

APPLICATION ON NOTIFICATION – CATEGORY 3

Applicant:	I & A Buckley
Development Number:	711/L012/17
Nature of Development:	Demolition of an existing single storey dwelling, construction of an elevated dwelling with attached balcony and understorey garage and storage, temporary use of two shipping containers as stores during construction, and associated excavating and filling
Type of Development:	Non-complying
Zone / Policy Area:	River Murray Zone, Conservation Policy Area
Subject Land:	748 Craignook Road, Caurnamont
Contact Officer:	Nitsan Taylor
Phone Number:	7109 7064
Start Date:	21 August 2019
Close Date:	5 September 2019
<p>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</p>	

Written representations must be received by 5:00pm 5 September 2019 and can either be posted, faxed, hand-delivered or emailed to the State Commission Assessment Panel.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders St
ADELAIDE SA 5000

Email Address:

scapreps@sa.gov.au

Fax Number:

(08) 8303 0753



DEVELOPMENT ACT 1993

CATEGORY 3

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by **I & A Buckley** for consent to **demolish an existing single storey dwelling, construct an elevated dwelling with attached balcony and understorey garage and storage, use two shipping containers as temporary stores during construction, and associated excavating and filling in a flood plain** (Development Number : **711/L012/17**). This development is non-complying.

The land is situated at **748 Craignook Road, Curnamont** being Certificate of Title: **Volume 5560 Folio 460**.

The subject land is located within the **River Murray Zone, Conservation Policy Area 7**, of the **Mid Murray Council Development Plan**, Consolidated on **31 July 2014**.

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street and at the office of Mid Murray Council. Application documentation may also be viewed on the SCAP website https://www.saplanningportal.sa.gov.au/public_notices.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 **NOT LATER THAN 5 SEPTEMBER 2019**. Submissions may also be emailed to: scapreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact **Nitsan Taylor** on **7109 7064** or nitsan.taylor@sa.gov.au.

Alison Gill
SECRETARY
STATE COMMISSION ASSESSMENT PANEL

W217

www.sa.gov.au

**South Australian
DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 3**

Applicant: I & A Buckley
Development Number: 711/L012/17
Nature of Development: Demolition of an existing single storey dwelling, construction of an elevated dwelling with attached balcony and understorey garage and storage, temporary use of two shipping containers as stores during construction, and associated excavating and filling
Development Type: Non-complying
Zone / Policy Area: River Murray Zone, Conservation Policy Area
Subject Land: 748 Craignook Road, Caurnamont
Contact Officer: Nitsan Taylor
Phone Number: 7109 7064
Close Date: 5:00 PM 5 September 2019

My Name: _____ **My phone number:** _____

Primary method(s) of contact: **Email:** _____
Postal Address: _____ **Postcode:** _____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interests are:
(please tick one)

- owner of local property
- occupier of local property
- a representative of a company/other organisation affected by the proposal
- a private citizen

The address of the property affected is: _____
_____ **Postcode** _____

My interests are:
(please tick one)

- I support the development
- I support the development with some concerns
- I oppose the development

The specific aspects of the application to which I make comment on are: _____

I: wish to be heard in support of my submission
(please tick one) do not wish to be heard in support of my submission
(Please tick one)

By: appearing personally
(please tick one) being represented by the following person
(Please tick one)

Signature: _____
Date: _____

Locality Map - DA 711/L012/17 - 748 Craignook Road Caurnamont

This product was generated by PLB Pro

Date created: August 16, 2019



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

PLB Pro - developed by DPTI GIS Office
DPTI.GISOffice@sa.gov.au





PRINCIPAL OFFICE
 49 Adelaide Road
 Mannum SA 5238
 Telephone (08) 8569 0100
 Facsimile: (08) 8569 1931

DEVELOPMENT & ENVIRONMENTAL SERVICES OFFICE
 Main Street
 Cambrai SA 5353
 Telephone: (08) 8564 6020
 Facsimile: (08) 8569 1931

Record Number
 IAF20172769

All correspondence to PO Box 28, MANNUM SA 5238

DEVELOPMENT APPLICATION FORM

Please print clearly in black or blue pen

I wish to apply for: Development Plan Consent (Planning ONLY)
 Building Rules Consent (Building ONLY)
 Development Approval (BOTH Planning & Building)

FOR OFFICE USE ONLY	
DEVELOPMENT NUMBER	<u>711/075/17</u>
ASSESSMENT NUMBER	<u>A10323</u>

APPLICANT: MR + MRS IAN + ANNE BUCKLEY
 POSTAL ADDRESS PO BOX 478 MEADOWS SA 5201

OWNER: MR + MRS IAN + ANNE BUCKLEY
 POSTAL ADDRESS PO BOX 478 MEADOWS SA 5201

BUILDER: TIMOTHY FAEHRMANN
 POSTAL ADDRESS 1 BRIDGESON ROAD
STRATHALBYN 5255
 BUILDER'S LICENCE NUMBER BLD 106632



CONTACT PERSON FOR FURTHER INFORMATION

NAME IAN BUCKLEY
 TELEPHONE (Work) 83883333 (Home) 83883333 (Mobile) 0414 442394
 FAX (Work) 83888118 (Home) _____
 E-Mail iamtb@adam.com.au

EXISTING USE DOMESTIC DWELLING
 DESCRIPTION OF PROPOSED DEVELOPMENT NEW DWELLING TO REPLACE EXISTING

LOCATION OF PROPOSED DEVELOPMENT

House No. 748 Lot No. 3 Street CRAIGNOOK RD. Town/Area CAURNAMONT
 Section No. (full/part) _____ Hundred Ridley Volume 5560 Folio 460
 Section No. (full/part) _____ Hundred _____ Volume _____ Folio _____

BUILDING RULES CLASSIFICATION SOUGHT 1, 2 + 4 Present Classification 1, 2 + 4

If Class 5, 6, 7, 8 or 9 classification is sought, state proposed number of employees: Male _____ Female _____
 If Class 9a classification is sought, state number of person for whom accommodation is required: _____
 If Class 9b classification is sought, state proposed number of occupants of the various spaces at premises: _____

AREA OF PROPOSED BUILDING WORK (m²) 315 m²

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? Yes No
HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? Yes No

DEVELOPMENT COST (does not include any fit out costs) \$ 200,000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with Regulation 34(2) of the Development Regulations 2008.

