

PRINCIPAL OFFICE:
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Fax (08) 8853 2494

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Website: www.yorke.sa.gov.au



DECISION NOTIFICATION FORM

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Development Number
544 / 1128 / 2016

FOR DEVELOPMENT APPLICATION

Received: 18/03/2016

Registered on: 21/03/2016

Port Vincent Foreshore Caravan Park
PO Box 862
PORT VINCENT SA 5581

LOCATION of proposed development:

(Lot 4) 12 Marine Parade PORT VINCENT 5581

NATURE of proposed development:

Tourist Accommodation - Cabin

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	2		
Land Division		-		N/A
Land Division (Strata)		-		N/A
Building Rules Consent	Granted	3		
Public Space				N/A
Other		-		N/A
DEVELOPMENT APPROVAL	Granted	5		

Building classification granted: 1B

Number of representations received from third parties concerning your Category 1 proposal: N/A.

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision: 19 September 2016

Signed:


GARETH HARRISON
Authorised Officer
Maitland Branch Office

Date: 19 September 2016

YORKE PENINSULA COUNCIL

DECISION NOTIFICATION FORM (continued)

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Development Number
544 / 1128 / 2016

APPLICANT: Port Vincent Foreshore Caravan Park

Development Plan Consent
Building Rules Consent
Development Approval

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

- (1) The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.
- (2) The Applicant or Landowner shall apply and obtain the necessary approvals for a waste control system in accordance with the South Australian Public Health Act 2011, prior to obtaining Development Approval.

Building Rules Conditions:

- (1) Building work must be performed in accordance with the approved documents (Section 45 of the Development Act 1993)
Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.
In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the deemed-to-satisfy provisions or the performance requirements of the Building Code.
- (2) Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2
- (3) The building shall be protected against attack by subterranean termites in accordance with that prescribed in AS3660.1. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system at intervals not exceeding 12 months. BCA – P2.1 / Part 3.1.3

Mandatory Building Work Notification Stages:

A licenced building work contractor who is carrying out the work or who is in charge of carrying out the work, or the building owner, must give the Council a minimum of 1 business days' notice at the following stages of construction:

- The intended commencement of the building work on the site.
- The intended pouring of the concrete footings and slab.
- The completion of all roof framing forming part of the building work (including bracing and tie-downs) prior to any concealment of the framing.
- The completion of the building work, prior to occupation of the building.

A person who fails to provide Council with notification at any of the stages prescribed above is guilty of an offence with a maximum penalty of \$10,000.00 and expiation fee of \$500.00.

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APPLICANT: Port Vincent Foreshore Caravan Park

Mandatory notifications shall be provided by either:

- Leaving a written notice with an authorised officer of Council
- Posting a notification to Council – *see letterhead*
- Telephone – *see letterhead*
- Facsimile – *see letterhead*, or,
- Electronic version to Council's email address – admin@yorke.sa.gov.au

Notes and Statements:

- (1) The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.
- (2) This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact SA Power Networks regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.
- (3) For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

- (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);
- (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);
- (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

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APPLICANT: Port Vincent Foreshore Caravan Park

Lapse of consent or approval

- (1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-
 - (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
 - (b) if:
 - (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or
 - (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.
- (2) A period prescribed by sub regulation (1) may be extended by a relevant authority:-
 - (a) when the relevant consent or approval is given; or
 - (b) at such later time as may be appropriate.
- (3) Where an approval is given, any consent which was necessary for that approval will not lapse unless, or until, the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed:


