



Development Assessment Panel Meeting Minutes

Tuesday 04 April 2017 at 6pm

Linden Tusmore Rooms, 401 Greenhill Road, Tusmore

PRESENT

Bill Chandler (Presiding Member)
Don Donaldson (Deputy Presiding Member)
Ross Bateup, Graeme Brown, Peter Cornish, Mark Osterstock and Di Wilkins

1 APOLOGIES

Nil

2 KAURNA ACKNOWLEDGEMENT

The Presiding Member acknowledged the Kurna people.

3 CONFIRMATION OF MINUTES

P7143 It was the consensus of the Development Assessment Panel that the minutes of the Development Assessment Panel meeting held on Tuesday 07 March 2017 be taken as read and confirmed.

4 APPLICATIONS WITHDRAWN FROM THE AGENDA

Nil

5 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – PERSONS WISH TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (HEARING)

Nil

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (HEARING)

Report Number:	5715.1
Page:	6
Application Number:	180\1186\16
Applicant:	Craig Brown – GHD Pty Ltd
Location:	537-557 Portrush Road, Glenunga
Proposal:	Alterations and additions to existing shop and car parking reconfiguration
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none">• Neville Hall c/- Masterplan – 60 Queen Street (wishes to be heard)• Glen Walker – 2/490 Portrush Road (does not wish to be heard)• Martin Baily c/- Craig Brown – 527-535 Portrush Road (wishes to be heard)• Jianxin Wang and Mark Stevens – 98 Sydney Street (wishes to be heard)
Applicant:	<ul style="list-style-type: none">• L4, 211 Victoria Square, Adelaide

P7144 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\1186\16, by C Brown - GHD Pty Ltd, is **granted** Development Plan Consent subject to the following conditions:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The landscaping delineated on the stamped and approved plans shall be planted within 3 months of the practical completion of the approved works and thereafter maintained in good health and condition at all times to the reasonable satisfaction of Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

3. All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath.

Reason:

To ensure adequate provision is made for the connection of stormwater.

Note:

The applicant's notice is drawn to the conditions of approval for all previous applications in relation to noise attenuation and landscaping with mature examples of trees and shall be complied with.

CARRIED

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (HEARING)

P7145 The Panel resolved that all eligible persons who had previously advised that they wish to be heard for Category 2 development applications will have the opportunity to.

Report Number:	5715.2
Page:	189
Application Number:	180\1202\16
Applicant:	Dechellis Homes Pty Ltd
Location:	3 Cotham Avenue, Kensington Park
Proposal:	Two-storey detached dwelling including garage, portico, verandah, retaining walls and fencing

Recommendation:	Development Plan Consent be granted
Representors:	• <i>Ganyk Jankewicz – 5 Cotham Avenue (wishes to be heard)</i>
Applicant:	• <i>170 Payneham Road, Evandale</i>

P7146 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\1202\16, by Dechellis Homes Pty Ltd, is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. All side and rear upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.7m above the finished floor level.

The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

Engineering Advisory Notes

1. Driveway

- Unless approved otherwise, construction of the driveway crossover shall be in accordance with Council's Standard Specification and General Conditions and completed to the reasonable satisfaction of Council.
- A driveway width of 4.5 metres is permitted across the verge and a crossover width of 5.5 metres (maximum) is permitted at the kerb and gutter.
- A minimum distance of 1.5 metres shall be maintained from the closest point of the driveway to the adjacent street tree.
- A minimum distance of 1.0 metre shall be maintained from the closest point of the driveway to the stobie pole.
- If you elect to carry out the works yourself (or via a contractor) evidence of Public Liability Insurance must be provided to Council before any works can commence on the public verge/road.

2. Stormwater Detention

Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:

- The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
- The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60% during a 1 in 5 year flood event for a 10 minute duration.

For stormwater management purposes, it is desirable that:

- An additional detention storage of 1000 litres be provided in addition to the standard 1000 litres retention tank provided; and
- The development utilises permeable paving for the proposed external paving work within the development site.

3. Stormwater Discharge

- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.
- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of Council.

