

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 AUGUST 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	Director Development & Regulatory Services
Deryn Atkinson	Assessment Manager
Sam Clements	Team Leader Statutory Planning
Melanie Scott	Senior Statutory Planner
Karen Savage	Minute Secretary

1. Commencement

The meeting commenced at 6.31pm

2. Apologies/Leave of Absence

2.1 Apologies
Nil

2.2 Leave of Absence

The Presiding Member reminded other members that he will be an apology for the September meeting of the Panel, and that it will be necessary to appoint an Acting Presiding Member for that meeting.

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3. Previous Minutes

3.1 Meeting held 11 July 2018

The minutes were adopted by consensus of all members (28)

That the minutes of the meeting held on 11 July 2018 be confirmed as an accurate record of the proceedings of that meeting.

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

The Presiding Member noted that the Panel had received a report from Marc Salver, the Director of Development & Regulatory Services, outlining the statistics relating to the Panel for the previous financial year, and invited Deryn Atkinson, Assessment Manager, to briefly speak to that report. Deryn outlined the highlights from the report. Piers Brissenden provided comment that the staff CAP reports were very useful in helping the Panel to make their determinations.

6. Declaration of Interest by Members of Panel

Linda Green noted that she had previously attended a Council Workshop where Mill Hill Capital Pty Ltd had given a presentation with regard to Item 8.2, land division at 298 Nairne Road, Woodside, but she did not believe this to be a conflict of interest.

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table

Nil

7.2 Matters Deferred

Nil

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8. Development Assessment Applications

8.1 Development Application 17/588/473 by Katarina Podrug for variation to Development Authorisation 14/328/473 – construction of retaining walls (maximum height of 1.5 metres) and associated earthworks and landscaping (amended proposal) at 68 Wattle Tree Road, Bridgewater

8.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Daniel & Kylie May	66 Wattle Tree Road Bridgewater	Daniel May

The applicant's representative, Dennis Podrug, addressed the Panel.

8.1.2 Decision of Panel

The following was adopted by consensus of all members (29)

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 473/588/17 by Katarina Podrug for Variation to development authorisation 473/328/14 - construction of retaining walls (maximum height of 1.5 metres) and associated earthworks and landscaping (amended proposal) at 68 Wattle Tree Road Bridgewater 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 Contour Plan (Sheet 1D Revision E) prepared by Hayek Design & Construction received by Council on 10/07/18**
- **Contour & Site Plan (Sheet 1B of 4 Revision B) prepared by Hayek Design & Construction received by Council on 10/07/18**
- **Section & Details Civil Work Plan prepared by Hayek Design & Construction received by Council on 10/07/18**
- **Landscape Plan and Section Plan (Drawings 09311042018) prepared by Adelaide Hills Landscape and Garden Design received by Council on 10/07/18**
- **Site Erosion Reduction Plan (Drawing 09311042018) prepared by Adelaide Hills Landscape and Garden Design received by Council on 10/07/18**

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- Drainage and Site Erosion Plan (Drawing 09311042018) prepared by Adelaide Hills Landscape and Garden Design received by Council on 10/07/18
- Construction Management Plan dated 6/6/18 prepared by Hayek Design & Construction received by Council on 10/07/18

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

(2) Variation to Approved Development

Except where varied by this approval, all other conditions, approved plans and details relating to Development Application Number 473/328/14 continue to apply.

REASON: To ensure all valid conditions are complied with.

(3) Landscaping To Be Planted

The proposed landscaping shall be established on the site in accordance with the Landscape Plan and Sections Plan received by Council on 10/07/18 prepared by Adelaide Hills Landscape and Garden Design and shall be planted in the planting season following occupation of the approved dwelling and maintained in good health and condition at all times thereafter. Any such vegetation shall be replaced if it dies or becomes seriously diseased in the next planting season.

REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated and ensure the survival and maintenance of the vegetation.

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

The stormwater drain outlets identified on the Drainage and Site Erosion Plan (Drawing 09311042018) prepared by Adelaide Hills Landscape and Garden Design received by Council on 10/07/18 shall be located a minimum distance of two metres from both side boundaries. Rock armour shall be provided at the discharge points to protect against scour and erosion to the satisfaction of Council.

Stormwater runoff shall be managed on site to prevent 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.

