

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 13 JUNE 2018  
63 MOUNT BARKER ROAD, STIRLING**

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**Present****Presiding Member**

Professor Stephen Hamnett

**Members**

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 6.31pm.

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

Simon Bradley

**2.2 Leave of Absence**

Nil

**3. Previous Minutes****3.1 Meeting held 9 May 2018**

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

**(23)**

**That the minutes of the meeting held on 9 May 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**

Nil

**8. Development Assessment Applications**

**8.1 Development Application 18/178/473 by Beyond Ink for alterations and additions to existing two storey dwelling, deck (maximum height 3.2m) and verandah, 22,000 litre water storage tank & associated earthworks at 15 Coromandel Road, Aldgate**

**8.1.1 Representations**

| <b>Name of Representor</b> | <b>Address of Representor</b> | <b>Nominated Speaker</b>         |
|----------------------------|-------------------------------|----------------------------------|
| Phil Kernick               | 17 Coromandel Road<br>Aldgate | Phil Kernick &<br>Monica Kernick |

The applicant's representative, Brenton Thorndike, addressed the Panel.

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**8.1.2 Decision of Panel**

Moved Rob McBryde  
S/- Piers Brissenden

Carried  
(24)

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 18/178/473 by Beyond Ink for alterations & additions to existing two storey dwelling, deck (maximum height 3.2m) and verandah, 22,000 litre water storage tank & associated earthworks at 15 Coromandel Road Aldgate 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 location plan and site plan prepared by Beyond Ink, drawing number PA02\_AMD, sheet 1 of 3, dated 17.05.2018 and date stamped by Council 17/05/2018
- Amended floor plan prepared by Beyond Ink, drawing number PA02, sheet 2 of 3, dated 09.05.2018 and date stamped by Council 17/05/2018
- Amended elevation drawings prepared by Beyond Ink, drawing number PA02, sheet 3 of 3, dated 09.05.2018 and date stamped by Council 17/05/2018

**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 to the reasonable satisfaction of Council.

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

**(3) Decking/Balcony Screening**

The deck of the dwelling shall be fitted with fixed screening as shown on the elevation drawing prepared by Beyond Ink, PA02, sheet 3 of 3, dated 09.05.2018 sheet 3 of 3, to a minimum height of 1.5 metres above the deck floor level. The screening shall be maintained in good condition at all times to the reasonable satisfaction of Council.

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

- (4) **Prior to Building Rules Consent Being Granted - Boundary Screen Requirement**  
Prior to Building Rules Consent being granted the applicant shall provide an amended site plan and elevation drawing showing a screen structure adjacent to the applicant's south-west boundary to adequately screen the kitchen window and adjacent area of 17 Coromandel Road, to the satisfaction of Council staff.

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

- (5) **External Finishes**  
The external finishes to the building herein approved shall be as follows:

Dwelling:

**WALLS:** Render finish Sandstone or similar

**ROOF:** To match the existing dwelling or similar

Deck Privacy Screen:

Natural timber finish or similar

- (6) **Water Storage Tank**

**ROOF:** Colorbond Woodland Grey or similar

**WALLS:** Colorbond Woodland Grey 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.*

- (7) **CFS Existing Access**

The Minister's Code 2009 *Undertaking development in Bushfire Protection Areas* Part 2.3.3.1 describes the mandatory provision that 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either:
  - i. A loop road around the building, OR
  - ii. A turning area with a minimum radius of 12.5 metres, OR
  - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.

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SA CFS has no objection to utilising the existing U-shaped driveway.

- Private access 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 in width and a vertical height clearance of 4 metres.

**REASON:** *To provide safe access to properties in the event of a bushfire.*

**(8) CFS Water Supply**

The Minister's Code 2009 *Undertaking development in Bushfire Protection Areas* Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting. Minister's Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has:
  - i. A minimum inlet diameter of 38mm, AND
  - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants' safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.

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- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

**REASON:**        *To minimise the threat and impact of bushfires on life and property.*

**(9) CFS Access To Dedicated Water Supply**

The Minister's Code 2009 *Undertaking development in Bushfire Protection Areas* Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Minister's Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way. Stand alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant lettering in a colour contrasting with that of the background (i.e., blue sign with white lettering).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.

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- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.

**REASON:** *To provide safe access to water supply in the event of a bushfire.*

**(10) CFS Vegetation/Landscaping**

The Minister's Code 2009 *Undertaking development in Bushfire Protection Areas* Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
  - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - v. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
  - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
  - vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
  - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
  - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

**REASON:** *To minimise the threat and impact of bushfires on life and property.*

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**(11) CFS Conditions To Be Completed Prior To Completion of Development**

The Country Fire Service Bushfire Protection Conditions shall be substantially complied with prior to the completion of the development hereby approved, and thereafter maintained in good condition.

**REASON:** *To minimise the threat and impact of bushfires on life and property.*

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

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

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

b) Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area.

c) Stormwater shall be managed on-site with no concentrated stormwater flow 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) 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.

**(2) 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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**(3) 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.

**(4) CFS Bushfire Attack Level**

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a “refuge” from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 29.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 “Construction of buildings in bushfire prone areas”.

**(5) Requirement For Bushfire Equipment In Accordance With The Ministers Specification SA 78**

The Bushfire Fighting Equipment including the fire pump hoses for fire fighting and pipework shall be in accordance with the Ministers Specification SA 78.

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

**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 11 July 2018.

**14. Close meeting**  
The meeting closed at 7.41pm.