) All stormwater entry pits and junction boxes shall be constructed of reinforced concrete, complying with AS 3600 – 1994.
- (e) Critical entry pits, as nominated by the District Council of The Copper Coast, shall incorporate a silt trap of minimum depth 150mm below the invert of the outlet pipe.
- (f) All drainage outfalls shall be appropriately protected to the satisfaction of the District Council of the Copper Coast, against scouring resulting from the action of stormwaters and the sea.
- (g) 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.

- (h) Swale drains shall be constructed with side slopes of 3 horizontal : 1 vertical to facilitate maintenance slashing. Their longitudinal gradients shall be no steeper than that consistent with the avoidance of scouring, having regard to soil type, vegetative cover and the design flow average velocity. Where site conditions are not consistent with this requirement, the drain shall be rock lined, or shall incorporate steps or drop structures, with appropriate protection against local scouring. Details of these provisions shall be subject to the specific approval of the District Council of The Copper Coast.
- (i) For the drainage outfall serving the catchment, a settling pond/detention basin is to be provided in addition to the normal silt and litter traps.

## **8. Utilities**

The applicant/developer shall provide undergrounded public lighting, power supply, water supply and telephone supply to each allotment in accordance with and to engineering design, standard plans approved by the electricity, mains water and telephone public utility authorities.

## **9. Street Lighting**

- (a) Provide street lighting throughout the subdivision. The following minimum lighting "categories" (AS 1158.0 – 1997) will apply:-

Roads P5

- (b) The streetlights and poles shall be of a type approved by the District Council of The Copper Coast. They shall also be on an ETSA "standard" type or approved for ETSA's C.L.E.R. tariff, so that that authority will assume full responsibility for the maintenance/replacement of lamps and poles.

## **10. Construction Record**

- (a) The Developer shall supply the District Council of The Copper Coast with complete construction records including:-
- compaction test reports for all bulk earthworks, service trench backfilling, sub grade, sub-base and base;

- material quality test reports (base, sub-base, sand-backfill, bulk fill, etc);
- water main pressure testing;
- as constructed levels for sewers, stormwater drains, sub grade, sub-base, top of kerb, etc

#### **11. Nuisance**

- (a) The Developer shall control dust and noise nuisance as the project proceeds. In the most adverse climatic conditions operations shall be suspended if necessary to reduce nuisance and to avoid undesirable environmental impacts. All operations shall be conducted in the most efficient and reasonable manner. EPA requirements shall be observed throughout.

#### **12. Naming of Roads –**

Public street names to be submitted and approved by Council.

#### **13. Any other requirements**

Prior to commencement of any works the following shall be provided and approved in writing by Council:

- (a) two copies of proposed road and drainage design plans showing water table levels drainage inverts and pavement details;
- (b) not less than seven (7) days notice to be given to Council prior to commencing any works;
- (c) the name and contact facilities for the person coordinating and responsible for all site works covered in this approval.

- 14.** The Developer is to have designed and is to provide pipe work and infrastructure for the provision of Common Effluent Drainage to each allotment to allow for future connection of the development to a Common Effluent Drainage Scheme. The Developer is not required to install a pump station or treatment facility.

- 15.** The development shall proceed in accordance with the plan of division submitted to Council except where varied by any approved conditions.

16. The Developer shall provide appropriate road design and treatment for the intersection of Crutchett Road/Muddy Lane, Moonta, to serve the proposed land division.

**Development Assessment Commission Conditions**

1. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 90239/08-Water).
2. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.
3. That the necessary easements shall be granted to the SA Water Corporation free of cost.

**Carried.**

**6.1.2 Public Notification Applications – Category 2**

Nil.

**6.1.3 Public Notification Applications – Category 1**

- 6.1.3.1 Development No. 340/006/10 –  
Exchange Property Pty. Ltd. – 8-10 John Terrace,  
Wallaroo

Representation was made by Mr. Derek Matthewman in support of the proposed development and answer questions from the Panel.

**CC-CDAP14:10**

**Moved Member Rodda Seconded Member Wood**

That following consideration and having regard to all relevant matters concerning the proposed Tourist Accommodation Lodging House facility at 8 – 10 John Terrace, Wallaroo be **GRANTED** subject to the following conditions:

- 1.1 The applicant shall proceed strictly in accordance with the plans submitted with the application and the conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia:
- 1.2 The development shall be completed in its entirety in accordance with approved plans prior to first occupation of the building.
- 1.3 The proposed car parking layout and access areas are to conform to the Australian Standards 2890.1 2003 for Off-Street Parking Facilities.

- 1.4 All car parking spaces, driveways and associated manouvering areas shall be asphalt sealed bitumen or concrete or brick pavers prior to first occupation of the development.
- 1.5 All car parks shall be line marked or paved in a distinctive fashion to delineate each car parking space and shall be maintained in a clear and visible condition at all times.
- 1.6 That there be a minimum of 13 car parks on-site, a minimum of 1 bus park on-site and the maximum number of occupancies be limited to 40 persons with the exception of an increased occupancy where the increase is directly associated with a bus.
- 1.7 Prior to application being made for Building Rules Consent the applicant shall submit a Stormwater Management Plan for approval to ensure that provision is made to the satisfaction of Council for the safe and efficient disposal of stormwater from the land.
- 1.8 The area shown on the approved plan shall be landscaped in accordance with Council's Landscaping Policy. The landscaping shall be maintained in good repair and condition at all times to the reasonable satisfaction of Council and cultivated, tended and maintained to ensure its maintenance in good health and condition at all times. Dead or diseased trees, shrubs or groundcover must be replaced whenever and so often as the occasion requires with adequate provision also being made for watering of landscaping areas.
- 1.9 Prior to the commencement of building work, the applicant/developer shall obtain Council approval for the position and the capacity of the septic tank and effluent drainage system. The approved system shall be installed in accordance with the approved requirements prior to the occupation of the development.
- 1.10 Development Approval shall not be granted until Building Rules Consent and Septic approval is granted.