SIGNATURE Ian Buckley DATE 16 / 2 / 2017



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5560 FOLIO 460 *

COST : \$15.50 (GST exempt)	PARENT TITLE : CT 5401/497
REGION : FAX 83883639	AUTHORITY : RTC 8519787
AGENT : S90C BOX NO : 000	DATE OF ISSUE : 03/08/1998
SEARCHED ON : 07/03/2006 AT : 09:30:06	EDITION : 3

REGISTERED PROPRIETORS IN FEE SIMPLE

IAN DAVID BUCKLEY AND ANNE JEANETTE BUCKLEY BOTH OF 49 MAWSON ROAD MEADOWS SA 5201 AS JOINT TENANTS

DESCRIPTION OF LAND

ALLOTMENT 3 DEPOSITED PLAN 50424
IN THE AREA NAMED CAURNAMONT
HUNDRED OF RIDLEY

EASEMENTS

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

- 8519786 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1) FOR MANAGEMENT
- 8534132 ENCUMBRANCE TO RICHARD CHERITON AND JUDITH ANN CHERITON AS JOINT TENANTS (SINGLE COPY ONLY)
- 9781682 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

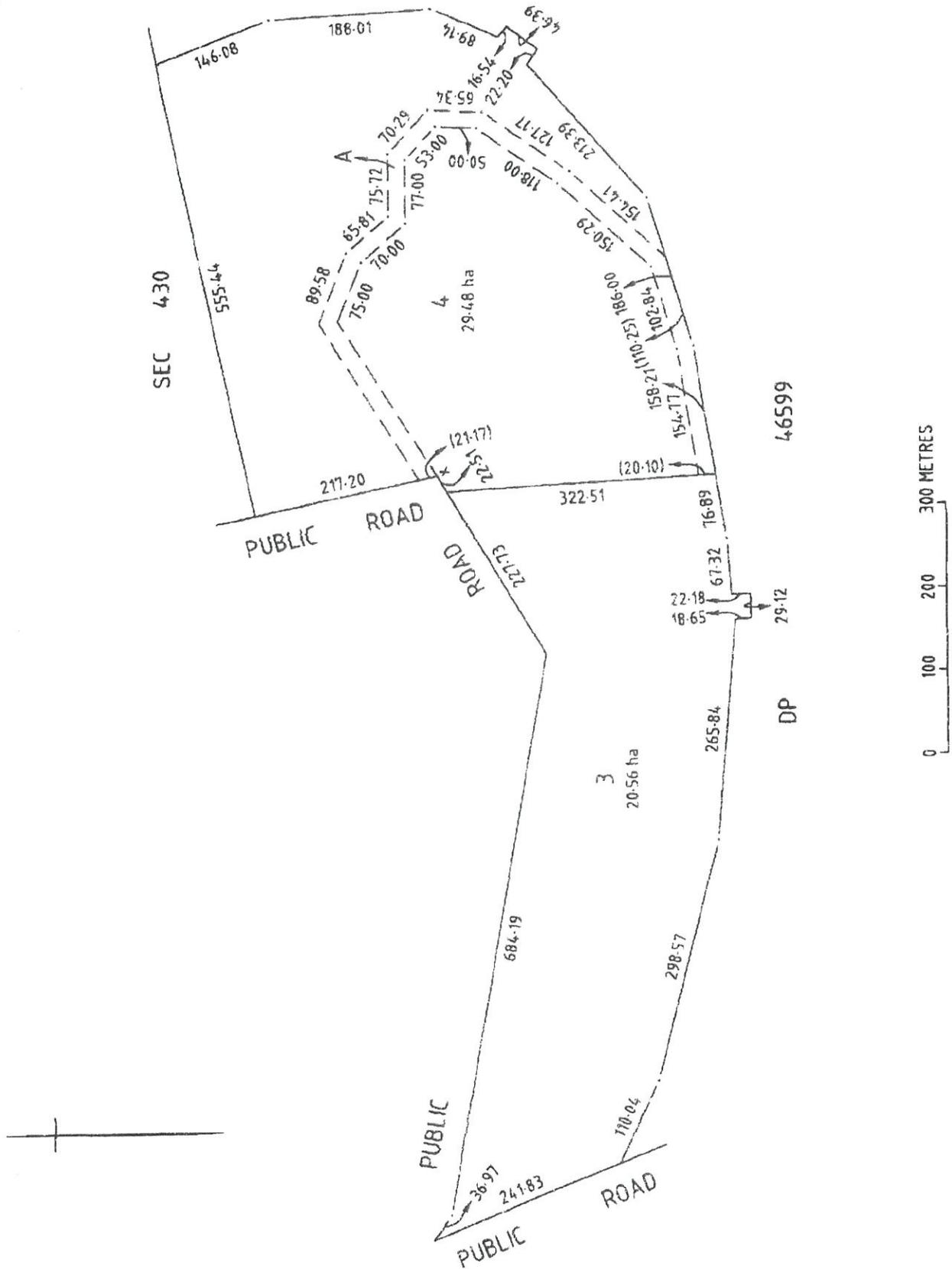
REGISTRAR-GENERAL'S NOTES

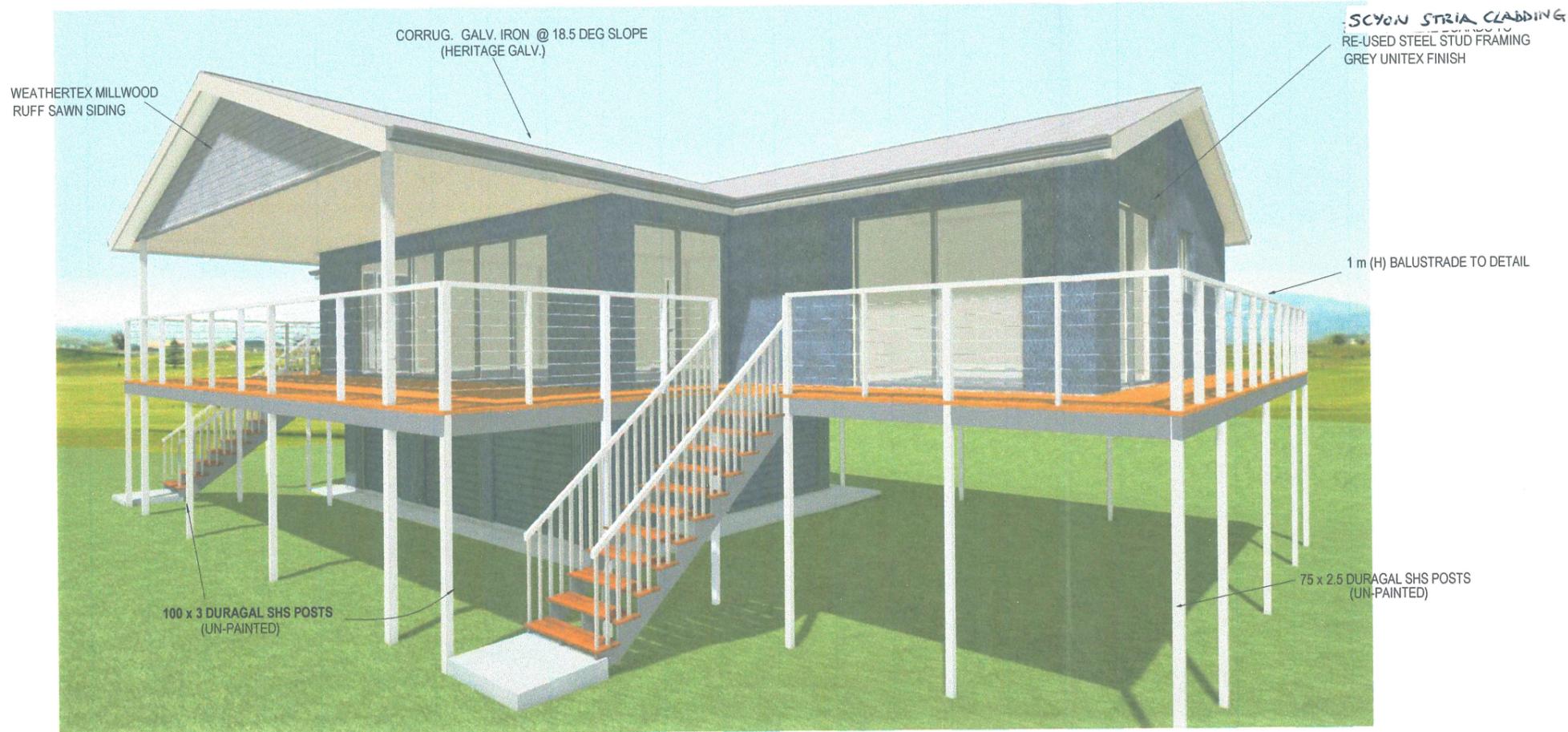
NIL

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5560 FOLIO 460

