



CAMPBELLTOWN COUNCIL

**CAMPBELLTOWN
CITY COUNCIL****DECISION NOTIFICATION FORM**Development Number
170/AG/00883/05/AGTo: Aspex Building Designers
49 Portrush Road
PAYNEHAM SA 5070**FOR DEVELOPMENT
APPLICATION****DATED
REGISTERED ON**24/08/2005
30/08/2005Location of
Proposed Development:

27 Silkes Road PARADISE SA 5075

Nature of Proposed
Development:

To Construct A New Retirement Village

From:

THE CITY OF CAMPBELLTOWN

Responsible Officer:

Richard Chaustowski

Enquiries :

8366 9236

Building Classification:

1a
10a
9b

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Provisional Development Plan Consent	Granted	10/02/2006	5
Provisional Building Rules Consent	Granted	17/11/2006	4
DEVELOPMENT APPROVAL	Approved	21/11/2006	9

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 21/11/2006

**NIGEL LITCHFIELD
TEAM LEADER
CITY DEVELOPMENT**

Date: 21 November 2006

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CONDITIONS

Development Number: 170/AG/00883/05/AG

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. The control and disposal of all stormwater from the buildings and the subject land shall be to the reasonable satisfaction of the Council and all paving shall be installed so as to drain to the street watertable in a manner to the reasonable satisfaction of the Council.
For all rainfall events up to a 20 year storm (ARI) the rate of discharge of stormwater from the land shall not exceed that for a 5 year storm and the drainage system shall be designed to retain or detain the difference.
2. Prior to the construction of the development hereby approved unrestricted access over that portion of land designated on the plans as the vehicular entrance shall be finalised.
3. Prior to the construction of the development hereby approved testing shall be undertaken for soil contamination by an appropriately qualified expert and any necessary remediation work shall be undertaken.
4. During construction of the development hereby approved the following conditions shall be complied with:
 - (a) Dust from any work undertaken on the site shall be reasonably controlled at all times by daily watering or other method deemed satisfactory by Council.
 - (b) Noise generated at the site shall be kept to a minimum and in accordance with the policies adopted under the Environment Protection Act.
 - (c) Vehicles owned by the employees of contractors and sub-contractors working on the development shall not be parked on the footpath and shall be parked within the site where possible.
 - (d) Any dirt or debris from the site deposited onto existing roadways and watertable by the applicant's contractors or subcontractors shall be cleared immediately.
 - (e) Any refuse on the site shall be controlled by the use of a refuse container of a size and type to the reasonable satisfaction of Council.
 - (f) A fence or other barrier shall be erected on the subject land to ensure that all vehicular access to the site is restricted to the invert in the kerb and watertable.
 - (g) Any damage to Council infrastructure, street furniture or trees as a direct result of the construction of the development hereby approved shall be immediately made good by the applicant in a manner to the reasonable satisfaction of Council.
 - (h) Any stormwater runoff and wastewater or washdown water shall be managed in accordance with the Environment Protection Agency's Code of Practice for the Building and Construction Industry to the reasonable satisfaction of Council.
5. Prior to occupation of the buildings, the titles shall be amalgamated and an endorsement shall be registered on the Verificate of Title that the subject land is to be used as a retirement village in accordance with Section 15 of the Retirement Villages Act 1997

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The (4) conditions and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council's condition and notes.

NOTES

1. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.
2. A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.
3. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit (8303 0405). Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.
4. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on 8204 2000.

In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and not the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone: (08) 8204 0300).



**NIGEL LITCHFIELD
TEAM LEADER
CITY DEVELOPMENT**

Date: 21 November 2006