

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION NO: 692/3/09

DATED: 24.12.2008

To: **GWYNNEEDYS PTY LTD**
PO BOX 803
WHYALLA SA 5600

LOCATION OF PROPOSED DEVELOPMENT:

House No: L1381 Lot No: 1381 Street: TUTOP STREET Town/Suburb: ROXBY DOWNS
 Section No (full/part): Hundred: ANDAMOOKA Title: 5696/369+

Nature of Proposed Development: OFFICE, RETAIL SHOWROOM AND RESIDENTIAL

From: MUNICIPAL COUNCIL OF ROXBY DOWNS

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Provisional Development Plan Consent	Approved	12/10/2009	5
Land Division			
Provisional Building Rules Consent	Approval Still Required		
Other			
DEVELOPMENT APPROVAL	Approval Still Required	12/10/2009	

INCOMPLETE
 Development Approval Still Required.

Details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out in the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

- Development Assessment Commission or delegate
- Council Chief Executive Officer
- Private Certifier
- Sheets attached

Signed:

Dated: 12/10/2009

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CONDITIONS FOR PROVISIONAL DEVELOPMENT PLAN CONSENT

1. The development shall be undertaken in accordance with amended plans received by Council and other accompanying material clarifying intended use of the site received by Council on or about 25 September 2009 indicating that the commercial tenancies on the site are to be used for the purpose of either office tenancies or retail showrooms and that any change of use of the site outside those approved uses shall be subject of a further development application to the Council.
2. Landscaping shall be established on the site comprising trees and shrubs in accordance with plans accompanying the application with bare earth areas covered with rock or bark mulches with plants to be watered via in-ground micro-irrigation systems and any that die being replaced.
3. Vehicle manoeuvring areas shall be sealed with hotmix bitumen concrete or brick or concrete pavers.
4. Carparking areas shall be line marked to indicate desired parking layout with suitable lane marking and sign posting to ensure traffic flows in one direction entering the site from the eastern driveway and exiting from the western driveway.
5. Footpath crossovers and driveways shall be constructed of concrete with suitable concrete inverts installed into the watertable all to the reasonable satisfaction of the council.

CONDITIONS FOR PROVISIONAL BUILDING RULES CONSENT

Approval still required

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APPEAL RIGHTS

Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development court against this decision, or the imposition of conditions attached to it, within two months after receipt of this notice. (Section 86(4) of the Act).

For assistance in lodging an appeal, please contact the environment Resources and Development Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on 08 8204 0300.

Please note that appeal rights do not apply to non-complying types of Development.

Signed: 

Dated: 12/10/2009

MUNICIPAL COUNCIL OF ROXBY DOWNS

**WATER, SEWERAGE, POWER DISTRIBUTION
AUTHORITY & MUNICIPAL CONSENT**

FOR DEVELOPMENT APPLICATION NO: 692/3/09

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Nature of Proposed Development OFFICE, RETAIL SHOWROOM AND RESIDENTIAL

From: MUNICIPAL COUNCIL OF ROXBY DOWNS

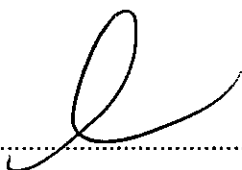
Pursuant to Clause 23 (4) of the Roxby Downs (Indenture Ratification) Act 1982, consent of the Municipal Council of Roxby Downs as Water/Sewerage and Power Distribution Authority, is hereby granted to the above development, subject to the attached conditions.

Authority	Total Number of Conditions
Municipal, Power, Water and Sewer Encumbrance No:	24

Please note:

There are no appeal provisions in respect to the conditions appended to this consent.

Signed:



Dated: 12/10/2009

MUNICIPAL COUNCIL OF ROXBY DOWNS

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AUTHORITY & MUNICIPAL CONSENT**

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Municipal requirements

1. All property owners subject to a Land Management Agreement must comply to all conditions on that agreement including but not limited to driveways, swimming pools, sheds, veranda's, carports etc.
2. Pursuant to Section 221 of the Local Government Act 1999 any alteration to a road (road reserve) must be with Council consent and be subject to any conditions required by Council. This includes the planting and removal of trees and vegetation, removal and alteration of structures and the means of vehicular access to the subject property. The applicant is advised to contact Council and make a specific application should this work be proposed, as non compliance constitutes an offence under the Act
3. Vehicular access and egress to the subject land must be via a Council driveway crossing that is located with Council approval. Any such driveway crossing shall be constructed to Council's standards and constructed and maintained at the owners cost. It is Council policy that where ever possible one access point per allotment will be approved. Any variation shall be on a case base case basis and at Council's sole discretion.
4. **All machinery, building material and earthworks to be restricted to Application Allotment ONLY.**
5. **The applicant is responsible for the location of and any alterations to any services, eg: sewer, water, gas, electricity and telephone.**