SEARCH DATE : 07/03/2006 TIME: 09:30:06





FRONT PERSPECTIVE



REAR PERSPECTIVE

FOR PLANNING APPROVAL ONLY

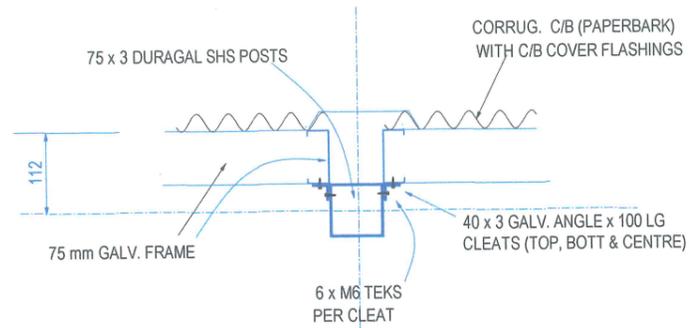
SCAP
Received
 2 August 2019

- SHEET 1 - PERSPECTIVES
- SHEET 2 - 1st. FLOOR PLAN
- SHEET 3 - GROUND FLOOR & 1st FL STRUCT. PLAN
- SHEET 4 - ELEVATIONS
- SHEET 5 - SECTIONS
- SHEET 6 - FOOTING & FLOOR STRUCT. PLAN
- SHEET 7 - ROOF & WALL STRUCTURE PLAN
- SHEET 8 - SITE PLAN
- SHEET 9 - SERVICES PLAN

PROPOSED SHACK for
 I. & A. BUCKLEY, SECT. 748
 CRAIGNOOK Rd, CAURNAMONT

NOTE: THIS DRAWING IS TO SCALE IF A3 SIZE
 IF PRINT IS A PDF, CHECK THE SCALE FIRST

BUILDER:	DATE: 1.7.19	SHEET 1 of 9 REV. A
----------	-----------------	------------------------

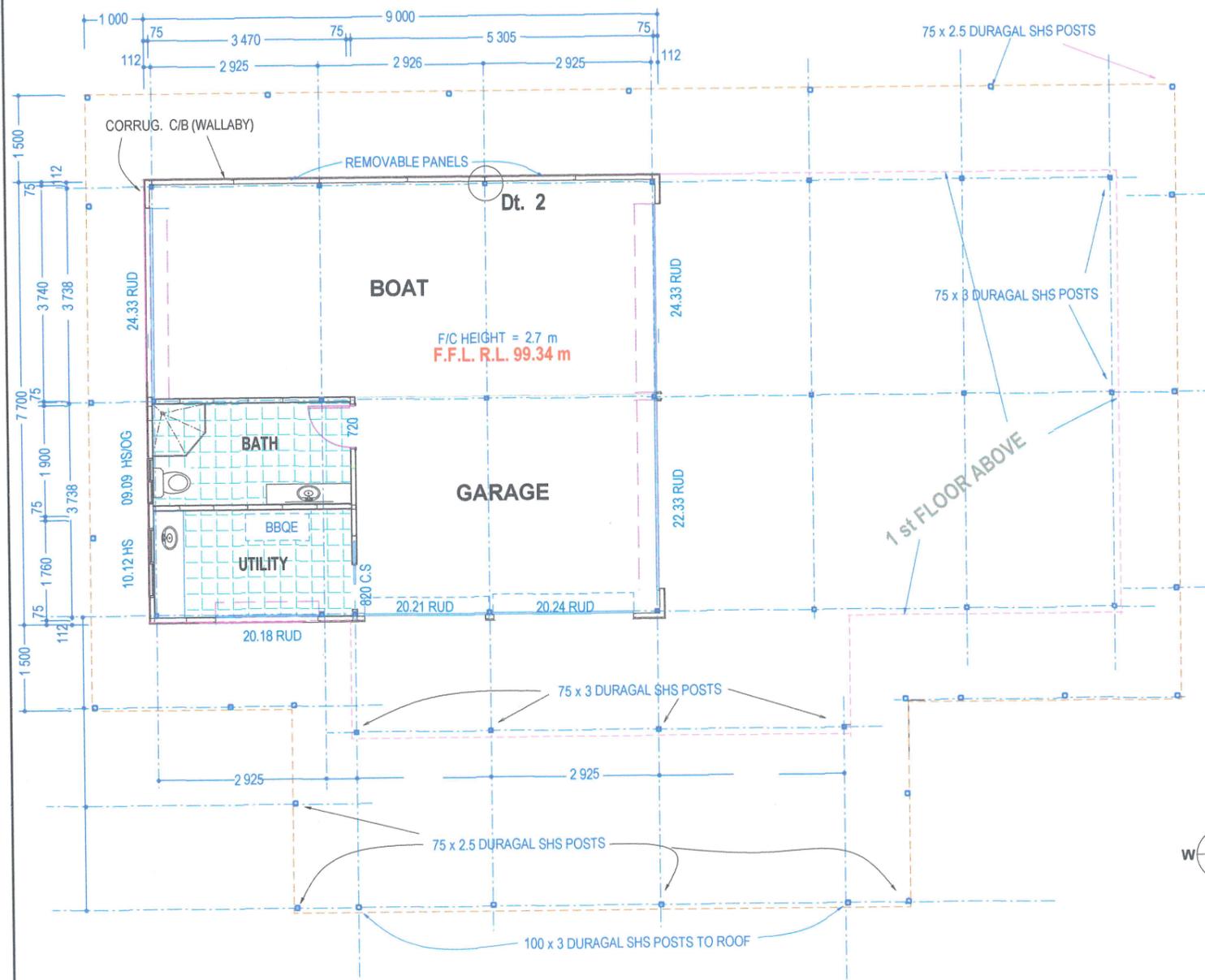


DETAIL PLAN 2 - 1:10

GRD. FLOOR TO CEILING HGT - 2700 mm
 1st. FLOOR TO CEILING HGT - 2 400 mm
 WIND DESIGN SPEED - N3
 ROOF SLOPE - 18.5 DEG
 BUSHFIRE RISK - GENERAL
 EAVES O/H - 600 mm

AREAS

LIVING - 149.50 sq. m.
 DECKING - 91.40 sq. m.
 GRD. FL. WET AREA - 14.20 sq m
 GARAGE - 55.00 sq m
 TOTAL - 310.10 sq m