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(5) **Works On Boundary**

The development herein approved involves work on the boundary. The applicant shall ensure the development is in the approved position on the correct allotment by a survey of the site boundaries and the placement of survey pegs by a qualified licensed surveyor, prior to the work recommencing.

REASON: To ensure the boundary is correctly identified and marked, and works are undertaken in the correct location.

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) **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.

(3) **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.

(4) **Stability of Land**

The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the *Development Regulations 2008* is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the *Development Act 1993*.

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8.2 **Development Application 17/1123/473 by Mill Hill Capital Pty Ltd for Land Division (1 into 141) (non-complying) (SCAP relevant authority) at 298 Nairne Road, Woodside**

8.2.1 **Representations**
Nil

8.2.2 **Decision of Panel**

The following was adopted by consensus of all members (30)

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 CONCURS with the decision of the State Commission Assessment Panel to GRANT Development Plan Consent and Land Division Consent to Development Application 17/1123/473 (473/D058/17) by Mill Hill Capital Pty Ltd for Land division (1 into 141) (Non-complying) at 298 Nairne Road Woodside subject to the following conditions (including minor amendments highlighted):

PLANNING CONDITIONS

(1) That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D058/17:

Prepared by Fyfe Pty Ltd:

- Reference Number 25894/6, Drawing Number 28594SU1-R20, Revision 20, Dated 12 June 2018, Sheets 1 to 4

Prepared by Wallbridge Gilbert Aztec:

- Stormwater Management Plan, Document Number 171185rp001, Revision D, Dated 13 June 2018
- Concept Plan, Drawing Number WAD171185 SK01, Revision E, Dated 12 June 2018

(2) The two road junctions being closed shall be removed and remediated to the satisfaction of DPTI and the Council.

(3) Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Nairne Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

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- (4) 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 Sunday other than those necessary for dust control, emergency works, or works that cannot be carried out at any other time without causing unnecessary disruption.
- (5) All major and minor drainage systems including the rear of allotment drainage shall be designed in accordance with the Council's Standards and Requirements for Land Development. All stormwater drainage designs shall be approved by Council prior to construction commencing.
- (6) Prior to construction commencing, a Construction Environment Management Plan (CEMP) including a Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and implemented to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site. **NOTE: The EPA Guideline Construction environmental management plans (CEMP) and Code of Practice for the building and construction industry provides useful information on the preparation of CEMPs and SEDMPs.**
- (7) The detailed design of the stormwater management system shall incorporate the outcomes as modelled in the concept design outlined in the Wallbridge Gilbert Aztec (WGA) *Stormwater Management Plan, Revision D* (dated 13 June 2018) and meet the following minimum stormwater quality objectives:
- a) Quality targets:
- i. Suspended solids – 80 per cent reduction of the typical urban average annual load component to an equivalent urban catchment with no water quality management
 - ii. Total phosphorus – 60 per cent reduction of the typical urban average annual load compared to an equivalent urban catchment with no water quality management
 - iii. Total nitrogen – 45 per cent reduction of the typical urban average annual load compared to an equivalent urban catchment with no water quality management
 - iv. Litter and gross pollutants 90 per cent reduction; and
 - v. No visible oils for flows up to three month average recurrence interval peak flow.
- b) Ensure run-off is maintained at pre-development levels.

A water quality model shall be provided to the State Commission Assessment Panel to prove that these targets have been achieved by the stormwater treatment drain.

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- (8) Prior to completion of the stormwater management system, a maintenance plan must be developed to maintain optimum performance of all components of the system for the anticipated lifespan.**
- (9) 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:
 - i. Consist of a 2 metre high solid, chain mesh, steel or similar fabrication with posts at 3 metre intervals; and**
 - ii. Incorporate on all sides a clearly legible sign displaying the words “Tree Protection Zone”.****

LAND DIVISION REQUIREMENTS

- (1) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.**
- (2) The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. SA Water 90135/17.**
- (3) The augmentation requirements of the SA Water Corporation shall be met.**
- (4) The necessary easements shall be vested to the SA Water Corporation free of cost.**
- (5) The internal drains shall be altered to the satisfaction of the SA Water Corporation.**
- (6) SA Water is able to provide water and wastewater services to the development site. All internal reticulation mains must be in accordance with SA Water networks infrastructure standards. Further investigation of existing infrastructure to be undertaken.**
- (7) 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.**
- (8) Prior to the issue of a certificate under Section 51 of the Development Act 1993, in relation to land division, each allotment shall be connected to, or capable of being connected to, the sewerage system that goes to the Bird In Hand Wastewater Treatment Plant.**

