

COUNCIL ASSESSMENT PANEL MEETING
13 June 2018
AGENDA

Applicant: Beyond Ink	Landowner: K Thorndike
Agent: N/A	Ward: Mt Lofty Ward
Development Application: 18/178/473	Originating Officer: Doug Samardzija
Application Description: Alterations & additions to existing two storey dwelling, deck (maximum height 3.2m), 22,000 litre water storage tank & associated earthworks	
Subject Land: Lot:7 Sec: P44 DP:9069 CT:5150/733	General Location: 15 Coromandel Road Aldgate <i>Attachment – Locality Plan</i>
Development Plan Consolidated : 24 October 2017 Maps AdHi/1, 29 & 73	Zone/Policy Area: Watershed (Primary Production) Zone & Rural Landscape Policy Area
Form of Development: Merit	Site Area: 6563m ²
Public Notice Category: Category 2 Merit	Representations Received: 1 Representations to be Heard: 1

1. EXECUTIVE SUMMARY

The purpose of this application is for alterations and additions to the front of an existing two storey dwelling, an attached deck at the rear of the dwelling with a maximum height of 3.2m from the existing ground level and a 22,000 litre water storage tank for bushfire fighting water supply.

The subject land is located within the Watershed (Primary Production) Zone and the Rural Landscape Policy Area and the proposal is a merit form of development. One representation in opposition to the proposal was received during the Category 2 public notification period from an adjacent property owner. The representor wishes to be heard in support of their submission.

As per the CAP delegations, the CAP is the relevant authority for Category 2 applications where representors wish to be heard.

The main issues relating to the proposal are overlooking, stormwater, earthworks and light spill.

In consideration of all the information presented, and following an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

2. DESCRIPTION OF THE PROPOSAL

The proposal is for the following:

- Single storey addition and alterations to the front of the dwelling in the form of an entry/foyer area
- Deck at the rear of the dwelling (maximum height 3.2m from the existing ground level) with 22,000 litre water storage tank forward of the dwelling
- Associated earthworks

6. PLANNING & TECHNICAL CONSIDERATIONS

This application has been evaluated in accordance with the following matters:

i. The Site's Physical Characteristics

The subject land is a regular shaped allotment of approximately 6563m² in area located on a lower side of Coromandel Road and backing onto Mount Barker Road. The allotment is one of eight narrow and deep allotments in-between Coromandel and Mount Barker Roads. The current site improvements include a two storey detached dwelling in the front portion of the allotment and a large outbuilding with associated water storage tanks positioned approximately 65m from the front boundary and a tennis court further into the allotment to the south-west. The remainder of the allotment has not been developed.

ii. The Surrounding Area

The locality is characterised by predominantly very low density rural residential development on both regular and irregular shaped allotments. The allotments in the locality range in size from 1119m² to 4.2 hectares and contain a mixture of single and two storey dwellings in varying in character, and external colours and materials.

iii. Development Plan Policy considerations

a) *Policy Area/Zone Provisions*

The subject land lies within the Watershed (Primary Production) Zone and the Rural Landscape Policy Area.

Rural Landscape Policy Area

The following are considered to be the relevant Policy Area provisions:

PDCs: 2 & 6

The proposed development consists of two components. The first part is the single storey alterations and additions to the front of the dwelling. The purpose behind the works is to create a new entry/foyer area for the dwelling and a water storage tank. The works are considered to be relatively small scale and consistent with PDC 6. The second part of the proposal includes a deck attached to the rear of the dwelling with a floor height of 3.2m above the existing ground level. The deck is accessed either by the stairs below the deck or directly from the living area of the dwelling. PDC 2 seeks that any development not associated with primary production purposes be of residential nature which will not cause any nuisance to neighbouring properties.

The neighbour has raised a number of concerns relating to the proposed deck, in particular overlooking. Considering the topography of the land, the setback of the neighbour's property and the two storey nature of the applicant's property it is accepted that some level of overlooking currently exists. Whilst a level of overlooking will continue from the proposed deck, it is considered that this overlooking is not significant in nature, and that it will not unreasonably impact on privacy to the adjacent property. One small area to the south-east of the neighbouring house will be impacted upon however, this area is approximately 30m from the proposed deck and is more of an utility area rather than private open space, with the verandah fully

enclosed with trellis panels. Areas forward of a dwelling are generally not considered as high value private open spaces especially in the circumstances where the dwelling is located on a large allotment which is capable of utilising other areas as private open space. It is not practical for all areas of an allotment to be protected from overlooking. Additionally the area forward of the dwelling on 17 Coromandel Road is heavily vegetated and overlooking into this area is not considered to unreasonably impact on the adjacent property's privacy. The proposal is therefore considered to be reasonably consistent with PDC 2.