GROUND FLOOR PLAN 1:100

FOR PLANNING APPROVAL ONLY

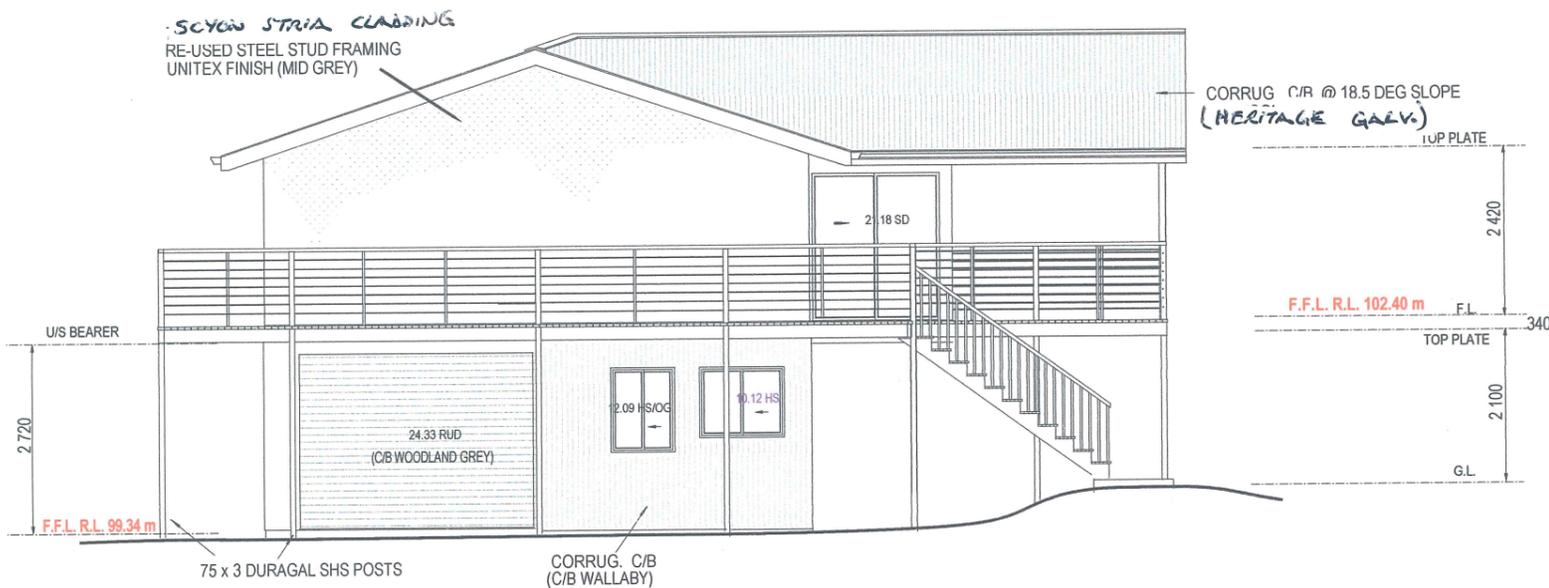
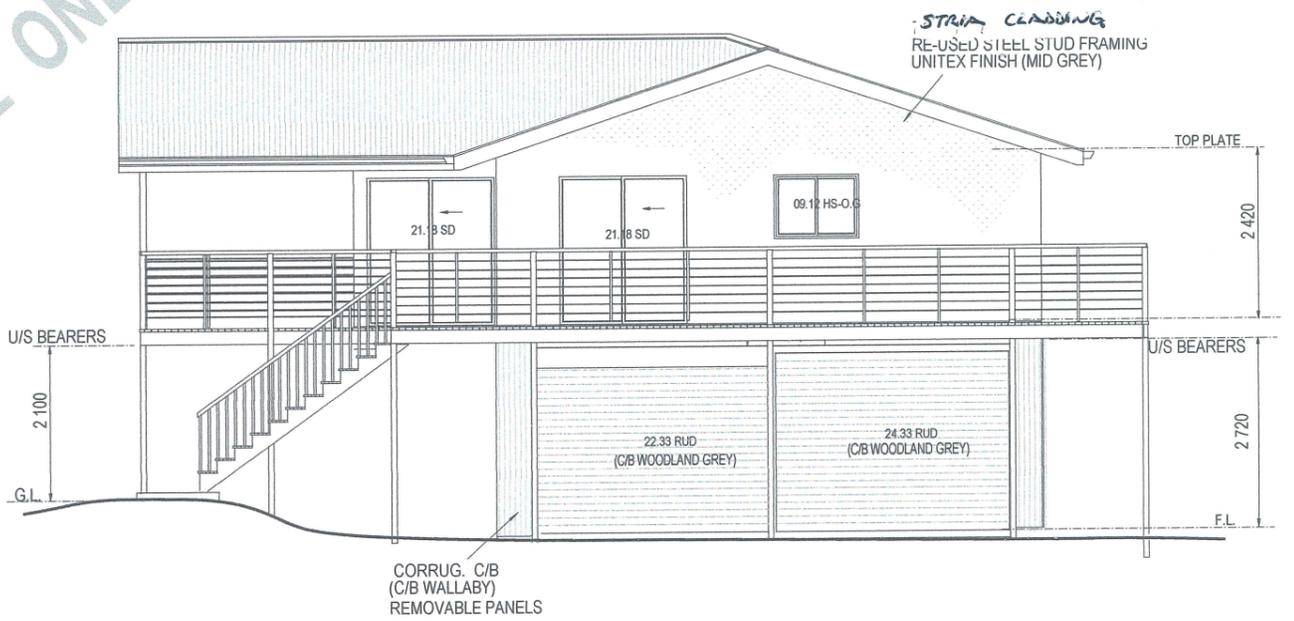