CARRIED

Report Number:	5715.3
Page:	222
Application Number:	180\1149\16
Applicant:	TRV Homes Pty Ltd
Location:	2 Booth Avenue, Linden Park
Proposal:	Three two-storey dwellings including garages, verandahs and porticos
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • Penny and Athan Anagnostou – 27 Austral Avenue (wishes to be heard) • Santhosh Daniel – 1 Booth Avenue (does not wish to be heard) • Jane and Geoffrey Hocking – 4 Booth Avenue (does not wish to be heard)
Applicant:	• 54 OG Road, Klemzig

P7147 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Development Application 180\1149\16, by TRV Homes Pty Ltd, is **refused** Development Plan Consent as it is at variance with the following provisions of the Development Plan:
 - RPA 21; Objective 1, PDC 1
 - Council Wide: PDC 14
 - Council Wide: PDC 162 (a) (b) (c) (d)
 - Council Wide PDC 161 (b)
 - Council Wide PDC 165 (c)
 - Residential Zone Objective 2, 5

which deal with the Planning Matters of:

- Site Coverage
- Setback to secondary frontage
- Design and appearance
- Streetscape context
- Bulk and Scale
- Private Open Space

CARRIED

Report Number:	5715.4
Page:	279
Application Number:	180\0010\17
Applicant:	Mr J Camerlengo
Location:	26 Katoomba Road, Beaumont
Proposal:	Construction of two-storey detached dwelling including portico, verandah, balcony, retaining walls and fencing
Recommendation:	Development Plan Consent be granted
<i>Representors:</i>	<ul style="list-style-type: none"> • <i>Pamela Michelmore – 28 Katoomba Road (does not wish to be heard)</i> • <i>Emma Brown – 27 Katoomba Road (wishes to be heard)</i>
<i>Applicant:</i>	<ul style="list-style-type: none"> • <i>46 North Parkway, Lightsvue</i>

Graham Brown declared a conflict of interest in the matter and left the Meeting at 7.25pm.

MOVED Don Donaldson, SECONDED Ross Bateup. CASTING VOTE Bill Chandler

P7148 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and
2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\0010\17, by Mr J Camerlengo, is **granted**

Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. All south facing upper level windows as depicted on the stamped and approved plans granted Development Plan Consent shall be fitted with fixed and obscured glazing to a minimum height of 1.6m above the finished floor level.

The fixed and obscured glazing shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

3. The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.

4. The approved works may not commence until such time as the applicant has secured written authorisation for the construction of the new driveway crossover from the Council pursuant to Section 221 of the *Local Government Act 1999*.

Reason:

To ensure the applicant has secured all relevant consents/authorisations required prior to the commencement of development.

5. The 1.8 metre high louvered balcony screen as depicted on the stamped and approved plans granted Development Plan Consent described as East Elevation shall be installed prior to the occupation or use of the building herein granted Development Plan Consent and thereafter shall be maintained to the reasonable satisfaction of Council at all times.

Reason:

To ensure the new development does not unreasonably diminish the privacy of residents in adjoining properties.

6. The landscaping delineated on the stamped and approved plans shall be maintained in good health and condition at all times to the reasonable satisfaction of Council.

Reason:

To provide amenity for the occupants of buildings and those of adjacent buildings through the provision of landscaping as part of the development.

Advisory Notes

1. Engineering Requirements:

- Unless approved otherwise, construction of the driveway crossover shall be in accordance with Council's Standard Specification and General Conditions and completed to the reasonable satisfaction of Council.
- A driveway width of 4.5 metres is permitted across the verge and a crossover width of 5.5 metres (maximum) is permitted at the kerb and gutter.
- A minimum distance of 1.5 metres shall be maintained from the closest point of the driveway to the adjacent street tree.
- A minimum distance of 1.0 metre shall be maintained from the closest point of the driveway to the stobie pole.
- If you elect to carry out the works yourself (or via a contractor) evidence of Public Liability Insurance must be provided to Council before any works can commence on the public verge/road.
- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.
- Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:
 - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
 - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
- For stormwater management purposes, it is desirable that:
 - An additional detention storage of 1,000Ltrs be provided in addition to the standard 1,000Ltrs retention tank provided; and
 - The development utilises permeable paving for the proposed external paving work within the development site.
- The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
- If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
- The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
- Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
- Trenching and connections are to be undertaken as per Australian Plumbing Standards.
- Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.

