

Council Policy

Provision of Physical Models or Other Visual Representation Tools for Major Development Proposals Which Require Public Notification



COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	<p>PROVISION OF PHYSICAL MODELS OR OTHER VISUAL REPRESENTATION TOOLS FOR MAJOR DEVELOPMENT PROPOSALS WHICH REQUIRE PUBLIC NOTIFICATION</p>
---	---

Policy Number:	DEV-11
Responsible Department(s):	Development & Regulatory Services
Relevant Delegations:	As outlined in this Policy
Other Relevant Policies:	None
Relevant Procedure(s):	None
Relevant Legislation:	None
Policies and Procedures Superseded by this policy on its Adoption:	10 December 2007, Item 7.3, 53 8 December 2008, Item 8.1, 117 21 August 2012, Item 10.1, 31 14 July 2015, Item 12.4
Adoption Authority:	Council
Date of Adoption:	24 July 2018
Effective From:	7 August 2018
Minute Reference for Adoption:	Item 12.7, 170/18
Next Review:	No later than July 2021 or as required by legislation or changed circumstances.

PROVISION OF PHYSICAL MODELS OR OTHER VISUAL REPRESENTATION TOOLS FOR MAJOR DEVELOPMENT PROPOSALS WHICH REQUIRE PUBLIC NOTIFICATION

1. PURPOSE OF THE POLICY

To require the provision of physical models or other forms of visual representation for major development proposals that require public notification.

2. CONTEXT

2.1 When assessing a major Development Application it is often difficult to interpret and appreciate the design attributes of a proposal simply using two dimensional plans and elevations. Neighbours and others viewing a proposal can also have difficulty in assessing how it affects their property and amenity, for example, when site levels change. Likewise, two dimensional plans and elevations may also not adequately demonstrate how a proposed development relates to its surrounds, particularly in the many unique and sensitive localities within the Adelaide Hills Council, and adjacent to various heritage buildings and scenic routes which pass through the Council area.

2.2 Physical models are accepted as one tool to assist with interpretation of a proposal and subsequent assessment by presenting a three-dimensional (3D) perspective to put a proposal in context (location, bulk, scale etc) and to facilitate assessment of the urban design qualities of a development proposal. Models may also supplement details provided in plans of materials and finishes to be used and the type of landscaping to be provided. It may also be possible, depending on the level of detail shown, to use a model to qualify the accuracy of shadow diagrams submitted by taking the model to the site and testing it.

2.3 Other forms of visual representation for major development proposals may also be a suitable alternative to the provision of a physical model where it is considered that such visual representation tools (e.g. photomontages, computer generated 3D modelling, “fly-over” or “fly-through” views) would be more appropriate or more reasonable than provision of a physical model.

3. POLICY

3.1 Physical or visual representation models should be supplied for proposals which are Category 2 or 3 and which meet one or more of the following criteria:

3.1.1 have a construction value of \$5 million or greater; or

3.1.2 are more than two storeys in height; or

3.1.3 are for the development of 4 or more residential units of 2 or more storeys; or

3.1.4 comprise commercial or industrial developments adjoining residential uses where the development is to be built within 10 metres of the common boundary with the residential uses

3.2 Physical models are to be at least 1:200 scale and must demonstrate the proposed building, its architectural features, materials and finishes, and must be presented in context with the topography and buildings that surround it and also what has been approved on adjacent properties. Features such as existing trees to be retained, street trees, trees on adjacent land,

and ‘accessories’ such as people and cars should only be required if they would value-add to the interpretation and subsequent assessment. Details of materials and finishes may be demonstrated on the model or may be supplied in an alternate form such as a product sample, provided the information is attached to or held with the model structure.

- 3.3** The requirement for a model to be provided with an application may be waived after taking into account the size of the proposal and the development site and distance of a building from neighbouring properties.
- 3.4** The requirement for a model to be provided with an application may be waived where it is considered that alternative visual representation tools such as photomontages or products that can be prepared using computer aided drafting (CAD) software or other emerging technologies such as computer generated 3D modelling, “fly-over” or “fly-through” views would be more appropriate or more reasonable than a model. Any alternative visual representation prepared under this policy statement must be presented in context with the topography and buildings that surround it and also what exists or has been approved on adjacent properties.
- 3.5** The Manager Development Services and/or Council Assessment Panel may require a model outside the scope of this policy or an alternative form(s) of visual representation, for example after taking into account the likely visual impact of a development proposal or its proximity to a State or Local Heritage Place.
- 3.6** A physical model prepared under this policy will remain the property of the applicant or proponent. Council will return the model following granting of any development plan consent but will take photos of the model for Council’s records prior to returning the model. Council will request to keep a copy of any alternative visual representation tool for its records in a suitable format.

4 DELEGATION

- 4.1** The Manager Development Services and/or Council Assessment Panel shall have the right to require the provision of a physical scale model or alternative form of visual representation in accordance with this policy, or the right to waive such a requirement.
- 4.2** The Chief Executive Officer has the delegation to:
- Approve, amend and review any procedures that shall be consistent with this Policy; and
 - Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

5. AVAILABILITY OF THE POLICY

- 5.1** This Policy will be available for inspection at the Council’s Offices during ordinary business hours and via the Council’s website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council’s Schedule of Fees and Charges.