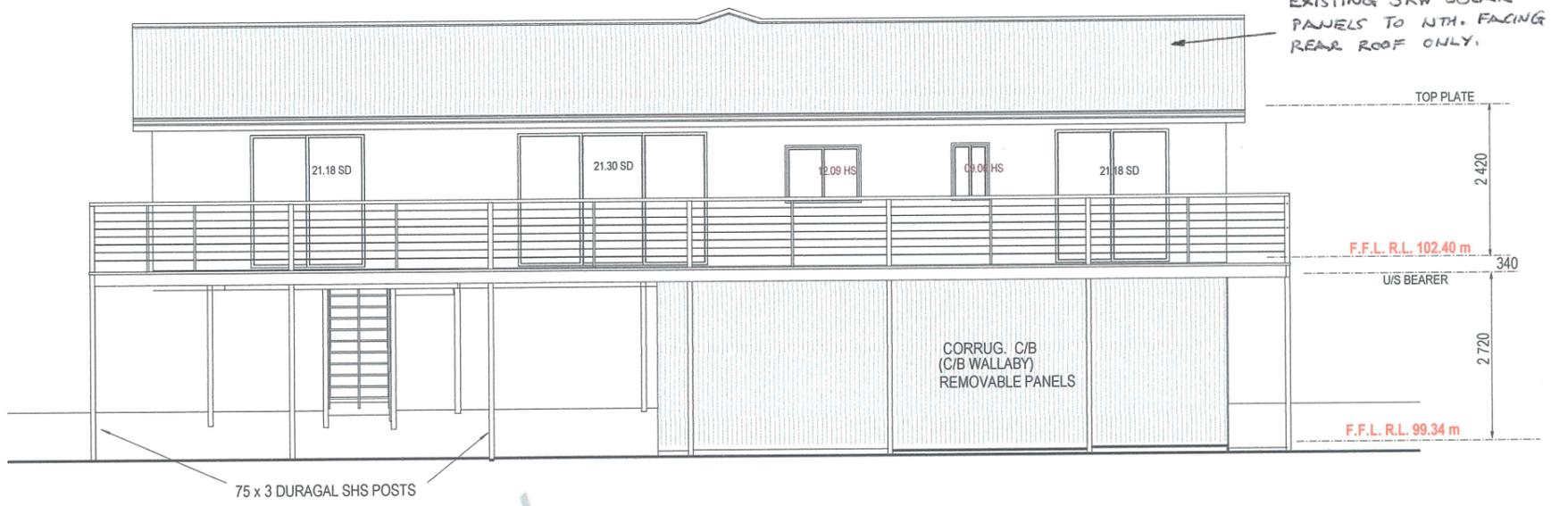
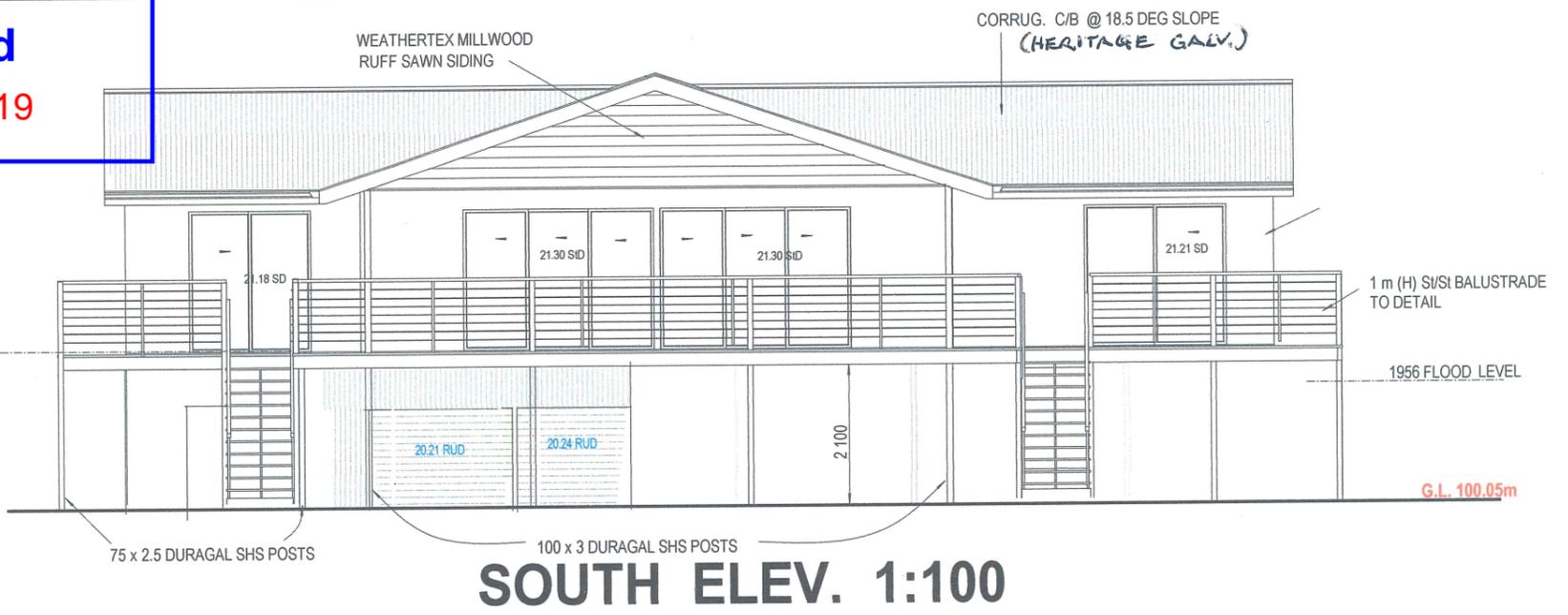
SCAP
 Received
 2 August 2019