Graeme Brown re-joined the meeting at 7.45pm.

CARRIED

Report Number:	5715.5
Page:	339
Application Number:	180\1153\16
Applicant:	G J Ambrose-Pearce
Location:	27 Davenport Terrace, Hazelwood Park
Proposal:	Construction of two-storey detached dwelling including cellar, store, carport, verandahs, swimming pool, balconies and fencing
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • <i>Jillian Properjohn – 7 Maud Street (wishes to be heard)</i> • <i>Isobel Barrett – 29 Davenport Terrace (wishes to be heard)</i> • <i>Paul Kirchner c/- URPS – 25 Davenport Terrace (wishes to be heard)</i>
Applicant:	<ul style="list-style-type: none"> • <i>GPO Box 565, Darwin</i>

Peter Cornish declared a conflict of interest in the matter relating to a personal relationship with the Representor and left the Meeting at 7.45pm

MOVED Ross Bateup, SECONDED Graeme Brown

P7149 The Development Assessment Panel resolved that:

1. That the matter be **deferred** to enable the applicant to consider the following:
 - Privacy of the dwelling to the west
 - Better landscaping arrangements
 - The setback on how the dwelling accords with the character and the amenity of the streetscape

Peter Cornish re-joined the meeting at 8.40pm.

CARRIED

Report Number:	5715.6
Page:	410
Application Number:	180\1210\16
Applicant:	Mahogany Homes Pty Ltd – Michael Bartemucci
Location:	19 Verdale Avenue, Linden Park
Proposal:	Construction of two-storey detached dwelling including rear verandah, portico, retaining walls and fencing
Recommendation:	Development Plan Consent be granted
Representors:	<ul style="list-style-type: none"> • <i>Vangal Mohan – 17A Verdale Avenue (wishes to be heard)</i>
Applicant:	<ul style="list-style-type: none"> • <i>280 Payneham Road, Payneham</i>

P7150 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and

2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\1210\16, by Mahogany Homes Pty Ltd, is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. The driveway depicted on the stamped and approved plans granted Development Plan Consent shall be tapered to a maximum width of 4.5m at the property boundary.

Reason:

To ensure minimal impacts to Council verge.

Advisory Notes

1. Engineering Requirements:

- Unless approved otherwise, construction of the driveway crossover shall be in accordance with Council's Standard Specification and General Conditions and completed to the reasonable satisfaction of Council.
- A driveway width of 4.5 metres is permitted across the verge and a crossover width of 5.5 metres (maximum) is permitted at the kerb and gutter.
- A minimum driveway width of 3 metres must be maintained across the verge
- A minimum distance of 1.5 metres shall be maintained from the closest point of the driveway to the adjacent street tree.
- A minimum distance of 1.0 metre shall be maintained from the closest point of the driveway to the stobie pole.
- If you elect to carry out the works yourself (or via a contractor) evidence of Public Liability Insurance must be provided to Council before any works can commence on the public verge/road.
- Existing footpath levels, grades etc. shall not be altered as a result of the new works associated with the development.
- Due to the significant increase of the impermeable area, detention shall be provided to limit post development flows. Calculations shall be provided to verify the ability of the proposed detention quantity to meet the Council's default detention and discharge requirements below:
 - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 75% and pervious ($C_p = 0.1$) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
 - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious ($C_p = 0.9$) site coverage of 40% and pervious ($C_p = 0.1$) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.

