

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 14 FEBRUARY 2018
63 MOUNT BARKER ROAD, STIRLING**

Present**Presiding Member**

Professor Stephen Hamnett

Members

Simon Bradley
Piers Brissenden
Linda Green
Rob McBryde

In Attendance

Marc Salver
Deryn Atkinson
Doug Samardzija
Karen Savage

Director Strategy & Development
Assessment Manager
Statutory Planner
Minute Secretary

1. Commencement

The meeting commenced at 6.30pm

2. Apologies/Leave of Absence

2.1 Apologies
Nil

2.2 Leave of Absence
Stephen Hamnett advised he would be on leave in September.

3. Previous Minutes

3.1 Meeting held 10 January 2018

The minutes were adopted by consensus of all members

(11)

That the minutes of the meeting held on 10 January 2018 be confirmed as an accurate record of the proceedings of that meeting.

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4. Delegation of Authority

Decisions of this Panel were determined under delegated authority as adopted by Council on 26 September 2017.

5. Presiding Member's Report

Nil

6. Declaration of Interest by Members of Panel

Nil

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table

Nil

7.2 Matters Deferred

7.2.1 Development Application 16/946/473 by Mataan Dunning for two storey detached dwelling, decks (maximum height 3.3m), 2 x 22,000 litre water storage tanks, 1.8m fence on top of existing retaining wall (maximum combined height 4.1m) and associated earthworks at 1A Atkinson Road, Crafers West

Deferred from meeting 7 November 2017

"That a decision on the matter be deferred to allow the applicant to provide more definitive data and overshadowing diagrams for the 21 June solstice and either the spring or autumn equinox at 3:00pm, using independent expert data sets from Geosciences Australia (Department of Industry, Innovation and Science)."

Application withdrawn by Applicant 25.1.2018

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8. Development Assessment Applications

8.1 Development Application 17/901/473 by Rivergum Homes Pty Ltd for single storey pole frame detached dwelling, deck (maximum height of 3m), undercroft parking, retaining walls (maximum height 1.1m) and associated earthworks at 6/100A Main Street, Lobethal

8.1.1 Representations

Name of Representer	Address of Representer	Nominated Speaker
Colin Harvey	9 David Street, Lobethal	Janis Bromfield
Janis Bromfield	9A David Street, Lobethal	Janis Bromfield

The applicant's representative, David Bigg, addressed the Panel.

8.1.2 Decision of Panel

Moved Simon Bradley **Carried**
S/- Piers Brissenden **(12)**

The Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 17/901/473 by Rivergum Homes Pty Ltd for Single storey pole frame detached dwelling, deck (maximum height of 3m), undercroft parking, retaining walls (maximum height 1.1m) & associated earthworks at 6/100A Main Street Lobethal subject to the following conditions:

1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended civil plan prepared by FMG Engineering, drawing number HC01 Rev A date stamped received by Council 19/01/2018
- Borehole location plan prepared by FMG Engineering, drawing number BH01 Sheet 1 of 1 dated 03.08.2017 and date stamped received by Council 16/01/2018
- Drainage details sheet prepared by FMG Engineering, drawing number DD1 date stamped received by Council 16/01/2018
- Detail sheet domestic roof stormwater drainage sealed pipe system prepared by FMG Engineering, drawing number DD2 date stamped received by Council 16/01/2018
- Floor plan prepared by Rivergum Homes, drawing sheet 2 of 7 dated 22.8.17 and stamped by Council 19 October 2017

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- Elevation drawings prepared by Rivergum Homes, drawing sheet 3 of 7 dated 22.8.17 and stamped received by Council 19 October 2017
- External colour schedule prepared by Rivergum Homes, dated 10 October 2017 and stamped received by Council 19 October 2017

REASON: *To ensure the proposed development is undertaken in accordance with the approved plans.*

2) **Residential Lighting**

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: *Lighting shall not detrimentally affect the residential amenity of the locality.*

3) **Obscure Glazing To Windows**

The south facing windows and door of the dwelling on elevation 3 of the approved plans referred to in condition 1 shall be glazed with fixed obscure glass to a minimum height of 1.7 metres above finished floor level. The glazing shall be maintained in good condition at all times.

REASON: *Buildings should be designed to not cause potential for overlooking of adjoining properties.*

4) **External Finishes**

The external finishes to the building herein approved shall be as follows:

WALLS: Stratum Contour Cladding in Dulux Milton Moon or similar
 Duragrid Cladding in Dulux White or similar

ROOF: Colorbond Basalt or similar

REASON: *The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.*

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5) **Stormwater Roof Runoff To Be Dealt With On-Site**

All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:

- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

NOTES

1) **Works On Boundary**

The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

2) **Sewer Connection**

The dwelling shall be connected to SA Water mains sewer supply in accordance with the approval granted by SA Water. All work shall be to the satisfaction of SA Water.

3) **Development Plan Consent Expiry**

This Development Plan consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

4) **EPA Environmental Duty**

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

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5) Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

8.2 Development Application 17/771/473 by Jan Schroeder for Land Division – boundary realignment (non-complying) at 15/15A Old Norton Summit Road, Teringie

8.2.1 Representations

Nil

8.2.2 Decision of Panel

The following recommendation was adopted by consensus of all members (13)

The Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and seeks the CONCURRENCE of the State Commission Assessment Panel to GRANT Development Plan Consent and Land Division Consent to Development Application 17/771/473 (17/D35/473) by Jan Schroeder for Land Division- Boundary realignment (non-complying) at 15 & 15A Old Norton Summit Road, Teringie subject to the following conditions:

Planning Conditions

1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Plan of division prepared by Zaina Stacey Development Consultants, reference 17268 amended 17/08/2017
- Statement of support prepared by Matt Falconer dated 21 December 2017

REASON: *To ensure the proposed development is undertaken in accordance with the approved plans.*

DTPI Conditions

2) Forward Entry And Exit

All vehicles shall enter and exit Old Norton Summit Road in a forward direction.

REASON: *For safe and convenient movement of vehicles.*

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3) Access To Site

All vehicular access shall be gained via right-of-way 'E' only. No additional access onto Old Norton Summit Road shall be permitted.

REASON: For safe and convenient movement of vehicles.

4) Removal Of Redundant Crossovers

Any obsolete vehicle access points shall be permanently closed and fenced-off.

REASON: For safe and convenient movement of vehicles.

Council Land Division Notes

1) Land Division Development Approval Expiry

This development approval is valid for a period of three (3) years from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

SPC Land Division Statement of Requirements

1) Requirement For SA Water Internal Piping Alterations

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries to the satisfaction of the SA Water Corporation.

REASON: Statutory requirement in accordance with Section 33 (1) (c) of the Development Act 1993.

2) Requirement For SA Water Provisions

The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water letter – reference H0063636).

REASON: Statutory requirement in accordance with Section 33 (1) (c) of the Development Act 1993.

3) Requirement For Certified Survey Plan

A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued

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by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

REASON: Statutory requirement in accordance with Section 51 of the Development Act 1993.

9. Policy Issues for Advice to Council

That Council staff prepare a draft guideline for the consideration of CAP to assist applicants in the preparation of shadow diagrams, including the necessity to have a scaled site plan, and demonstrate the impact of overshadowing at 9.00am, 12.00midday and 3.00pm on the winter solstice, and the spring or autumn equinox.

10. Other Business

Nil

11. Order for Exclusion of the Public from the Meeting to debate Confidential Matters

Nil

12. Confidential Item

Nil

13. Next Meeting

The next ordinary Development Assessment Panel meeting will be held on Wednesday 14 March 2018.

14. Close meeting

The meeting closed at 7.42pm.