PROPOSED SHACK for
 I. & A. BUCKLEY, SECT. 748
 CRAIGNOOK Rd, CAURNAMONT

NOTE: THIS DRAWING IS TO SCALE IF A3 SIZE
 IF PRINT IS A PDF, CHECK THE SCALE FIRST

BUILDER:	DATE: 25.06.19	SHEET 3 of 9 REV. B
----------	-------------------	------------------------

SCAP
Received
 2 August 2019

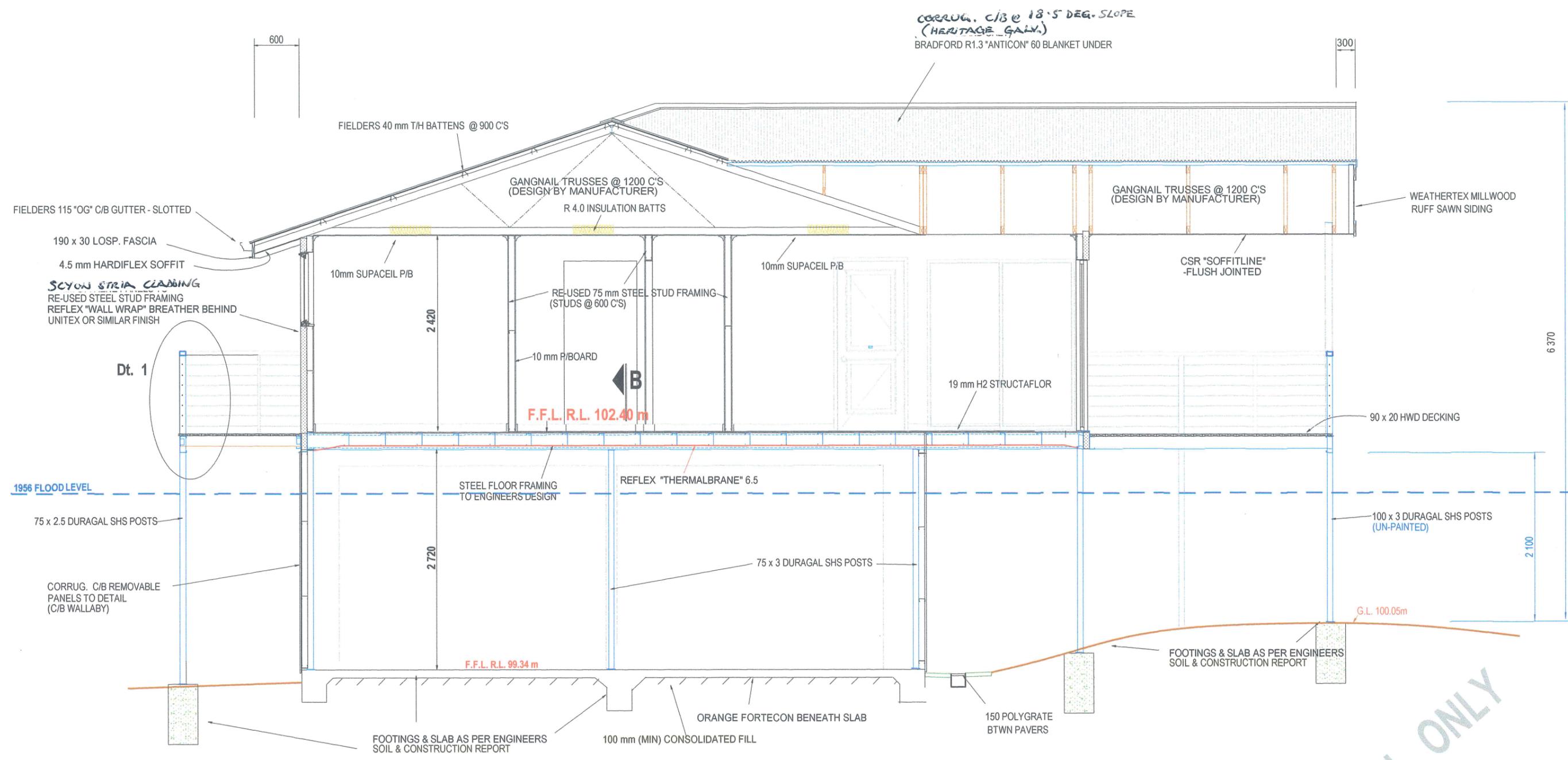


PROPOSED SHACK for
I. & A. BUCKLEY, SECT. 748
CRAIGNOOK Rd, CAURNAMONT

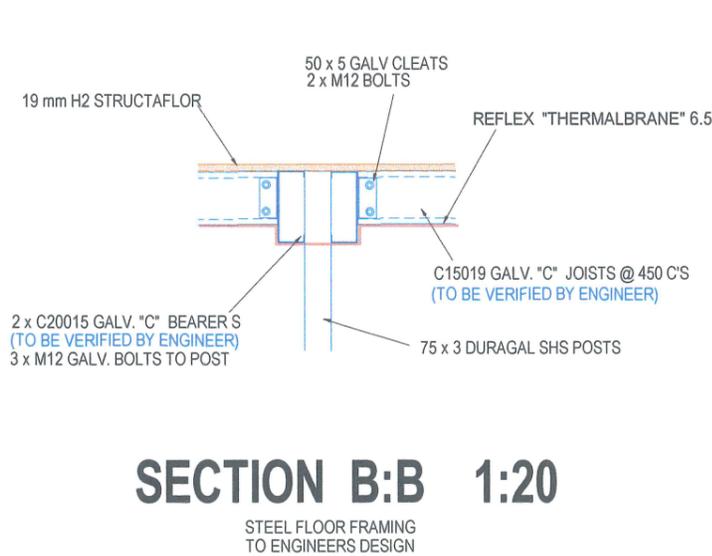
BUILDER:	DATE:	SHEET 4 of 8
	25.6.19	REV. B

