

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**Present****Presiding Member**

Professor Stephen Hamnett

**Members**

Piers Brissenden

Linda Green

Rob McBryde

**In Attendance**

Marc Salver

Deryn Atkinson

Sam Clements

Jonathan Luke

Karen Savage

Director Strategy & Development

Assessment Manager

Team Leader Statutory Planning

Senior Statutory Planner

Minute Secretary

**1. Commencement**

The meeting commenced at 6.32pm

**2. Apologies/Leave of Absence****2.1 Apologies**

Simon Bradley

**2.2 Leave of Absence**

Nil

**3. Previous Minutes****3.1 Meeting held 14 March 2018**

**The minutes were adopted by consensus of all members**

**(16)**

**That the minutes of the meeting held on 14 March 2018 be confirmed as an accurate record of the proceedings of that meeting.**

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**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

Nil

**8. Development Assessment Applications****8.1 Development Application 17/1123/473 by Mill Hill Capital Pty Ltd for Land Division (1 into 139) (non-complying) (SCAP relevant authority) at 298 Nairne Road, Woodside****8.1.1 Representations**

Nil

7:28pm	The meeting was adjourned for a short break
--------	---

7:49pm	The meeting resumed
--------	---------------------

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

8.1.2 Decision of Panel

**The following recommendation was adopted by consensus of all members (17)**

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 advises the State Commission Assessment Panel that it has no objection to the proposed land division in Development Application 17/1123/473 (473/D085/17) by Mill Hill Capital Pty Ltd for Land division (1 into 139) (non-complying) (SCAP relevant authority) at 298 Nairne Road, Woodside SA 5244, but requests that the decision of this matter be deferred until the following comments have been addressed to permit further assessment of the proposal and the following conditions are to be included on any future consent:

**Comments:**

- 1) It is recommended that prior to determination of this application the following information is required to be prepared and submitted to enable a proper and full assessment of the application against the AHC Development Plan:
  - a) A vegetation and tree survey showing location of trees and details of species. This should specifically focus upon areas of the sites that are proposed to be developed for residential and tourist uses and areas where infrastructure is proposed. The survey is to include the relevant tree protection zones (TPZ). This information will inform the location and design of both allotment layout (with boundaries fencing and building envelopes), as well as the location and design of infrastructure such as stormwater management. Allotment design should aim to avoid clearance of native trees.
  - b) The Native Vegetation Branch has advised that any native vegetation clearance required to facilitate development of the site should be identified at subdivision stage including application for vegetation clearance to meet the requirements of the Native Vegetation Regulation 12(35). This should account for all expected vegetation clearance and include Significant Environmental Benefit (SEB) offset provided by the applicant for subdivision. Following preparation of item 1a) this should be addressed.
  - c) A revised Stormwater Management Plan and Stormwater Concept Plan that provides further information to address the matters raised by the EPA and Council's Engineering Department in relation to:
    - i. Minor and major storm events,
    - ii. Confirmation that WSUD standards and targets can be achieved post development, and

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

- iii. Stormwater Concept Plan amendments in order to reduce impact on native vegetation and address the matters raised by Council's Engineer listed 1-11 below and as shown annotated by Council's Engineer on the scanned copy of the WGA Concept plan:
1. The proposed infiltration systems within private sites are not supported due to ongoing maintenance issues. The concept should be amended to provide an underground stormwater (SW) pipe system (sealed system) to be installed at the rear of these allotments. The location of such piping is to avoid native vegetation including root zones.
  2. The proposed SW drain at No.56 Lucknow Avenue is non-standard as it will run uphill; therefore this is to be amended to have an easement drain running along the boundary of allotment 2.
  3. A major flow release path is shown proposed in between Nos. 72 and 74 Lucknow Avenue (allotments 46 and 47 Caledonia Avenue in the Amended Proposal Plan of 03/04/2018) together with an underground pipe system. It is recommended that the whole allotment areas of Nos. 72 and 74 be reserved for a detention basin, therefore major flow path reservations will not be required across these allotments.
  4. The proposed outfall through the adjoining property to the west at the northern corner of the development is to be relocated to within the development site, or alternatively necessary drainage easements are to be negotiated with the adjoining property owner and formalised. If this is proposed to be relied upon, then the existing outfall swale drain will require appropriate upgrading works to be undertaken.
  5. The major flow release path (to be followed with underground minor system) is to be proposed/constructed at the boundary of Nos. 31-32 and 32-34 Lucknow Avenue. Drainage easements of the required width (3m) should be formalised as part of this land division via a consent condition.
  6. Overland Major flow release path to be proposed/constructed at the allotment boundaries No.3 First Avenue and No.1 Lucknow Avenue and 12 Alamein Avenue are to cater for both major and minor stormwater events.
  7. Provide concept details and specifications for the perimeter cut off drains, rock armouring and stormwater detention basins etc.
  8. Provide concept detail/specification for the proposed riffles, open swales etc. Currently there is no detail as to how they satisfy WSUD objectives.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