Watershed (Primary Production) Zone

The Zone provisions of relevance seek:

- *The maintenance and enhancement of the natural resources of the south Mount Lofty Ranges.*
- *The enhancement of the amenity and landscape of the south Mount Lofty Ranges for the enjoyment of residents and visitors.*

The following are considered to be the relevant Zone provisions:

Objectives: 1 & 5

PDCs: 7, 11 & 23

Accordance with Zone

The zone envisages residential development within primary production areas whilst retaining the scenic attractiveness of the locality. The relatively small addition to the existing dwelling will occur within a parcel of land already developed for residential purposes and therefore will not prejudice primary production or have any bearing on whether primary production activities could occur in the future on the subject land. The proposal is therefore considered to be consistent with Objectives 1 and 3.

Form of Development

The proposal is for dwelling alterations and additions on a rural residential allotment in the Watershed (Primary Production) Zone. The overall height of the addition to the front of the dwelling will complement the existing profile of the dwelling and maintain the character of the area. The proposal is therefore considered to be relatively consistent with PDCs 1, 2, 11 and 39.

Principle of Development Control 7(a) does however state that any addition to a building should be located on the side of the dwelling to minimise the obtrusiveness of the building. Whilst the proposal fails to satisfy this relevant provision it is not considered to be detrimental to the proposal as the additions are setback further from the front road boundary than any part of the existing dwelling. The dwelling is also located on the low side of Coromandel Road which further reduces the overall height of the building and visual presence of the dwelling as viewed from the public road. The proposed dwelling additions are considered to be low profile and unobtrusive and the proposal is therefore considered to comply with PDCs 11 and 39.

The existing dwelling is located in the front portion of the allotment and the proposed works, including the deck and the rain water tank are located in areas currently void of any native vegetation. The proposal is therefore considered to be consistent with PDCs 23 and 29.

b) Council Wide provisions

The Council Wide provisions of relevance to this proposal seek (in summary):

- *Development of a high design standard and appearance*
- *Retention, protection and restoration of natural resources and environment*
- *Orderly and economic development*
- *A diverse range of dwelling types and sizes available to cater for changing demographics*
- *Protection of scenically attractive areas*

The following are considered to be the relevant Council Wide provisions:

Design and Appearance

Objectives: 1

PDCs: 1, 3, 7, 8, 9, 18 & 29

The locality predominantly contains detached dwellings of varying styles, on allotments of a similar size and configuration to each other. The existing dwelling on the subject land has been designed to work with the contours of the land. The existing dwelling appears to be single storey when viewed from Coromandel Road and it is only evident that it is two storey from the rear and eastern side of the allotment. The proposed addition forward of the dwelling has been designed to match the profile of the existing dwelling. The 3.2m high deck at the rear of the dwelling has been designed to be accessed from the second storey living area at the rear of the dwelling as well as the external stairs proposed as part of the deck. The proposal is therefore considered to be reasonably consistent with PDC 1. The external finishes to the dwelling will be commercial glazing and rendered sandstone finish to match the existing brickwork. The sandstone finish will complement the natural landscape. The glazing is unlikely to result in glare to neighbouring properties. The proposal is therefore consistent with PDC 3.

PDC 9 states that development should take place in a manner which will minimise alteration to the existing land form. In the representation received, the neighbour has raised concerns about the level of earthworks associated with the development and the lack of information about the earthworks. Given there are very minimal associated earthworks required for the proposed development, this concern seems to stem from previous experiences with past development on the subject site which cannot be taken into consideration. The new entry is to have a suspended floor with brick build-up either side. Therefore, the only earthworks required would be for the footings and it is not considered that these result in any impact to neighbouring properties. The proposal is therefore considered to accord with PDC 9.

One of the concerns raised by the representor relates to overlooking. PDC 18 states that development should minimise direct overlooking of the main internal living areas and private open spaces of a dwelling and identifies three different ways this could be achieved:

- a) *off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct*
- b) *building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms*
- c) *permanent screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.*

Whilst it is not possible to eliminate all of the overlooking from the proposed deck given the elevation and the topography of the land, the proposal does go some way in meeting the above design requirements. The deck is set 11.5m from the side boundary and is approximately 32m away from the outdoor area immediately to the south-east of the dwelling at 17 Coromandel Road, identified as figure 2 in the representation. Whilst some overlooking into this area may occur, given the separation distance the views are not considered to be direct intimate views. The area forward of the dwelling has also been identified in the representation as a space which could be and is already being overlooked from the subject land. Whilst it is possible to see into the area forward of neighbour's dwelling, it is impractical from a privacy perspective to protect the whole yard area of a large rural property. Noting that this not an outdoor entertaining area directly accessible from the dwelling, is higher lying land above the dwelling, is densely vegetated and in the front yard area, overlooking to this area is not considered to unreasonably impact on this adjacent property's privacy. The proposal does however include a 1.5m high screen along the eastern side of the deck to prevent direct overlooking into the rear yard private open space of the neighbour to the east. No fixed screen is proposed along the north-western side of the deck. The proposal is therefore considered to sufficiently accord with PDC 18 (a) and (b) but fails to fully satisfy part (c).