NOTE: THIS DRAWING IS TO SCALE IF A3 SIZE
 IF PRINT IS A PDF, CHECK THE SCALE FIRST

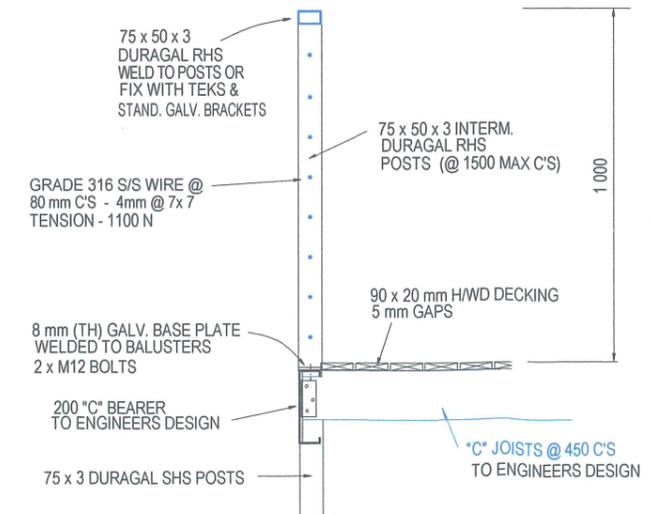
FOR PLANNING APPROVAL ONLY



SECTION A:A 1:50



SECTION B:B 1:20
STEEL FLOOR FRAMING
TO ENGINEERS DESIGN



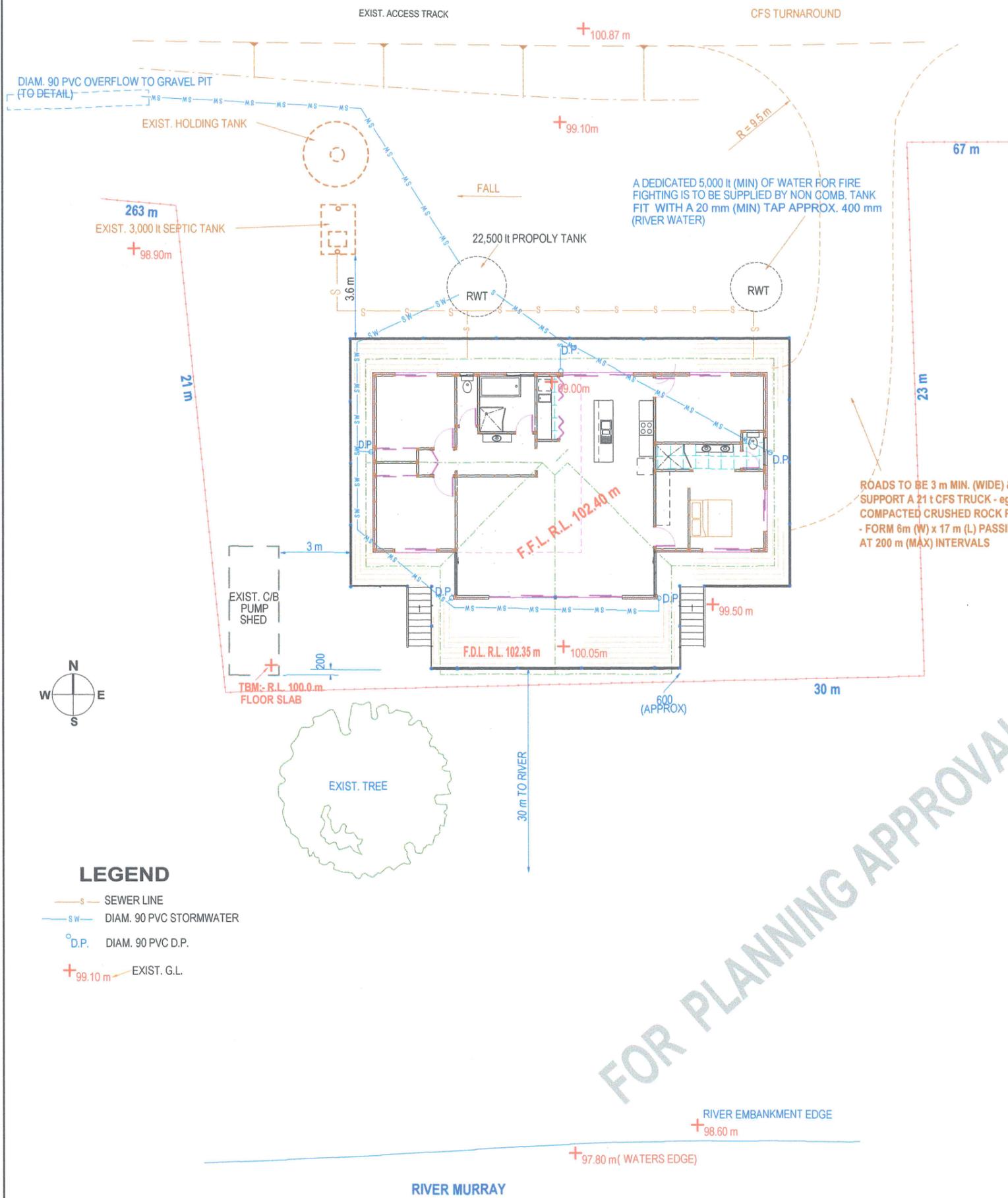
DECK BALUSTRADE - DETAIL 1 1:20

FOR PLANNING APPROVAL ONLY

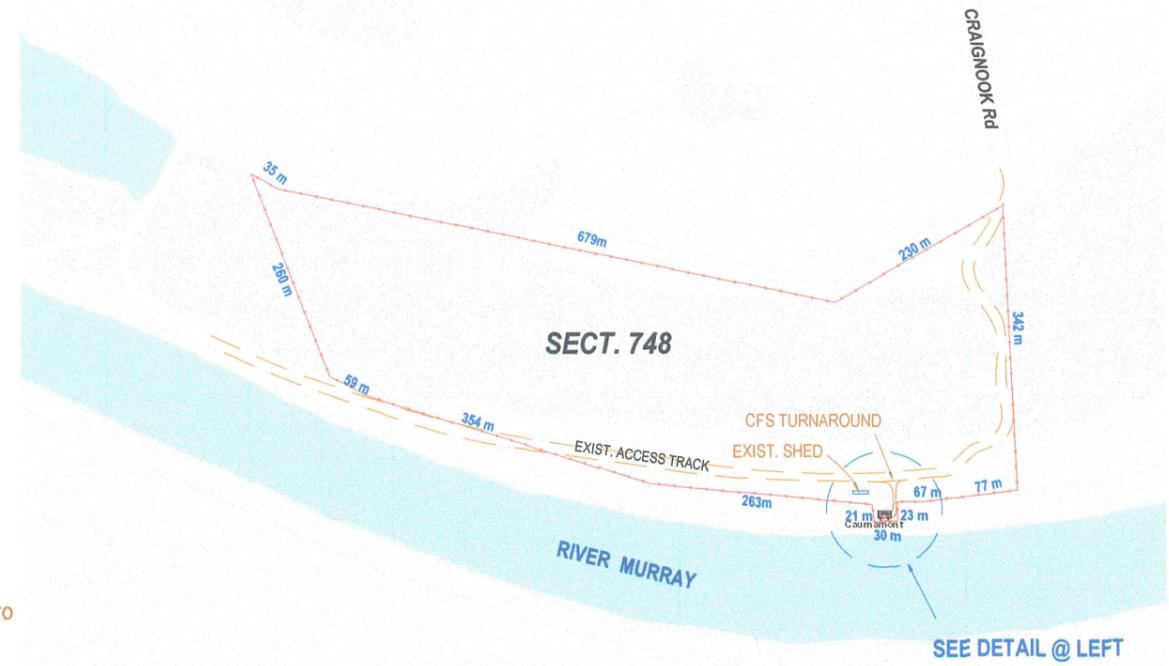
SCAP
Received
2 August 2019

NOTE: THIS DRAWING IS TO SCALE IF A3 SIZE
IF PRINT IS A PDF, CHECK THE SCALE FIRST

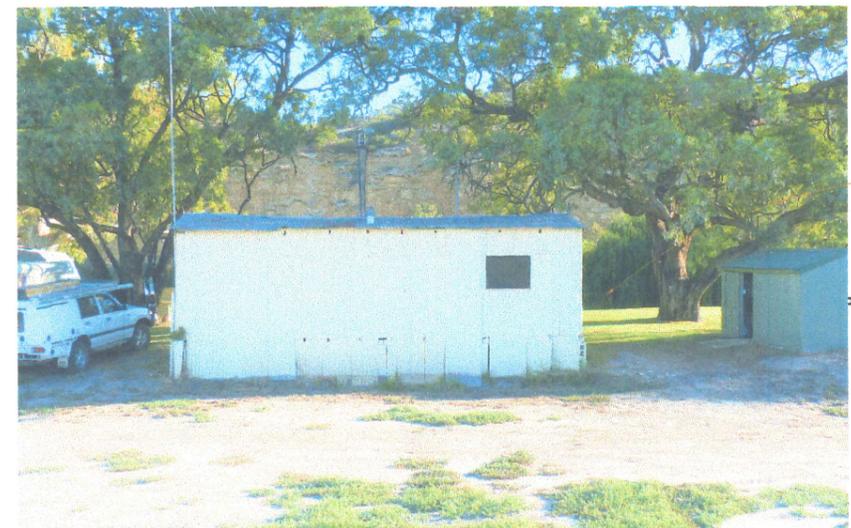
PROPOSED SHACK for I. & A. BUCKLEY, SECT. 748 CRAIGNOOK Rd, CAURNAMONT		
BUILDER:	DATE: 25.6.19	SHEET 5 of 9 REV. A



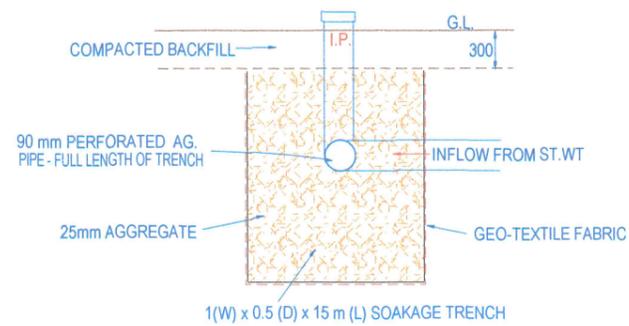
SITE PLAN DETAIL 1:200



SITE LOCATION PLAN (N.T.S.)



VIEW OF EXISTING SITE



ST/WT SOAKAGE TRENCH - NTS

SCAP
Received
 2 August 2019

PROPOSED SHACK for I. & A. BUCKLEY, SECT. 748 CRAIGNOOK Rd, CAURNAMONT

NOTE: THIS DRAWING IS TO SCALE IF A3 SIZE IF PRINT IS A PDF, CHECK THE SCALE FIRST

BUILDER:	DATE: 25.6.19	SHEET 8 of 9 REV. B
----------	---------------	------------------------

Application Number: 711/LO12/17 (APPIAN 2D 1973)

Applicant: I & A Buckley

Proposed Development: Replacement Dwelling

Subject Land: 748 Craignook Road Curnamont

To: State Commission Assessment Panel

Attention: Nitsan Taylor (Senior Planning Officer)

Statement of Effect Relating to Our Development.