9. Existing swale at the road verge adjacent to No 2 Balmoral Place (Crest Place) is to be upgraded. Specifically, installation of underground pipes, side entry pits and other infrastructure as per AHC standards is required in this location.
  10. The proposed non-standard SW drain is to be relocated along the boundary of Nos. 38 and 40 Alamein Avenue or to the adjacent boundary to avoid the 'sharp' pipe bend at this location.
  11. It is required that the existing, eroded stormwater infrastructure along Nairne Road, being the overall outfall/discharge point from the development, is upgraded.
- d) In relation to wastewater treatment confirmation of the following:
- i. That the wastewater treatment facility has the capacity for the additional allotments and tourist facility.
  - ii. That the existing infrastructure (pumps, pipe network) to reach the treatment facility is adequate for both the additional allotments and tourist facility.
- e) An amended land division plan should be provided that both responds to and addresses the matters listed in Item 1 above and makes the following changes:
- i. Detailed design of the stormwater detention basins should demonstrate that maintenance vehicle access can be achieved.
  - ii. All allotment drainage easements, including those proposed within allotment 202, shall be shown on the Plan of Division.
- f) A footpath/pedestrian movement plan. A 1.5m wide concrete footpath is to be provided along at least one side of each road within the development site. Pram ramps need to be provided for all footpaths in the proposal. There are 4 existing pram ramps that do not comply with current requirements, these pram ramps are proposed to be removed and replaced along with additional pram ramps to be added as required to provide sufficient pedestrian access. A footpath and pathways plan should be provided for Council's review and approval.
- g) Road layout plans, including section drawings, should be provided to prove the carriageway widths (kerb to kerb) will be increased to achieve a minimum of 6m width to meet the Minister's Code Undertaking Development in Bushfire Protection Areas. It is noted that the existing carriageways and the proposed laneway accessed via Innes Court is under 6m in width and turning head plans are also required to demonstrate compliance with this code. (Amendments may affect allotment sizes and should be considered at the assessment stage).

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

- h) The applicant should enter into an Infrastructure Agreement with the Council or provide further plans and details to demonstrate a commitment to the following urban design matters:
- (a) Consistent fencing around the perimeter of the site.
  - (b) Fencing abutting the Public reserves is consistent in appearance and 50% open style to allow for passive surveillance.
  - (c) A landscaping plan is to be approved by Council and this landscaping planted prior to Section 51 Clearance. A minimum of one street tree should be provided per additional allotment and a number of trees are to be provided along the northern side of Balmoral Road. Additional landscaping treatments to the two entrance points into the site shall be provided to the reasonable satisfaction of Council.
  - (d) An open space plan confirming a replacement shelter shall be provided and a 1.5m wide pathway shall be provided within reserve allotment 200 to provide a walking and cycling network within the site, which connects with the footpaths in the existing road network.
  - (e) Access for maintenance vehicles is to be provided into proposed allotment 201 via Innes Court through to the proposed northern detention basin.
- 2) Council would prefer for the entire stormwater network infrastructure to be contained within the site and discharged directly to Nairne Road given that it is unlikely that the Department of Defence will grant easements in favour of Council over their land. Council requires access to its stormwater infrastructure for maintenance purposes.
- 3) It is recommended that prior to determination of this application the applicant enters into an Infrastructure Agreement with the Council to ensure the following:
- a) Any mutually agreed stormwater infrastructure works outside the subject land are undertaken prior to Section 51 Clearance at the developer's expense.

**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:
- Amended Land Division Plan Sheets 1 to 4 drawing number 25894SU1-R15 prepared by Fyfe Pty Ltd dated 3/04/2018

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

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**(2) Fencing Plans**

A detailed plan and elevations shall be provided of all proposed external perimeter fencing and fencing abutting reserves prior to construction.

*REASON: To ensure the development does not detract from the rural landscape character of the locality and to ensure passive surveillance of reserves.*

**(3) External Perimeter and Reserve Fencing**

All external perimeter fencing is the responsibility of the developer and shall be installed to the satisfaction of Council and at the developer's cost.

