

Council Policy

Models for Major Development



COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	<h2>MODELS FOR MAJOR DEVELOPMENT</h2>
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Policy Number:	DEV-11
Responsible Department(s):	Development & Regulatory Services
Relevant Delegations:	As per the Delegations Register and as detailed in this Policy
Other Relevant Policies:	NIL
Relevant Procedure(s):	NIL
Relevant Legislation:	<i>Planning, Development and Infrastructural Act 2016 and Planning, Development and Infrastructure (General) Regulations 2017</i>
Policies and Procedures Superseded by this policy on its Adoption:	10 December 2007, Item 7.3, 53 8 December 2008, Item 8.1, 117 21 August 2012, Item 10.1, 31 14 July 2015, Item 12.4 24 July 2018, Item 12.7, Res 170/18
Adoption Authority:	Council
Date of Adoption:	26 July 2022
Effective From:	09 August 2022
Minute Reference for Adoption:	Item , Res192/22
Next Review:	No later than June 2025 or as required by legislation or changed circumstances

Version Control

Version No.	Date of Effect	Description of Change(s)	Approval
1.0	25/02/2017	New Policy	Council - Res 47/17
1.1	25/02/2020	Amendments to clause 3.10 to provide consistency with changes to Council Petitions Policy	Council - Res 47/20
2.0	25/02/2021	Periodic Policy Review	Council - Res 47/21
3.0	26/07/2022	Revised Policy adopted with Policy Name Change	Council - Res 192/22

MODELS FOR MAJOR DEVELOPMENT POLICY

1. INTRODUCTION

- 1.1** Major development proposals are often multi-faceted and complex and 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, and adjacent buildings.
- 1.2** Physical models and three-dimensional (3D) computer modelling are tools to assist with interpretation of a proposal and subsequent assessment by presenting 3D perspectives to provide details of the proposal in context of its location and illustrate design qualities. This assists with demonstrating the mass and scale of the built form in relation to site characteristics. Models may also illustrate materials, external colours and finishes to be used and the type of landscaping to be provided.
- 1.3** Other forms of visual representation for major development proposals may be provided as an alternative to a physical model such as “fly-over” or “fly-through” views.

2. OBJECTIVES

- 2.1** The objectives of this policy are:
- To provide the circumstances where development applications will need to include physical models or other forms of visual representation: and
 - To treat all parties involved fairly and equitably.

3. DEFINITIONS

- 3.1** “**Act**” means the *Planning, Development and Infrastructure Act 2016*.
- “**Model**” means physical constructed models and forms of visual representation such as 3D computer modelling or, “fly-through” or “fly-over” visualisation or, photomontage representations.

4. SCOPE

- 4.1** The policy applies to all development proposals requiring public notification in accordance with Section 107 of the Act where the Council Assessment Panel is the relevant decision authority in accordance with the Act and where one or more of the circumstances in section 5 apply.

5. POLICY STATEMENT

- 5.1** Physical or visual representation models should be supplied for all development proposals where:

- 5.1.1** The development has a construction value of \$5 million or greater; or

- 5.1.2** The proposed building(s) are more than two storeys in height or where the proposed building(s) is more than three storeys in height in the Housing Diversity Zone (Hamilton Hill); or
- 5.1.3** The development consists of 4 or more residential units greater than two storeys on a single allotment; or where the development is more than three storeys in height in the Housing Diversity Zone (Hamilton Hill); or
- 5.1.4** The development includes a commercial or industry use adjoining residential uses where the building is proposed within 10 metres of a residence.
- 5.2** Physical models are to be at least 1:200 scale and must demonstrate the proposed building, its architectural features, materials and finishes, extent of filling and excavation and must be presented in context with the topography and physical characteristics of the land (including existing buildings, trees and features being retained). The model should also show existing development on adjacent properties.
- Features such as existing 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.
- 5.3** The requirement for a model to be provided with an application may be waived by the Assessment Manager or the Team Leader Statutory Planning where the impact of the proposed development on neighbouring properties is considered minor, taking into account the size of the proposal, the development site and distance of a building from neighbouring properties.
- 5.4** In the circumstances where the model is required, the applicant is required to supply this to the Council prior to the commencement of the public notification period.
- 5.6** A physical model prepared under this Policy will remain the property of the applicant or proponent. Council staff will return the model following determination of planning consent but photos of the model will be taken 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.

6. DELEGATION

- 6.1** The Chief Executive Officer has the delegation to:
- Approve, amend and review any procedures that shall be consistent with this Policy; and
 - Make any legislative, formatting, nomenclature or other minor changes to the Policy during the period of its currency.

7. AVAILABILITY OF THE POLICY

- 7.1** This Policy will be available via the Council’s website www.ahc.sa.gov.au.