- For stormwater management purposes, it is desirable that:
 - An additional detention storage of 1,000Ltrs be provided in addition to the standard 1,000Ltrs retention tank provided; and
 - The development utilises permeable paving for the proposed external paving work within the development site.
 - The stormwater pipe across the road verge should terminate at an approved galvanised steel kerb adaptor.
 - If the cover to the stormwater pipe across the Council verge is less than 65mm, steel pipe housing is to be used as per Council's standards.
 - The developer is responsible for locating all existing services and to consult with the necessary service providers if there is a conflict when placing stormwater infrastructure.
 - Construction of the stormwater infrastructure is in accordance with Council's Standard Specification and General Conditions and to the overall satisfaction of Council.
 - Trenching and connections are to be undertaken as per Australian Plumbing Standards.
 - Excess stormwater runoff from surfaces within the subject land shall be controlled and managed within the subject land.
 - Excess stormwater runoff from the roof catchment shall be discharged to the street water table through a sealed system to the satisfaction of the Council.
 - Excess stormwater runoff from the roof catchment can be connected to the Council's main underground drainage system. Required permits from the Council are to be obtained prior to undertaking the connection to the main drainage pipe.

Reserved Matters

- Supply of a landscaping plan for the front garden area.

CARRIED

6 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

(A) NON-COMPLYING DEVELOPMENT APPLICATIONS (NO HEARING)

Report Number:	5715.7
Page:	443
Application Number:	180\0105\16
Applicant:	Serenity Homes (SA)
Location:	7 Whitbread Grove, Skye
Proposal:	Non-complying – Two-storey detached dwelling, freestanding carport, two water tanks, retaining walls and associated earthworks
Recommendation:	Subject to concurrence from the Development Assessment Commission, that Development Plan Consent be granted

P7151 The Development Assessment Panel resolved that:

1. The proposed development is not seriously at variance with the policies in the Development Plan; and

2. Subject to the concurrence of the Development Assessment Commission, Development Application 180\0105\16, by Serenity Homes (SA), is **granted** Development Plan Consent subject to the following conditions and reserved matters:

Conditions

1. The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

2. Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "FIRE SAFETY" Australian Standard 3969 (AS3959) "Construction of buildings in bushfire prone areas".

Compliance with the fire protection requirements is not a guarantee that the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the CFS Development Assessment Service on (08) 8391 6077.

Reason:

To ensure requirements of the CFS are upheld.

3. 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 (twenty two thousand) 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 CFS compliant fire service adaptor, which shall be accessible to bushfire-fighting vehicles at all times.
- The water storage facility (and any supporting structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has:
 - A minimum inlet diameter of 38mm; AND
 - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp); OR

- 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. Note: 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 fire-fighting water supply pipes, other than flexible connections to fire-fighting pumps, shall be buried at least 300mm below finished ground level 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 ensure requirements of the CFS are upheld.

4. 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:

- The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and 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%’.
- Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2003.

- Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
- Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- Shrubs must not be planted under trees and must be separated by 1.5 times their mature height.
- Grasses within the zone must be shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2m in height).
- Flammable objects such as plants, mulches and fences must not be located adjacent vulnerable parts of the building such as windows, decks and eaves.
- The VMZ shall be maintained to be free of accumulated dead vegetation.

Reason:

To ensure requirements of the CFS are upheld.

5. 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 3m and must allow forward entry and exit for large bushfire fighting vehicles.
 - Vegetation overhanging the access road shall be pruned to achieve a minimum vertical height clearance of 4m.
 - The all-weather road shall incorporate passing bays. The combined width of the passing bay & access track shall be 7 metres, and a minimum formed length of 17 metres. The passing bays should be constructed at 200 metre intervals along the driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bays, passing bays may be required at intervals of less than 200 metres.
 - The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
 - The all-weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage stormwater run-off to appropriate drains, at one or both sides of the traffic surface.
 - The accumulated volumes of water shall be directed via
 - a) open drains, or
 - b) culverts and pipes under the traffic surface, and/or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.

Reason:

To ensure requirements of the CFS are upheld.

CARRIED

(B) CATEGORY 3 DEVELOPMENT APPLICATIONS (NO HEARING)

Nil

(C) CATEGORY 2 DEVELOPMENT APPLICATIONS (NO HEARING)

Nil

7 CATEGORY 1 DEVELOPMENT APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Nil

8 OTHER BUSINESS

Nil

9 ORDER FOR EXCLUSION OF THE PUBLIC FROM THE MEETING TO DEBATE CONFIDENTIAL MATTERS

Nil

10 CONFIDENTIAL MATTERS

Nil

Closure

Meeting closed at 9.00pm.

CONFIRMED THIS DAY 2016

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Presiding Member