*REASON: To ensure the perimeter fencing does not detract from the character of the locality.*

**(4) CFS Access Requirements- Public Roads**

Public roads created by a land division to and from the proposed allotments shall be in accordance with the Minister's Code: Undertaking Development in Bushfire Protection Areas (Minister's Code) Part 2.2.2.

The road and turning head design shall meet the following requirements:

- Provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads. Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either :
  - a turning area with a minimum formed surface radius of 12.5m (*refer to The Code Figure 1*); or
  - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (*refer to The Code Figures 1 and 2*)
- All public roads shall be of all-weather construction with a minimum-formed road surface width of 6 metres, and shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
- The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**NOTE:** It would need to be demonstrated that turning heads to all the proposed public roads meet the above requirements and laneway via Innes Court would need to be increased in width unless further consultation with the CFS is undertaken.

**REASON:** *To ensure safe access and egress from the site in a bushfire event.*

**(5) Rubbish Trucks - Roadway Design**

Detailed design of the road layout shall demonstrate that swept paths are satisfactory to accommodate movement of garbage trucks without creating safety issues such as overhang of pedestrian footpaths.

In this regard the turning circle should be based on an ACCO F2350G external steer wheel of 18.644m, however a benchmark of 20m is recommended.

**REASON:** *To ensure the roadway and turning heads are designed to cater for rubbish collection trucks.*

**(6) Street Lighting**

Street and public area lighting shall comply in all respects with the Lighting Code AS1158 and the style and type of lighting shall be selected and constructed to the reasonable satisfaction of Council and ETSA.

**REASON:** *To ensure adequate infrastructure is provided.*

**(7) Site works/Construction Hours of Operation**

Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 5.00pm Monday to Saturday. No works are permitted on Sundays other than those necessary for dust control, emergency works or works that cannot be carried out at any other time without causing unnecessary disruption; following approval from Council and as per EPA requirements for work of this nature.

**REASON:** *To ensure the amenity of the locality is not unreasonable impact upon during the construction period.*

**(8) Design of Roads and Other Infrastructure**

The detailed design of all footpaths, roads, verges and other public areas must comply with the Australian Standards, Council's Standards and the Disability Discrimination Act.

**REASON:** *For safe and convenient movement of people and goods.*



**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**(9) Design of Stormwater Infrastructure**

All major and minor drainage systems including the rear of allotment drainage shall be designed in accordance with the Councils Standards and Requirements for Land Development. All drainage designs shall be approved by Council prior to construction commencing.

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

**(10) Stormwater Treatment is to Comply with the EPA Water Quality Targets**

Run-off into the receiving waters (adjacent watercourse within the Council reserve) shall meet the following EPA water quality targets:

- 90% reduction in litter/gross pollutants
- 45% reduction in average annual total nitrogen
- 60% reduction in average annual total phosphorous, and
- 80% reduction in average annual total suspended solids.

A water quality model shall be provided to the Council to prove that these targets have been achieved by the stormwater treatment/management design.

*REASON: To ensure pollution from the proposed development to the receiving waters are minimised.*

**(11) Pedestrian Footpaths**

A concrete footpath of at least 1.5m in width shall be provided along at least one side of each road within the development site. Pram ramps need to be provided for all footpaths in the proposal. There are 4 existing pram ramps that do not comply with current requirements. These pram ramps are required to be removed and replaced, and additional pram ramps are to be added as required to provide safe pedestrian access.

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

**(12) Requirement for Drainage Easements**

Allotments that do not have the ability to discharge stormwater directed to the street water table via gravity, shall be provided with a 3m wide Council drainage easement for the installation and maintenance of stormwater infrastructure. Drainage within Council drainage easements shall be via a sealed underground system. Drainage easements shall be provided to acknowledge proposed drainage infrastructure within proposed allotment 202 and within adjoining land to the west of the subject site.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

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

**(13) Tree Protection Zone Fencing to be Established**

Prior to any civil or earthworks commencing on-site, tree protection zone (TPZ) fencing for all native vegetation, identified for protection, shall be erected to the satisfaction of Council. The TPZ fencing shall remain in place for the duration of the civil works. The perimeter of the TPZ shall be protected by the erection of a secure fence and shall:

- a) consist of a 2.0 metre high solid, chain mesh, steel or similar fabrication with posts at 3m intervals; and
- b) incorporate on all sides a clearly legible sign displaying the words "Tree Protection Zone."