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- (9) The Nairne Road/Balmoral Road and Nairne Road/Caledonia Avenue junctions shall be designed and constructed/reconstructed in accordance with Austroads Guides/Australian Standards. The design of the junctions shall ensure that the longitudinal drainage of Nairne Road is not compromised in any way.
- (10) Sufficient shoulder sealing shall be provided opposite the Nairne Road/Balmoral Road junction in order to ensure that through vehicles can safely pass vehicles waiting to turn right into Balmoral Road.
- (11) All required road works associated with the Nairne Road/Balmoral Road and Nairne Road/Caledonia Avenue junctions shall be undertaken to the Department of Planning, Transport and Infrastructure's (DPTI) satisfaction prior to Section 51 certificates being issued. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. The applicant shall contact DPTI Traffic Operations, Network Integrity Engineer, Mrs Christina Canatselis via telephone (08) 8226 8262 or 0401 120 490 or email Christina.canatselis@sa.gov.au to obtain approval and discuss any technical issues regarding the required works.
- (12) Prior to Section 51 Clearance, 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, Part 2.2.2:*
- i. 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*)
 - ii. 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, with the exception of those parts of Caledonia Avenue where the CFS has indicated that the existing surveyed width of less than 6 metres can be retained, *provided that* these sections of road are marked as 'no stopping at any time' on both sides of the road.
 - iii. 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.
 - iv. 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.

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- v. Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).
 - vi. No stopping anytime zones along one side of all roads within the land division, and on both sides where bends are present.
- (13) Prior to Section 51 Clearance, the existing fire track within proposed Allotment 200 shall be retained and improved to comply with the following requirements:
- i. Shall be all weather construction with a minimum-formed road surface width of 3 metres, and shall have minimum internal radii of 9.5 metres on all bends and be connected to a compliant public road.
 - ii. Vegetation overhanging the fire track shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.
 - iii. The all-weather road shall incorporate passing bays. The combined width of the passing bay and access track shall be 6m (or 7m in steeper terrain), and a minimum formed length of 17 metres. The passing bays shall be constructed at 200 metre intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bay, passing bays may be required at intervals of less than 200 metres.
 - iv. Provided the existing fire track is connected to public roads at either end, no turning heads are required.
- (14) Prior to Section 51 Clearance, street and public lighting shall be installed (or bonded) and shall comply with the Lighting Code AS1158 and the style and type of lighting shall be approved by both Council and SA Power Networks.
- (15) The detailed design of all new footpaths, road, verges and other public areas shall comply with the Australian Standards, Adelaide Hills Council's standards, and the Disability Discrimination Act.
- (16) Prior to Section 51 Clearance, a detailed final stormwater management plan shall be provided to and approved by Council, 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
 - Hydrological and water quality modelling
 - Rear of allotment drainage (sealed system)
 - Infiltration wells
 - Any other relevant plans, reports or calculations

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- (17) 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. Approved fencing and landscaping shall be installed at the developer's expense within the timeframe specified by the proposed Infrastructure Agreement with the Adelaide Hills Council.
- (18) 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
 - 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.
- The landscaping scheme shall be completed and maintained in accordance with the timeframe specified by the proposed infrastructure Agreement with the Adelaide Hills Council.
- (19) 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 the Open Space Plan to be submitted to Council for approval.
- (20) Prior to Section 51 Clearance, detailed designs and specifications, prepared by a professional engineer, for all civil works relating to roads, which may include:
- Re-sealing plan
 - Swept path diagrams/plans (rubbish trucks)
 - New kerbing plan and details
 - Detailed turning head plans

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- Geometric road setout plan
- Pavement treatment plan
- Pavement calculations Road longitudinal sections
- Road cross sections
- Intersection treatment works and design contour plans
- Traffic control plan/s (line-marking and signage). Note that a plan that shows the no stopping anytime zones is required
- On-street parking plan

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.