GARETH HARRISON
Authorised Officer
Maitland Branch Office

Date: 19 September 2016

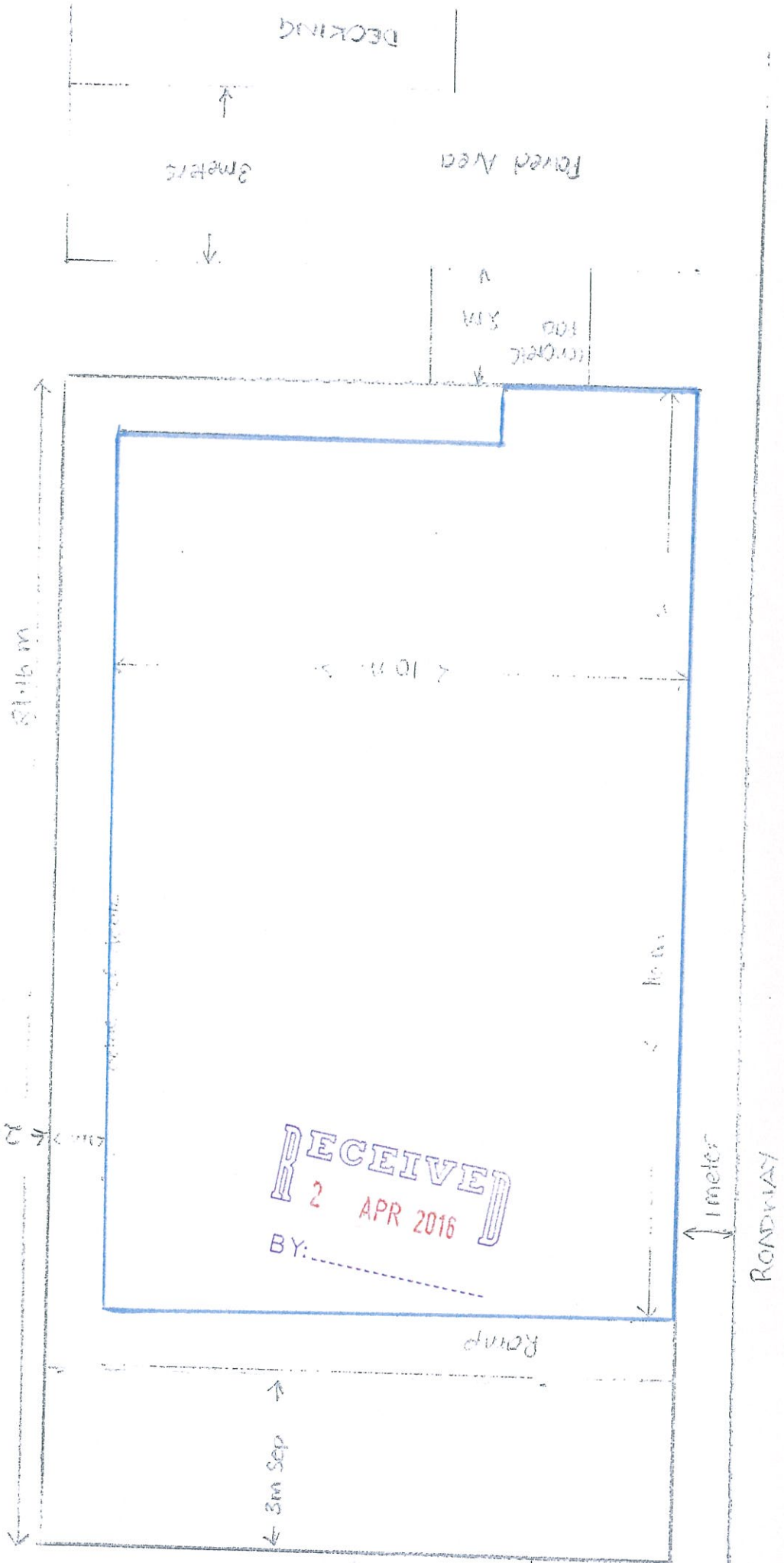


Yorke Peninsula Council
**PLANNING CONSENT
 GRANTED**

W. B. 13/5/16

Yorke Peninsula Council
AMENDED PLAN

SIGNED: *[Signature]* DATE: 24/1/16
 AUTHORISED OFFICER



RECEIVED
 2 APR 2016

BY: _____