**REASON:** *To protect the Native vegetation from the impact of the development.*

**(14) Allotments to be Connected to SA Water Sewerage Services**

All additional allotments created shall be connected to SA Water sewerage services.

**REASON:** *To ensure safe and efficient disposal of effluent occurs.*

**(15) Stormwater Design and Construction**

All stormwater designs and construction shall be in accordance with the relevant Australian Standard and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.

**REASON:** *For safe and efficient drainage of stormwater from the proposed allotments and from the site.*

**PLANNING NOTES**

**(1) Responsibility In Relation To Flooding**

The applicant is reminded that Adelaide Hills Council accepts no responsibility for damage to, or loss of property, as a result of flooding. It is the applicant's responsibility to ensure that all appropriate steps are undertaken to minimise the potential damage to property as a result of flooding.

**(2) Land Division Development Approval**

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

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

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.

**COUNCIL LAND DIVISION REQUIREMENTS**

**STORMWATER MANAGEMENT**

**(1) Stormwater Management Design**

Prior to Section 51 Clearance, a detailed final stormwater management plan, including:

- Full stormwater network design and treatment train
- Landscaping plans for swales and sedimentation/detention basins
- Detailed basin and swale designs
- Stormwater calculations
- Hydrological studies for upstream and downstream of the proposed site
- Drains and water quality modelling results
- Rear of allotment drainage (sealed system)
- Any other relevant plans, reports or calculations

**REASON:** *To ensure stormwater is appropriately detained on-site and water quality objectives are achieved. The stormwater management infrastructure is to be approved prior to construction.*

**(2) Installation of Stormwater Network and Upgrade Works**

Prior to Section 51 Clearance, the full stormwater drainage network and treatment train, including basins, pipes, swales, upgrade works and other infrastructure as approved shall be constructed to the satisfaction of Council.

**REASON:** *To ensure the entire stormwater infrastructure is operational for safe and efficient drainage of stormwater.*

**(3) Amended Land Division Plan**

Prior to Section 51 Clearance, an amended land division plan shall be provided that shows:

- Council drainage easements where required and any drainage easements for drainage infrastructure outside of Council reserves (within private land)

**REASON:** *All public drainage infrastructure is to be contained within Council land or within drainage easements.*

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**LANDSCAPING AND VERGE AREAS**

**(4) External Fencing and Landscaping Treatments**

Prior to Section 51 Clearance, details and plans of fencing and landscaping treatments to all external boundaries of the site shall be provided to and approved by Council and installed at the developer's expense by an approved date.

**REASON:** *To improve the appearance and character and amenity of the locality.*

**(5) Landscape Plan**

Prior to Section 51 Clearance, a detailed landscaping scheme shall be undertaken by the owner/applicant which includes tree planting within road reserves and a detailed landscaping plan of trees, groundcovers and furniture shall be provided to Council for approval. Such landscaping shall be undertaken to the satisfaction of Council. The scheme shall also reflect the retention of native vegetation. The landscaping scheme shall be completed within six months of completion of construction or re-seal of the relevant road (in relation to road verge landscaping or some other time agreed to by Council). No landscape works shall be undertaken without the prior written approval of Council. The owner/applicant shall be responsible for maintenance of the landscaping for a minimum period of 12 months following the issue of notification of Practical Completion by Council.

**REASON:** *To improve the appearance and character and amenity of the locality.*

**(6) Urban Design Master Plan & Landscape Designs**

Prior to Section 51 Clearance, the following detailed plans shall be provided to Council for approval:

- Pedestrian network pathways plan (1.5m width gravel pathways within both the reserves and 1.5m concrete footpaths in the roadways)
- Street tree plan
- Verge treatments plan showing groundcovers and street furniture
- Open Space Plan for the two reserves detailing how these areas are to be developed with drainage infrastructure, paths, lighting, irrigation, fencing, park furniture, plantings and other infrastructure, including details of the location of the replacement shelter and details and elevations of this shelter and pathways in both reserves
- Detail plans for the landscaping and any urban design features (e.g. entrance statements) at two entrances to the land division

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

- **Irrigation plans (if any areas are proposed to be irrigated):**  
All works shall be undertaken to the satisfaction of Council once approval is achieved. The landscape scheme shall also reflect the retention of native vegetation. The landscaping scheme shall be completed within six months of completion of construction or re-seal of the relevant road (in relation to road verge landscaping or some other time agreed to by Council). No landscape works shall be undertaken without the prior written approval of Council. The owner/applicant shall be responsible for maintenance of the landscaping for a minimum period of 12 months following the issue of notification of Practical Completion by Council.

