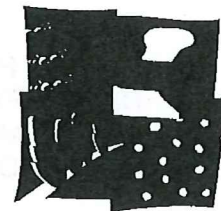


**DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM**
Schedule 11



CITY OF
Port Adelaide Enfield

Development Application Dated: 21/10/2005
Registered On: 21/10/2005

Development Application Number 040/3222/05

To: Adelaide Juventus Sports and Social Club Inc
246 Foster Road
OAKDEN SA 5086

on behalf of the owner:

Adelaide Juventus Sports and Social Club Inc
246 Foster Road
OAKDEN SA 5086

Location Of Proposed Development : 246-256 Fosters Rd OAKDEN SA 5086
Allotment 355 D 48652 CT Vol 5876 Folio 359
Nature of Proposed Development : Part demolition and construction of new additions
to club rooms with associated car parking and
landscaping for a non-residential club
Building Classification Assigned : **STAGE 4 & FINAL**
9b

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Provisional Development Plan consent	Yes	20	19/04/06
Provisional Building Rules consent	Private Certification	2	28/06/06
DEVELOPMENT APPROVAL	Yes	22	Yes

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

DATE OF STAGE 4 & FINAL APPROVAL 05/07/06

Signed
05/07/06
ajc



Russell Fink, Development Officer – Planning
Sheets Attached

CITY OF PORT ADELAIDE ENFIELD
DEVELOPMENT ACT 1993
ATTACHMENTS
CONDITIONS OF APPROVAL 040/3222/05

Provisional Planning Consent Conditions:

1. Advertising signs do not form part of this approval and a separate development application must be made to Council.
2. All vehicles shall enter and exit the land in a forward direction.
3. Wheel stopping devices constructed of concrete, metal or wood shall be placed at the end of each parking bay so as to prevent damage to adjoining fences, landscape strips or buildings by motor vehicles, to the reasonable satisfaction of Council.
4. The proposed car parking layout and access areas are to conform with the Australian Standards 2890.1 for Off-Street Parking Facilities.
5. All car parking spaces, driveways and associated manoeuvring areas shall be sealed in bitumen, concrete or brick pavers prior to first occupation of the site.
6. All car parks shall be line marked or paved in a distinctive fashion to delineate each car parking space and shall be maintained in a clear and visible condition at all times.
7. Driveway, manoeuvring areas, car parking spaces, and landscape areas shall not be used for the storage or display of any materials or goods.
8. Disable carparking must be provided at a rate of 1 parking bay per 50 parking bays. Access to buildings and designated disabled car parking spaces shall be designed and provided in accordance with the provisions contained in "Guidelines for the provision of parking for people with disabilities in South Australia" (March 1993) and **AS1428**, Parts 1, 2 and 4.
9. All surface water from carparking and hardstand areas is to be directed to a proprietary pollutant treatment device capable of removing oils, silts, greases, and gross pollutants to Council and EPA satisfaction prior to discharge to Council stormwater system or street water table.
10. The hours of operation of the premises shall not exceed the times:
Sunday to Thursday - 9.00 am to Midnight
Friday and Saturday - 9.00 am to 1.00 am on the following day

Doors and windows must be closed and the hours of operation for the outdoor areas shall not exceed:
Sunday to Thursday - 9.00 am to 9pm
Friday and Saturday - 9.00 am to 11pm
11. The proposed finished floor level of any addition(s) shall match the finished floor level of the existing building unless otherwise directed by Council.
12. The proposed landscaping shall be established on the site in accordance with the approved plan prior to the occupation of the site and it shall be maintained and nurtured at all times, with any diseased or dying plants replaced, to the reasonable satisfaction of Council.
13. All existing trees/vegetation within the subject land, not directly affected by site work and building work, shall be retained and protected, to the reasonable satisfaction of Council.

14. All trees/plants shall be watered through the installation of an underground drip irrigation system that shall be maintained to the reasonable satisfaction of Council.
15. Any spotlights or floodlighting shall be directed and shaded in such a manner so as not to cause light overspill nuisance to neighbours or distraction to drivers on adjacent public roads.
16. No sound shall be emitted from any device or activity on the subject site, so as to impair or impinge upon the amenity of neighbours.
17. All mechanical services to the building and/or machinery (such as air compressors and the like) shall be designed and installed and operated in such a manner that any person living within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.
18. The approval granted herein does not extinguish any previous consents/approvals, conditions or requirements relevant to the land, unless specifically stated.
19. All stormwater from buildings and paved areas shall be disposed of in a manner and with materials to the reasonable satisfaction of Council, prior to the occupation of the site.
20. 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 details and plans submitted in Development Application 040/3222/05 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Please Note:

- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.
- The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the *"Stormwater Pollution Prevention – Code of Practice for the Building and Construction Industry* (EPA, 1999). Specifically, the applicant must ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.
 - A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.

- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2003* and as such **must** be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone (08) 8204 2004.

Provisional Building Consent Conditions:

Private Certification documents as attached



Russell Fink,
Development Officer – Planning
05/07/06
ajc



Restaurant Licence

50627925

Liquor Licensing Act 1997

PREMISES NAME: B. SOCIAL RESTAURANT

PREMISES ADDRESS: 246 Fosters Road, Oakden 5086

LICENSEE: MTM Holdings Pty Ltd

LICENSED PREMISES: Outlined in red on the approved plan

AUTHORISATION: To sell and supply liquor in accordance with Section 34(1)(a) (b) & (c) of the *Liquor Licensing Act 1997* and any other conditions of this licence.

EXTENDED TRADING AUTHORISATION: Outlined in pink on the plan and shown as Areas 1 & 2

<u>Area 1</u>	
Friday and Saturday	midnight to 1am the following day
Sunday	8am to 11am & 8pm to midnight
<u>Area 2</u>	
Sunday	8am to 11am & 8pm to 10pm

TRADING HOURS:

<u>Area 1</u>	
Sunday to Thursday	8am to midnight
Friday and Saturday	8am to 1am the following day
<u>Area 2</u>	
Sunday to Thursday	8am to 10pm
Friday and Saturday	8am to midnight

ENTERTAINMENT CONSENT: Outlined in blue on the plan and shown as Area 1

Sunday to Thursday	12pm to 11pm
Friday and Saturday	12pm to midnight

CAPACITIES:

Area 1	200 persons
Area 2	125 persons

CONDITIONS: Continued Page 2

Date of issue: 19 AUGUST 2015

LIQUOR AND GAMBLING COMMISSIONER

CONDITIONS:

Under section 34(1)(c) of the *Liquor Licensing Act 1997* the licensee is authorised to sell liquor on any day without meals to patrons seated at a table or attending a function where food is provided during the trading hours and any extended trading authorisation, (Good Friday and Christmas Day liquor can only be sold with meals).

1. The Licensee shall each day at closing time, station an approved responsible person at the main entrance to the premises to monitor the orderly and quiet departure of patrons.
2. On any specific karaoke night the karaoke shall cease at 10.30pm.
3. Doors and windows to the outside are to be closed during the provision of karaoke and other entertainment inside the premises.
4. Speakers in the outside area to be turned to face inwards