**The reasons for imposing the above conditions to this Application are to ensure that:**

1. The development proceeds in an orderly manner.
2. The preservation and enhancement of the amenity of the locality.

3. The minimization of disruption and unsafe vehicle movements onto adjoining public roads.
4. The proposal is established in accordance with the approved plans.

**Carried.**

6.1.3.2 Development No. 340/346/10 –  
Terra Developments (SA) & MCBH Group, Hotel  
at Lot 3, 11 Heritage Drive, Wallaroo

Mr. Stuart Moseley, representative from Connor Holmes Pty. Ltd. and applicant Mr. Andrew Foti were present at the meeting and given the opportunity to make a representation to the Panel members and answer questions from the Panel.

**CC-CDAP15:10**

**Moved Member Rodda      Seconded Member Clarke**

That following consideration and having regard to all relevant matters concerning the proposed 8-storey Hotel and Conference facility at Lot 679, Heritage Drive, Wallaroo be **GRANTED** subject to the following conditions:

*General*

- 1.1 The applicant shall proceed strictly in accordance with the following plans (the Approved Plan of Development) submitted with the application and the conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia:

<b>Drawing No</b>	<b>Title</b>	<b>Issue</b>	<b>Date</b>
WD-01-01	Site Plan & Location Plan	1	04/05/10
WD-02-01	Proposed Ground Floor Plan	1	04/05/10
WD-02-02	Proposed First Floor Plan	1	04/05/10
WD-02-03	Proposed Levels 2 - 5	1	04/05/10
WD-02-04	Proposed Levels 6 & 7	1	04/05/10
WD-04-01	Elevations	1	04/05/10
WD-04-02	Streetscapes	1	04/05/10

- 1.2 The development shall be completed in its entirety, in accord with the Approved Plan of Development prior to first occupation of the building.

*Finished Floor Level*

- 1.3 The finished floor level for the proposed building shall be as indicated on the Approved Plan of Development.

*Car Parking*

- 1.4 That the car parking provision for the proposed development be subject to a “reserved matter” for decision pursuant to Section 33(3) of the Development Act 1993.

*Stormwater*

- 1.5 Prior to application being made for Building Rules Consent the applicant shall submit a Stormwater management Plan for approval to ensure that:
- 1.5.1 Provision is made to the satisfaction of Council for the safe and efficient disposal of stormwater from the land.
  - 1.5.2 Stormwater is not discharged directly to the marina basin.

*Landscaping*

- 1.6 Landscaping shall be in accordance with Council’s Landscaping Policy. The applicant shall submit a Landscaping Plan for approval prior to application being made for Building Rules Consent. The details provided on the Landscaping Plan should include the following Details:
- 1.6.1 location and species of trees and shrubs proposed to be planted;
  - 1.6.2 location and details of proposed garden beds, shrubberies, ornamental structures etc;
  - 1.6.3 details of watering facilities and/or irrigation systems to be provided;
  - 1.6.4 materials and construction details of any fences, pergolas, driveways or other structures;
  - 1.6.5 surface or sub-surface drainage details to landscape works;
  - 1.6.6 the relationship between the proposed landscaping and the existing or proposed building(s) on the site, and any existing buildings on adjoining sites;
  - 1.6.7 type, position and height of fencing if applicable; and
  - 1.6.8 position and height of retaining walls.

- 1.7 Landscaping shall be maintained in good repair and condition at all times to the reasonable satisfaction of Council and cultivated, tended and maintained to ensure its maintenance in good health and condition at all times. Dead or diseased trees, shrubs or groundcover must be replaced whenever and so often as the occasion requires with adequate provision also being made for watering of landscaping areas.

*Effluent Disposal*

- 1.8 That, prior to the commencement of building work, approval be sought from Council for the position and the capacity of the septic tank and effluent drainage system and to be installed in accordance with the approved requirements.

**Carried.**

**7. Matters for Panels Attention:** Nil.

**8. Correspondence for information:**

- 8.1 The. Hon. Paul Holloway MLC – Statewide Bulky Goods Development Plan Amendment

Information received and noted.

**9. Closure:**

The Council Development Assessment Panel meeting closed at 6.54 p.m.

The foregoing Minutes of a Meeting of the Council Development Assessment Panel were read and confirmed at a Meeting of the Council Development Assessment Panel held on Wednesday, 21<sup>st</sup> July 2010.

PRESIDING MEMBER:.....

CHIEF EXECUTIVE OFFICER:.....

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“PLEASE NOTE: While every attempt has been made to ensure the accuracy of these minutes they are still subject to confirmation at the next meeting of the Committee and as such cannot be construed as an official record of this meeting pursuant to Section 91(11) of the Local Government Act 1999 until endorsed at the next meeting.”