Yorke Peninsula Council
PLANNING CONSENT GRANTED
 13/5/16

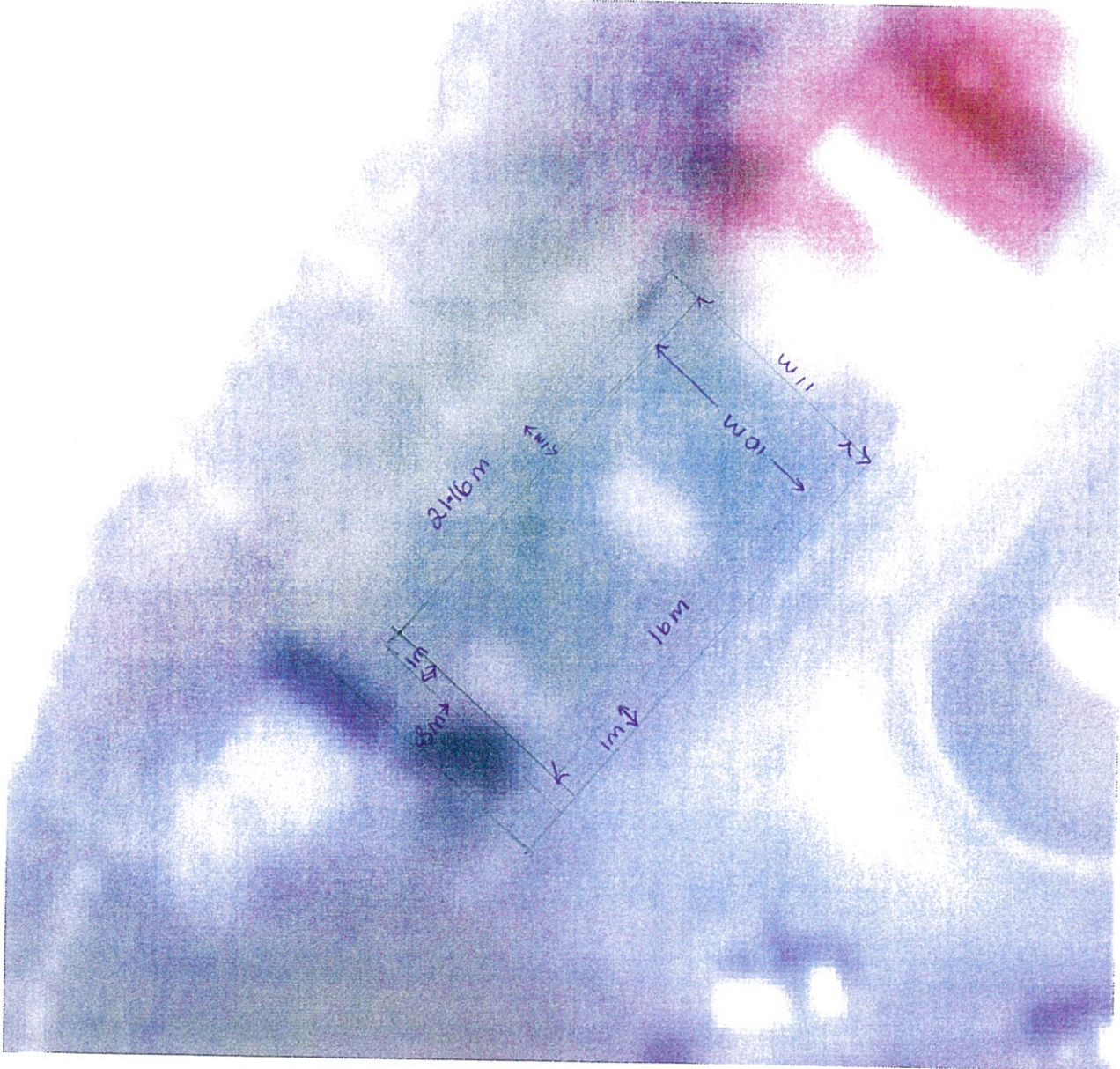
Fish cleaning
 Tree
 Pumping Chamber

Yorke Peninsula Council
AMENDED PLAN

SIGNED *[Signature]* DATE 2/4/16
AUTHORISED OFFICER

RECEIVED
2 APR 2016

BY:



Yorke Peninsula Council
**PLANNING CONSENT
GRANTED**

[Signature] 13/5/16