Electrical requirements

6. The electrical contractor is to be advised of all matters relating to electrical installation requirements.
7. A licensed **ELECTRICAL CONTRACTOR** shall do the work
8. The Service Pillar, for the supply of Electricity, is located at the FRONT LEFT CORNER of this property, looking from the road.
9. Location of the meter box is to comply with E.T.S.A Service and Installation Rules July 2009. Copies are distributed to licensed contractors by E.T.S.A. Further copies are available from E.T.S.A. Website. The Owner is to ensure that access to the meter box is not restricted by fences, gates or other obstacles and that the specified clearances are maintained as per the above regulations.
10. An Underground Service is required to supply this property. This service must be constructed to E.T.S.A. Service and installation Rules July 2009 Standards.

Signed:

Dated: 12/10/2009

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Electrical requirements continued

11. AN ELECTRICAL CERTIFICATE OF COMPLIANCE: SUPPLY AUTHORITY COPY, IS REQUIRED TO BE LODGED BY THE ELECTRICAL CONTRACTOR WITH THE COUNCILS ELECTRICAL SUPERVISOR BEFORE COUNCIL WILL CONNECT SUPPLY TO THE PROPERTY.
12. Council will connect the Consumers Main and Supply Meters, Clocks and a Service Isolation Switch.
13. All wiring to be to AS/NZ 3000:2000, Australian/New Zealand Wiring Rules and E.T.S.A Service and E.T.S.A. Service and Installation Rules July 2009.
14. If there is non compliance with the above requirements or procedures, power **WILL NOT** be connected to the premises.
15. Please have the "Application for Water, Sewage, and Electricity Supply" form included with this document completed by the owner and forward to Council as soon as practicable.
16. The Council may, at its discretion, also undertake an inspection of work completed. Any work found not to be to standard after a Certificate of Compliance has been presented will be reported immediately to the controlling body, that being the Department of Technical Regulator, for prosecution.
17. Please advise supply requirements, single phase or 3 phase as soon as possible. Meter and switchgear may need to be ordered.
18. Please read included "Consumers General Information Bulletin – Service Requirements. Builders should ensure the electrical contractor and the owner get a copy of the bulletin. For further enquiries contact the Council Electrical Services Manager – 08 8671 0010.
19. Please contact Roxby Power to discuss power supply requirements and metering.

Water and Sewer requirements

20. Any sewer or water pipe work to comply with The National Plumbing and Drainage Code Australian Standard 3500 and the South Australian Variations and/or Additional Provisions.

Signed:

Dated: 12/10/2009

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Water and Sewer requirements continued

21. The regulations under the Sewerage and Waterworks Act require due notice to be given before any drain, fitting and fixture communicating with a sewer is altered or connected, and the regulations under the Sewerage Act requires that notice may be given by a plumbing contractor and work carried out by registered persons as prescribed. Regulations under the waterworks Act requires that due notice be given to the Council of the intention to install hot water services. Any person contravening the Act or regulations is liable to a penalty
22. All plumbing personnel are to be licensed in accordance with the Plumbers, Gas Fitters and Electricians Act
23. A notice of intention (white) to be forwarded to the council seven days (7) prior to the work. Certificate of completion and compliance (green), and drawing where applicable, is to be forwarded to the council within seven (7) days of completion of the work. Certificate of compliance (yellow) and drawing where applicable, is to be forwarded to the owner/client or his representative (architect, principle building contractor, etc) within seven (7) days of completion of the work. The warranty period commences from the date the council receives the certificate of Completion and Compliance and an acceptable internal drawing where applicable.
24. The Plumber is to contact the Water and Sewer Manager of the Roxby Downs Council prior to any plumbing work commencing

Signed:

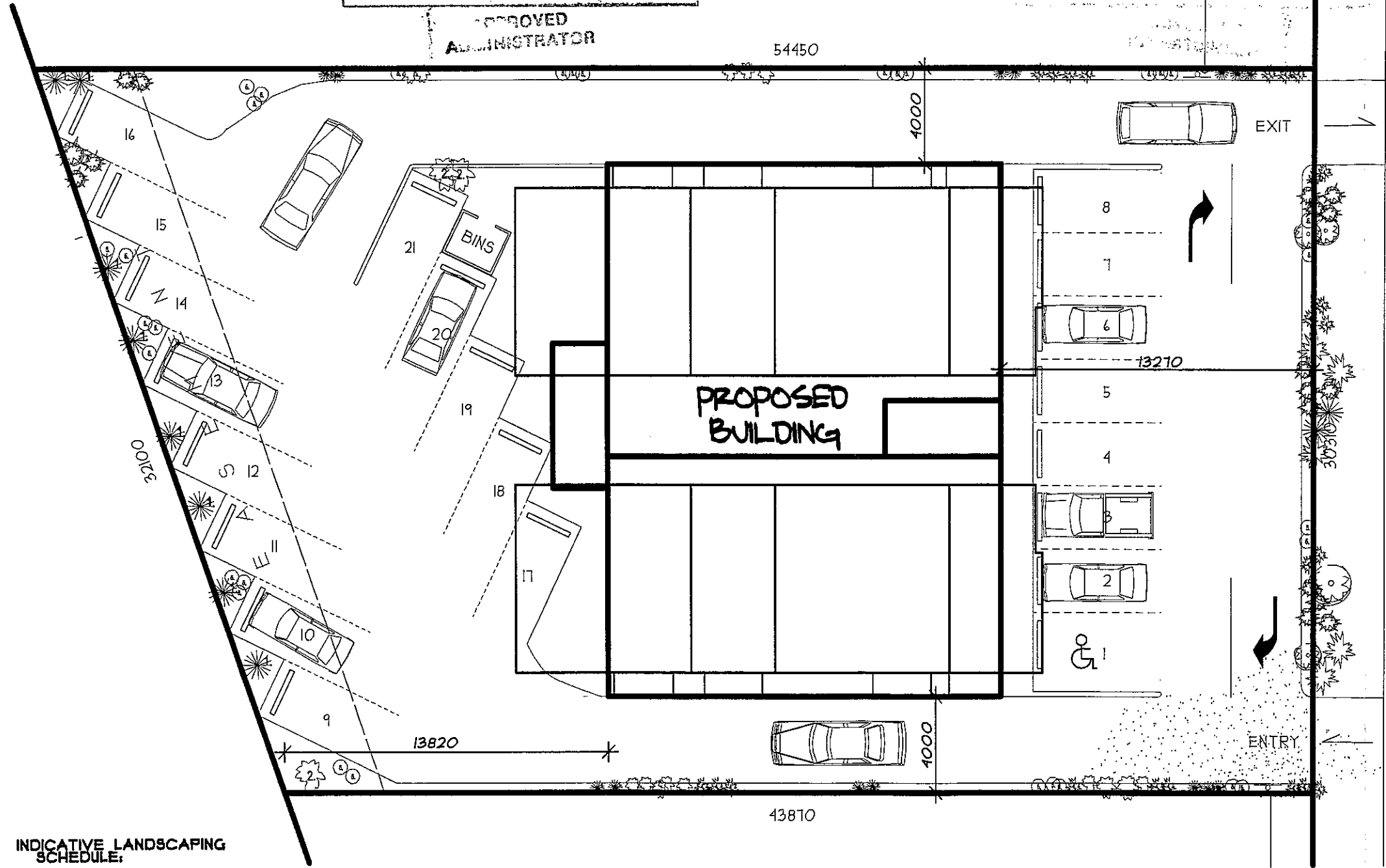
Dated: 12/10/2009

12/10/09
**Municipal Council Of Roxby Downs
 Provisional Development Plan Consent**

APPROVED
 ADMINISTRATOR

"ALL TRAFFIC
 TURN RIGHT
 SIGN"

TUTOP STREET



INDICATIVE LANDSCAPING SCHEDULE:

- 1. CUPRESSUS SEMPERVIRENS 'GLAUCA' PENCIL PINES
- 2. JUNIPERUS SQUAMATA 'BLUE CARPET' BLUE CONIFER 4m
- 3. JUNIPERUS SQUAMATA 'BLUE STAR' BLUE CONIFER 15cm - 1m
- 4. AGAPANTHUS 'NAKED LADY'
- 5. COLEONEMA ALIUM - WHITE FLOWER DIOSMA

SITE PLAN
 1:200

"ALL TRAFFIC
 TURN RIGHT"
 SIGN

PROPOSED BUILDING
 FOR GYMNE EDDIES ACCOMMODATION TRUST
 AT: LOT 1381 TUTOP STREET
ROXBYS DOWNS
 SHEET: 6 OF 6
 DATE: 17th SETP '09