1. Our proposed new holiday home has been designed to have a "footprint" that sits over the top of our existing shack without encroaching any closer to the river or existing trees. Primarily the home has been enlarged to the rear (away from the river).
2. As requested by the S.C.A.P. we have amended the plans to raise the proposed floor level, therefore making the underfloor clearance of the home itself 2.7meters to comply with building control 10. By doing this we now have the entire floor level above the 1956 flood level. This has also made the clearance below the front balcony more user friendly. We feel that this increase in overall height which is still well within the maximum of overall height limitation of the building of 7.5meters will not appear out of place when viewed from the river. (River being considerable lower than the ground level at the base of the balcony).
3. By removing the solid stone chimney on the front of the home and reducing the internal living area (therefore increasing the open deck) without altering the overall footprint we have been able to achieve a more open, free flowing style of building particularly when viewed from the river. We feel that this has made it blend into its natural surroundings much better. In addition to this we have decided to go with darker (grey) walls and a lighter roof to help blend into the existing tree trunks at ground level and the sky above. The 2 existing "Black box" Trees will help to "frame" the home and it should blend in quite well.
4. By incorporating simple lines, open deck and balconies into the design without over complicating it we feel it fits into the desired character of a "shack area" settlement policy area.
5. We intend to continue our simple landscaping techniques that we have in place at present i.e. use of natural trees native to the area and open grass areas surrounding the home.
6. Natural limestone has been used and will continue to be used for any driveways/ CFS turn around areas required now and in the future. (Once again natural local materials used where possible.)
7. I have lived in the Adelaide Hills my entire life, relying on rainwater harvesting/ storage to 100% supply the water needs to run the entire inside of our houses, with bore water for irrigation of lawns and gardens. It is with this experience in mind that I intend to have a minimum of 45,000 litres of rain water storage located behind the house on the Northern side (away from river) to service the new home. Therefore only relying on river water for

firefighting and irrigation of lawns and gardens. This will assist in helping to preserve our most important natural resource.

8. Power to the sight at present is underground and will extend to the new home in the same way. Therefore no visible power lines will adversely impact the environment on our property at all.
9. Because our proposed plan is a simple gable roof (low pitch) design we believe it complies favourable with development control principal 12.
10. The orientation of our proposal is the absolute premium when it comes to North facing and having the hot summer sun passing over the top of the roofline with no windows in the Western wall to limit heat from entering the building in summer. In addition, warm winter sun will filter through the North facing sliding doors and windows to help heat the home naturally in winter. This will certainly greatly reduce the need for artificial cooling/ heating therefore reducing the impact on the environment.
11. Please note: we would like to use galvanised iron roof cladding (not zincalume), therefore it will age naturally and being a lighter colour will tend not to absorb as much heat as the darker colours.
12. We have concerns regarding use of Styrene filled wall claddings i.e. combustibility. As a result of these concerns we have researched other options and settled on the use of James Hardie "Scyon Strida" which is a flat form of fibre cement. The profile of each plank is 400mm height with 15mm recessed shadow line between planks with a ship-lap joint which is strong and weatherproof. This profile is very sleek and low maintenance therefore reducing the impact on economics and the environment. It is 14mm thick so has added insulation qualities as well.
13. Blanket sisalation/ insulation is to be used below roofing iron and around all walls as well as insulation batts to maximise our energy rating and lessen the impact on economics and the environment also.
14. With the proposed home situated parallel to the river, in times of major flood the passage of water will flow from East to West through the lower garage portion of the building. It is with this in mind that lift up roller doors are shown on both sides in direction of possible flow as well as along the front of the building. This will allow relatively unrestricted flow of flood water in times of very high water without disturbing the structural integrity of the building or washing building materials downstream. Note: This particular site is unaffected by most of the high water events (even in 1992 it was high and dry).
15. We don't expect any inconvenience to any of our neighbours during the building process and have a very good relationship with all surrounding residents on our side of the river. (Cliff Opposite.)
16. It is our intention to have adequate rubbish retention facilities available and keep the entire site clean at all times during and following the development process. This will result in very little impact to the local environment and native animals.

Additional Information Requested

1. Our existing on site wastewater disposal system comprising of a 3000Litre septic tank coupled with 8000 litre holding tank as shown on site plan was installed 20/04/2015 by a licensed registered plumber. We had approval for a system of this type when we purchased the property. We are currently working with council to obtain the relevant paperwork and will forward it to you as it becomes available. We are fully aware that the liquid needs to be pumped out and carried away to an approved area to lessen the impact on the environment (River in particular). Due to the limited nature of use of our block in recent times we have only had to empty it once in that time and have pump out receipt from Mannum and Bridge Septic Pumping to validate this.
2. We hereby agree to amend the current development application to include the use of two shipping containers as temporary stores while the new dwelling is being constructed. Should approval of the replacement dwelling be forthcoming, a condition then will be placed on the approval requiring the shipping containers to be removed following construction of the dwelling.

I apologise for the delay in completing the requested information and trust the information of our intent to comply with all aspects of the building process has been made clear.

We look forward to enhancing our holiday block on the mighty Murray River and making it a more comfortable place to enjoy relaxing times with friends and family.

Yours Sincerely,

Ian Buckley

Ian and Anne Buckley
PO Box 478
Meadows SA 5201
0414 442 394

Nitsan Taylor
Senior Planning Officer
Development Assessment Commission
GPO Box 1815
Adelaide SA 5001

16th May 2017

Dear Nitsan

In reply to your letter dated 31/3/17 regarding development application number 711/L012/17.

As requested, an explanation of the reason for the development and its effect on the adjacent land is as follows;

Our existing dwelling is very old, we estimate over 50 years and is falling into a state of disrepair. It requires replacing or substantial renovations to be structurally sound. Our plans are to replace it in its current location. When we purchased the property in 2004 it was zoned flood plain and we understood with all the relevant approvals we could replace an old existing dwelling with a new one. Until now we haven't had the funds available to start this process. A few years ago we enquired about dividing off 1 or 2 blocks from the end of ours to sell and therefore give us the funds to build. It was in this process we discovered our land had been rezoned conservation, preventing any subdivision from taking place.

Over the years we have spent significant time and money improving our property including the installation of underground power, upgrading our 'track' to a raised causeway and generally maintaining it in a neat and tidy manner to enjoy our river activities. We have an old caravan there for sleeping in and any visitors camp. Our shack is a good shelter and storage for tables, chairs, fridge, kitchen area etc and has been a great asset to us but the time has come where we'd like to replace it and remove the old caravan.

We have an existing self-contained septic holding tank system which we plan to reconnect to the new building as shown on our plans.

Initially we had planned on building a shed to store our boat, lawn mower, canoes and other 'shed' things and in the interim purchased 2 shipping containers and had them delivered and solar panels installed on top of them. We have since found out that these containers shouldn't be there and have had an order from council to remove them. We have now decided that once the new shack is built we will put the solar panels on the roof of the shack and use under the shack for storage and therefore won't need the containers or a shed. We can then remove the containers from the site. Obviously our new shack needs to be built first for this to happen. Once the 2 containers are removed and the caravan has gone our overall footprint will be reduced significantly.

In regard to the effect on adjacent land; By siting the shack in its current location, using colours that will blend with the environment and using the natural contours of the land, visually the shack won't be appear to be massively high from the river. From the rear we will have sufficient height for storage of our boat etc as shown on the proposed plan.

Our recently completed track/causeway means that any building supplies/ trades can now access our site directly without having to gain access through our neighbours' property.

Due to the size (20 hectares) and location of our block, our neighbours over the river, up on a cliff, on acreage, aren't effected by our building process at all. Our only neighbour within eyesight is the one we have legal right of way over their land which we are grateful for but is an imposition especially when we have visitors, which is one of the reasons we improved our own access with a raised causeway to have access with high water. So for those neighbours our impact to them is now reduced. Our other neighbouring land is vacant, unused arid land and his actual dwelling is not within site so we don't believe we will have any negative impact on him either.

We trust this satisfies your requirements and hope our application can proceed without too many delays.

Yours sincerely

Ian and Anne Buckley