



MINUTES

of

COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 56A of the Development Act 1993

HELD IN

**MEETING ROOM 1 & 2
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 10 APRIL 2017
AT 6:00PM**

The meeting commenced at 6.01pm.

1 ATTENDANCE RECORD

1.1 Present

MR BILL CHANDLER - PRESIDING MEMBER

Mrs Marilyn Baker

Mrs Shirley Halls

Mr John Watson

Also in attendance for the meeting:

Senior Manager, Development Services
Manager, Planning and Service Support
Senior Development Officer – Planning
Development Officer – Planning
Development Officer – Planning
Minute Taker

Mr Derek Langman
Mr Gary Brinkworth
Ms Danni Biar
Mr Jamie Hanlon
Ms Megan Stewart
Ms Zara Ferguson

1.2 Apologies

Mr Geoff Parsons
Ms Carol Muzyk

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CDAP271**

The Minutes of the Council Development Assessment Panel Meeting held 20 March 2017 be confirmed as a true and accurate record of proceedings.

CARRIED**3 APPLICATIONS WITHDRAWN****4 DECLARATIONS OF INTEREST****5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**

Nil

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**6.1 LAND DIVISION COMPRISING THE ALTERATION OF THE BOUNDARIES OF FOUR ALLOTMENTS DA 292-624-2016**

Representors: Nil
Applicant: Mr N. Pipicella

PANEL RESOLUTION**CDAP272**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel resolve to proceed to make an assessment of the application.

CARRIED

6.2 ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING AND CHANGE OF LAND USE TO A DWELLING AND SHOP DA 292-1771-2016

Representors: Nil
Applicant: Ms. Nadila Tuerxun

PANEL RESOLUTION**CDAP273**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel resolve to proceed to make an assessment of the application.

CARRIED**6.3 CONSTRUCTION OF A DETACHED DWELLING AND TWO RAINWATER TANKS DA 292-595-2016**

Representors: Nil
Applicant: Stuart Palecek

PANEL RESOLUTION**CDAP274**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent, subject to the concurrence of the Development Assessment Commission, to the application by Mr. S Palecek to construct a detached dwelling at Part Lot 7 Bentley Road, Uleybury, as detailed in Development Application 292/595/2016 subject to the following conditions:

Council Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The planting and landscaping identified on the floor plan and part site plan – landscaping, submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.

Reason: To maintain the amenity of the site and locality.

3. SA CFS has no objection to the proposed access driveway as proposed on drawing Sheet 1 of 10 dated at last revision (version 3) 22/11/16 and Sheet 2 of 10 dated at last revision (version 2) 11/10/16, with the following conditions:
 - 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.
- 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.
- Understorey vegetation either side of the access road shall be reduced to a maximum height of 10cm for a distance of 2 metres. Mature trees within this fuel reduced zone may remain.
- The all-weather road shall incorporate passing bays. The combined width of the passing bay and access track shall be 6m, and a minimum formed length of 17 metres. The passing bays should be constructed at 200 metre intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bay, passing bays may be required at intervals of less than 200 metres.
- 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 storm water run-off to appropriate drains, at one or both sides of the traffic surface.
- The accumulated volumes of water shall be directed via:
 - i. Open drains, or
 - ii. 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.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

Reason: 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.

4. A Water supply outlet shall be easily accessible and clearly identifiable from the access way that is a distance of no greater than 30m from the dwelling.
- 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.
- The water supply outlet may be remotely located from the tank to provide adequate access.
- 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.
- All water supply pipes for drafting purposes shall be capable of withstanding the required pressure for drafting.
- The dedicated water supply outlet must not exceed the 5 metre maximum vertical lift for drafting purposes (calculated on the height of the hardstand surface to the lowest point of the storage).
- The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

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

Ministers 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 of the property to the water storage facility is more than 30 metres in length, by an all-weather roadway.

5. 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 pressuring 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 firefighting 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 firefighting 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: 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.

Ministers 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

6. 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 2016.
- Trees and shrubs shall not be planted closer to the buildings(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 at least 1.5 times their mature height.
- Grasses within the zone 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 2 metres in height).
- 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.
- The VMZ shall be maintained to be free of accumulated dead vegetation.

Reason: 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.

CARRIED

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS

When deferring items the panel has agreed to list reasons for deferral so as to provide clear direction for staff and the applicant.

9.1 STAFF REPORTS

Nil

10 CONFIDENTIAL MATTERS

Nil

11 DEVELOPMENT PLAN POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 6.20pm.

Confirmed
15 May 2017