

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Timothy and Adele Clark
Postal address: C/- Alexander Symonds Po Box 1000 Kent Town SA 5071
Email: dkrznaric@alexander.com.au

IN REGARD TO:

Development application no.: 24029705	Lodged on: 23 Sept 2024
Nature of proposed development: Land division (Torrens Title) to create 1 additional allotment (1 into 2)	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 4 DALE ST CAMPBELLTOWN SA 5074		
Title ref.: CT 5590/856	Plan Parcel: D3579 AL215	Council: CAMPBELLTOWN CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	5 Nov 2024	1	0	Assessment Manager at City of Campbelltown
Land Division Consent	Granted	5 Nov 2024	7	0	Assessment Manager at City of Campbelltown
Development Approval - Planning Consent; Land Division Consent	Granted	6 Nov 2024	8	0	City of Campbelltown

FROM THE RELEVANT AUTHORITY: City of Campbelltown
Date: 6 Nov 2024

CONDITIONS

Planning Consent

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 24029705 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Land Division Consent

Condition 1

The existing buildings and structures shall be removed prior to the issue, by Council, of the certificate for clearance purposes pursuant to Section 138 of the Planning, Development and Infrastructure Act 2016.

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

Condition 2

The builder/developer will need to determine and verify if the depth of the existing sewer connection(s) is suitable for the development.

Condition 3

If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

Condition 4

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

Condition 5

SA Water has water/wastewater network assets within close proximity to the location of this development.

An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 6

Payment of \$8707.00 into the Planning and Development Fund (1 allotment/s @ \$8707.00/allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1154.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

Condition 7

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

ADVISORY NOTES

Planning Consent

Advisory Note 1

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions. Section 19 of the Planning, Development and Infrastructure Act 2016 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 8204 2444, email - erdcourt@courts.sa.gov.au).

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.

Advisory Note 3

An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval. Should work not be substantially commenced after 24 months, a new development application will be required to be lodged, unless this period has been extended by the relevant authority.

Advisory Note 4

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 5

During construction of the development hereby approved, the following shall be observed:

- (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) All earthworks shall be confined to and contained entirely within the property boundaries and must not encroach on or over adjoining properties or the roadside verge/reserve.
- (f) 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.
- (g) 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.
- (h) 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.
- (I) 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.
- (j) Care shall be taken to ensure that no trespass occurs with regard to adjoining properties without the prior consent of the relevant property owner.

Land Division Consent

Advisory Notes imposed by SPC Planning Services under Section 122 of the Act

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

www.infrastructure.gov.au/departments/media/publications/telecommunications-new-developments

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Campbelltown	Type of consent: Planning and Land Division
Telephone: 08 8366 9222	Email: devadmin@campbelltown.sa.gov.au
Postal address: Po Box 1, CAMPBELLTOWN SA 5074	