**REASON:** *To improve the appearance and character and amenity of the locality.*

**(7) Street Tree Plantings**

Street tree plantings are to comply with the Council's approved planting schedule to the reasonable satisfaction of Council.

**REASON:** *To improve the appearance and character and amenity of the locality.*

**(8) Vesting of Public Open Space**

Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act. Reserve areas are required to be developed in accordance with Open Space Plan to be submitted to Council for approval.

**REASON:** *Statutory Requirement under Section 50 of the Development Act 1993.*

**(9) Installation of Street Name Signs**

Prior to Section 51 Clearance, street name signs shall be erected at the owner's/applicant's expense, to the satisfaction of Council in accordance with Councils Standards (unless otherwise bonded with the Council).

A plan should be submitted to Council's Engineering Department which indicated the proposed location of street signage prior to engineering approval being granted.

**REASON:** *To ensure the streets and properties within the land division can be identified.*

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**ROADS & FOOTPATHS**

**(10) Civil Designs of Prescribed Infrastructure**

Prior to Section 51 Clearance, detailed designs and specifications, prepared by a professional engineer, for all civil works including new roads, re-sealing works, new kerbing, turning heads, intersection treatment works and footpaths is to be provided to Council for approval. Road designs including structural road design and all traffic control devices shall be in accordance with Council Standards. No work (including any civil engineering works) is to commence prior to the receipt of written approval from Council. All costs for the design of all civil infrastructure shall be borne by the owner/applicant.

*REASON: For safe and convenient movement of people and vehicles, and safe and efficient management of stormwater.*

**(11) Construction of Prescribed Infrastructure**

Prior to Section 51 Clearance, all approved civil works including new roads, re-sealing works, new kerbing, turning heads, intersection treatment works and footpaths shall be constructed to the satisfaction of Council.

All costs for the construction of all approved civil infrastructure shall be borne by the owner/applicant. Following a certificate of Practical Completion from Council the owner/applicant shall be responsible for all maintenance for a period of 12 months.

*REASON: For safe and convenient movement of people and vehicles, and safe and efficient management of stormwater.*

**(12) Bushfire Protection**

Prior to Section 51 Clearance, the land division plan shall be updated to achieve compliance with the Minister's Code: Undertaking Development in Bushfire Protection Areas (Minister's Code).

*REASON: For safe access and egress of bushfire fighting vehicles in a bushfire event.*

**(13) Laneway Design**

Prior to Section 51 Clearance, a detailed design shall be provided to the SCAP and Council for the laneway via Innes Court at the rear of allotments 133-138 prior to the commencement of site works. This road reserve shall be increased to ensure a minimum roadway/carriageway width of 6m (road reserve width of 7m) to accord with the Minister's Code: Undertaking Development in Bushfire Protection Areas and/or to facilitate safe two way vehicle movements.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**REASON:** *To ensure this new roadway can facilitate two-way traffic flow.*

**GENERAL REQUIREMENTS**

**(14) Full Engineering Documentation Required**

Prior to Section 51 Clearance and construction commencing, Engineering Approval must be obtained from Council. Sufficient documentation is required for assessment which may include:

- Staging plan
- General construction plan
- Geometric road setout plan
- Geometric drainage setout plan
- Final surface contours plan
- Cut and fill/bulk earthworks plans
- Pavement treatment plan
- Intersection design contour plan
- Traffic control plan (line-marking and signage)
- On-street parking plan
- Waste management (garbage collection) plan
- Road longitudinal sections
- Road cross sections
- Drainage longitudinal sections
- Drainage cross sections
- Construction details
- Construction specifications
- Stormwater calculations
- Pavement calculations
- Traffic impact statements
- Any other relevant plans, reports or calculations

**REASON:** *To ensure adequate documentation is provided for the assessment of the prescribed infrastructure.*

**(15) SEDMP and CEMP**

Prior to Section 51 Clearance, a Soil Erosion and Drainage Management Plan (SEDMP) and Construction Environment Management Plan (CEMP) shall be prepared in accordance with Environmental Protection Authority Guidelines and provided to Council for approval.

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

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**(16) Flood Mitigation Works**

Prior to Section 51 Clearance, a Hydrological Engineering report shall be provided to confirm that allotments adjacent to major stormwater flow paths are sited above the 1 in 100 ARI flood level. If the proposed allotments would be subject to inundation, the lots shall be filled (including freeboard) or the drainage swales and detention basins shall be increased in capacity. All these works shall be undertaken prior to Section 51 Clearance once Council Engineering Approval has been achieved.