Natural Resources

Objectives: 1, 6 & 14

PDCs: 1, 6, 10, 13, 17, 37 & 38

The proposal is for alterations and additions to an existing dwelling on a section of land which has already been cleared and developed for residential purposes. As such the proposed development is not considered to have any impact on natural resources of the area and retains the rural character of the locality. The proposal is therefore considered to comply with Objectives 1 and 14 as well as PDCs 1 and 6.

In the representation submitted, the neighbour has identified concerns with stormwater management and in particular has stated that stormwater is currently not being managed properly and is trespassing into his property. In the response to the representation the owner has advised that there are currently two stormwater systems on site directing the stormwater to the water storage tanks with the overflow directed past the tennis court and down the site as illustrated on the amended site plan. The

requirement to retain the stormwater on site and prevent trespass into the effluent soakage area and into the neighbouring property has also been reinforced by recommended condition 11. The proposal is therefore considered to accord with Objective 6 and PDCs 10, 13 and 17.

PDCs 37 and 38 seek that development retains existing areas of native vegetation and minimises the loss and disturbance of native flora and fauna. The footprint of the proposed works is sited in areas that are currently void of any native vegetation and within an existing developed site. As such the proposal satisfies PDCs 37 and 38.

Orderly and Sustainable Development

Objectives: 1

PDCs: 1 and 9

The locality is characterised by a mixture of rural residential allotments with a variety of dwelling designs and sizes. The proposed development is for alterations and additions to an existing dwelling, an attached deck and a water storage tank on an existing residential property. The site is considered to be suitable for such development. The proposal is therefore considered orderly and sustainable and in accordance with Objective 1 and PDC 1 and 9.

Given the nature of the proposed development being residential, the potential for issues of noise and light spill nuisance are likely to be low risk. The neighbour has raised concerns with the light spill from the current flood lights on the subject land. The owner has advised that as part of the development the existing flood lights will be removed which will eliminate the concerns outlined in the representation. In relation to any future outdoor lighting associated with the deck, a condition will be imposed to ensure that any external lighting does not cause overspill to adjacent properties (refer recommended condition 2).

Residential Development

Objectives: 1 and 2

PDCs: 27

The development is proposed on a reasonably sized rural residential allotment in the Watershed (Primary Production) Zone. The zoning anticipates dwellings and dwelling additions which would facilitate a better living environment and provide for diversity of housing design. The proposal is therefore considered to be consistent with Objectives 1 and 2.

PDC 27 states that buildings with upper level windows, balconies, terraces and decks that overlook habitable rooms or private open space of other dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above the finished floor level. The deck proposed also includes a 1.5m screen along the eastern side of the deck to prevent overlooking into the neighbour's backyard at 13 Coromandel Road, however there is no screening proposed along the northern side of the deck. As mentioned earlier in the report, there will be a degree of overlooking into the front yard of 17 Coromandel Road as identified in the representation. Whilst it is possible to see into this

area, it is impractical from a privacy perspective to protect the whole yard area, especially in the circumstances where the dwelling is located on a large allotment which provides multiple areas as private open space. Given the existing fencing along the boundary, the difference in levels between the properties, existing vegetation and the setback of the proposed deck, the overlooking is not considered to create an unreasonable impact to the neighbouring property's privacy. As such, it is considered that the proposal has sufficiently addressed PDC 27.

Sitting and Visibility

Objectives: 1

PDCs: 3, 4, 5, 6 & 7

The subject land is located on the lower side of the allotment with the land sloping north to south-west. The overall vertical height of the additions is marginally higher than the existing dwelling but still retains a relatively consistent roof line in relation to the road level. The proposal is therefore considered to accord with Objective 1 and PDCs 3 and 6. The external finishes will be window glazing and rendered sandstone which will complement the existing brickwork. The external finishes are considered acceptable for this natural rural landscape and are not of a reflective nature. The proposal is therefore consistent with PDC 7.

The earthworks proposed with the development are very minor in nature. The earthworks will include footings for the addition to the front of the dwelling and for the deck posts. These earthworks will not alter the land form to any significant degree and will not be visible from surrounding localities. The proposal is therefore considered to be consistent with PDCs 4 and 5.

7. SUMMARY & CONCLUSION

The proposal is for alterations and additions to the front of the dwelling as well as a 22,000 litre water storage tank and a deck at the rear of the dwelling. The design and the profile of the addition will complement the existing dwelling. The proposed materials and external finishes are considered suitable in this natural rural landscape. Stormwater will be connected into the existing system and will be controlled on site, which has also been enforced by way of a condition. The earthworks associated with the development are considered to be very minor and will not have any impacts on the land form or the locality.

Concerns were raised about the overlooking from the subject land and the proposed deck into the neighbouring property. Given the topography of land and the design and location of the dwellings some level of overlooking is anticipated and unavoidable. The eastern side of the deck will include a 1.5m screen to prevent overlooking into the back yard of the neighbouring property to the east. The overlooking towards the north-west within a 15m arc would be to the front yard of the neighbouring property and for the reasons highlighted above this is not considered to result in an unreasonable impact on privacy of this adjacent property.

The proposal is sufficiently consistent with the relevant provisions of the Development Plan, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

8. RECOMMENDATION

That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 18/178/473 by Beyond Ink for alterations & additions to existing two storey dwelling, deck (maximum height 3.2m), 22,000 litre water storage tank & associated earthworks at 15 Coromandel Road Aldgate subject to the following conditions:

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended location plan and site plan prepared by Beyond Ink, drawing number PA02_AMD, sheet 1 of 3, dated 17.05.2018 and date stamped by Council 17/05/2018
- Amended floor plan prepared by Beyond Ink, drawing number PA02, sheet 2 of 3, dated 09.05.2018 and date stamped by Council 17/05/2018
- Amended elevation drawings prepared by Beyond Ink, drawing number PA02, sheet 3 of 3, dated 09.05.2018 and date stamped by Council 17/05/2018

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. Residential Lighting

All external lighting shall be directed away from residential development, and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties to the reasonable satisfaction of Council.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

3. Decking/Balcony Screening

The deck of the dwelling shall be fitted with fixed screening as shown on the elevation drawing prepared by Beyond Ink, PA02, sheet 3 of 3, dated 09.05.2018 sheet 3 of 3, to a minimum height of 1.5 metres above the deck floor level. The screening shall be maintained in good condition at all times to the reasonable satisfaction of Council.

REASON: Buildings should be designed to not cause potential for overlooking of adjoining properties.

4. External Finishes

The external finishes to the building herein approved shall be as follows:

Dwelling:

WALLS: Render finish Sandstone or similar

ROOF: To match the existing dwelling or similar

Deck Privacy Screen:
Natural timber finish or similar

5. Water Storage Tank

ROOF: Colorbond Woodland Grey or similar

WALLS: Colorbond Woodland Grey or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

6. CFS Existing Access

The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large bushfire fighting vehicles:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either:
 - i. A loop road around the building, OR
 - ii. A turning area with a minimum radius of 12.5 metres, OR
 - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.

SA CFS has no objection to utilising the existing U-shaped driveway.

- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

REASON: To provide safe access to properties in the event of a bushfire.

7. CFS Water Supply

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Minister's Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has:

- i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants' safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
 - The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
 - All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
 - All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
 - A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
 - All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
 - All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
 - All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
 - All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
 - All fire-fighting hoses shall be readily available at all times.

REASON: To minimise the threat and impact of bushfires on life and property.

8. CFS Access To Dedicated Water Supply

The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Minister's Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way. Stand alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant lettering in a colour contrasting with that of the background (i.e., blue sign with white lettering).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.

- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.

REASON: To provide safe access to water supply in the event of a bushfire.

9. CFS Vegetation/Landscaping

The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
 - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
 - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

REASON: To minimise the threat and impact of bushfires on life and property.

10. CFS Conditions To Be Completed Prior To Occupation

The Country Fire Service Bushfire Protection Conditions shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

REASON: To minimise the threat and impact of bushfires on life and property.

11. Stormwater Roof Runoff To Be Dealt With On-Site

All roof runoff generated by the development hereby approved shall be managed on-site to the reasonable satisfaction of Council using design techniques such as:

- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on-site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

NOTES

1. Development Plan Consent Expiry

This Development Plan consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

2. EPA Environmental Duty

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, 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.

3. Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

4. CFS Bushfire Attack Level

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a “refuge” from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 29.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 “Construction of buildings in bushfire prone areas”.

5. **Requirement For Bushfire Equipment In Accordance With The Ministers Specification SA 78**

The Bushfire Fighting Equipment including the fire pump hoses for fire fighting and pipework shall be in accordance with the Ministers Specification SA 78.

9. **ATTACHMENTS**

Locality Plan
Proposal Plans
Referral Responses
Representation
Applicant's response to representations
Publically Notified Plans

Respectfully submitted

Concurrence

Doug Samardzija
Statutory Planner

Deryn Atkinson
Manager Development Services