**REASON:**        *To ensure the allotments created are not subject to flooding.*

**(17) Compaction of Fill**

Prior to Section 51 Clearance, geotechnical documentation shall be provided to Council demonstrating that any filling complies with the requirements of AS2879-1998-Residential Services Footing Code. The excavation and filling of land shall be undertaken to the satisfaction of Council.

**REASON:**        *To ensure all filling of land is appropriately compacted.*

**(18) Reinstatement of Excavations**

Prior to Section 51 Clearance, all trenches or excavation are to be reinstated to the satisfaction of Council. All excavation, trenching of underground services and reinstatement in existing road pavements and verge areas shall be done to the satisfaction of Council.

**REASON:**        *To ensure no safety hazards are created.*

**(19) Street Lighting**

Prior to Section 51 Clearance, street and public lighting shall be installed (or bonded) and shall comply in all respect with the Lighting Code AS 1158. The style and type of lighting shall be approved by both Council and ETSA.

**REASON:**        *To ensure a safety and security within the land division.*

**(20) Land to be Cleared**

Prior to Section 51 Clearance, all structures shall be cleared from the subject land, and all obsolete material and rubbish shall be removed to the satisfaction of Council.

**REASON:**        *To ensure no environmental health impact and that the site is clear for development.*



**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**(21) Tree Protection Zone Plan**

Prior to Section 51 Clearance, a plan shall be provided to Council that designates tree protection zones for all native vegetation identified in the vegetation survey to be retained on the site.

*REASON: To protect the native vegetation from the impact of the development.*

**(22) As-Built Drawing to be Supplied to Council**

Prior to Section 51 Clearance for each stage of the land division, the works required by the design plans stamped approved by Council for construction shall be constructed for that stage to the satisfaction of the Council and, "as-built" drawings of the infrastructure shall be submitted to the Council along with certification from a professional engineer that the works for that state have been completed in accordance with the approved design.

*REASON: To ensure the civil works are undertaken in accordance with the approved designs.*

**(23) Asset Register**

Prior to Section 51 Clearance, an asset register of the infrastructure constructed shall be provided to the Council's satisfaction in digital format.

*REASON: To ensure Council has an asset register of all infrastructure constructed.*

**(24) Water Supply- For Bushfire and Firefighting Purposes**

Prior to Section 51 Clearance, the owner/applicant shall confirm that an appropriate water supply and fire plug/hydrant system of adequate capacity (to be used for fire and other emergencies) has been provided to the appropriate SA Water Standards.

*REASON: To ensure a water supply is available for bushfire and firefighting purposes in a designated medium risk area.*

**COUNCIL LAND DIVISION NOTES**

**(1) Land Division Development Approval**

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.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**(2) Construction Hold Points**

Council is required to inspect the construction works at key hold points and the applicant shall provide an "Inspection Test Plans" (ITP) prior to commencement of any work. Hold points are to be signed off by Council before proceeding to next level of the construction works.

**(3) Land Division Conditions- Completion of Public Infrastructure**

Section 51 clearance will not be issued until all the conditions of the Land Division Approval have been satisfied. To allow for Section 51 clearance prior to the completion of public infrastructure the Developer may enter into a bond agreement with Council for the full cost of the infrastructure works and project management fees. Another bond is required to cover the 12 month defects liability period.

The Developer is required to maintain the road, drainage and reserve infrastructure works for a 12 month defect liability period from the date of Practical Completion or the date of rectification if the defect item is considered major by Council.

**REASON:** *To ensure the prescribed infrastructure is undertaken prior to Section 51 Clearance or a bonding agreement is enter into.*

**9. Policy Issues for Advice to Council**

Nil

**10. Other Business**

**10.1 Accredited Professionals Scheme Discussion Paper – Council comments to DPTI**

Moved Linda Green  
S/- Rob McBryde

Carried Unanimously  
(18)

The Council Assessment Panel endorses the comments as presented in Council's report, including the amendments discussed, which are to be forwarded to DPTI as the Adelaide Hills Council's feedback on the Accredited Professionals Scheme Discussion Paper.

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

Nil

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 APRIL 2018  
63 MOUNT BARKER ROAD, STIRLING**

---

**12. Confidential Item**  
Nil

**13. Next Meeting**  
The next ordinary Development Assessment Panel meeting will be held on Wednesday 9 May 2018.

**14. Close meeting**  
The meeting closed at 8.18pm.