- (21) 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 drainage setout plan
 - Final surface contours plan
 - Cut and fill/bulk earthworks plans
 - Waste management (garbage collection) plan
 - Drainage longitudinal sections
 - Drainage cross sections
 - Construction details
 - Construction specifications
 - Stormwater calculations
 - Traffic impact statements
 - Street name signs
 - Any other relevant plans, reports or calculations
- (22) Prior to Section 51 Clearance, all approved works and infrastructure required by the design plans stamped approved by Council for construction shall be constructed (or bonded) for the relevant stage to the satisfaction of the Council.

All costs for the construction of all approved 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 specified by the proposed infrastructure Agreement with the Adelaide Hills Council.

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- (23) Prior to Section 51 Clearance, the applicant shall enter into an Infrastructure Agreement with the Council to confirm the following off-site and non-prescribed works:
- Contribution to the off-site stormwater works
 - Open space upgrades, verge treatments and landscaping works
 - External fencing and fencing abutting reserves
- (24) Prior to Section 51 Clearance, (if practical completion of construction works has been achieved) 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.
- (25) Prior to Section 51 Clearance, the vacant allotments shall be cleared of any redundant material to the satisfaction of Council.
- (26) 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.
- (27) “As-built” drawings of the approved and installed infrastructure shall be submitted to the Council along with certification from a professional engineer that the works for that stage have been completed in accordance with the approved design.
- (28) An asset register of the infrastructure constructed shall be provided to the Council’s satisfaction in digital format.

ADVISORY NOTES

- a) The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the State Commission Assessment Panel.
- b) The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c) The applicant is also advised that the final land division certificate must be obtained from the State Commission Assessment Panel to complete the development within 3 years of the date of the Notification unless this period is extended by the Panel.

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- d) If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations. Note that "clearance" means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.
- e) The applicant is advised the 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.
- f) The applicant is advised that 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, unless otherwise specified in the Infrastructure Agreement to be entered into with the Council.

- g) The applicant is advised the existing houses adjacent the hazardous vegetation on the western, south western and southern boundaries, are unlikely to be constructed to an appropriate level to withstand the impact of a bushfire. The hazardous vegetation in its current state may present at a higher bushfire attack level than what is prescribed for construction of future new dwellings in Medium bushfire prone areas in accordance with NCC Part 3.7.4. Therefore SA CFS recommends siting the habitable building should be appropriate to the assessed bushfire risk at the time of lodgement.
- h) The applicant is advised that individual applications for development consent for habitable buildings shall include either 5,000 litres static water supply independent of mains supply or 2,000 litres static water supply connected to mains supply in accordance with Ministers Specification SA78 and the Medium Bushfire zone prescribed for these allotments.

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- i) The applicant is advised that individual applications for development consent for future habitable buildings shall include mandatory conditions for a vegetation management zone to be established within 20 metres (or to the property boundary - whichever comes first) of the proposed development.

8.3 Development Application 18/603/473 by Woodforde T & A Pty Ltd for variation to Development Authorisation 17/425/473 (17/E015/473 SCAP reference) – to establish ten (10) additional dwellings on Lots 802 – 811 (total of 74 dwellings), including ancillary carports, associated earthworks & retaining walls, and to vary dwelling typologies to accord with the varied allotment pattern (Lots 163 – 179) at Buchanan Drive, Woodforde

8.3.1 Representations
Nil

8.3.2 Decision of Panel

The following recommendation was adopted by consensus of all members (31)

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 SUPPORTS the issue of Development Plan Consent to Development Application 18/603/473 by Woodforde T & A Pty Ltd for Variation to development authorisation 473/425/17 (473/E015/17 SCAP reference)- to establish 10 additional dwellings on lots 802 – 811 (total of 74 dwellings), including ancillary carports, associated earthworks & retaining walls, and to vary dwelling typologies to accord with the varied allotment pattern (lots 163 – 179) at Lot 2222 Buchanan Drive Woodforde subject to the following comments:

- (1) The planning consent for the original application 473/425/17 (473/E15/17) which this application seeks to vary was staged (three stages). It is recommended that the applicant clarify whether the 10 additional dwellings (lot 802 to 811) are to be included into Stage 3, which is for dwellings on lots 163 to 190 or if they are to be within a new stage (Stage 4). This variation decision could thus also authorise this change to the staging.
- (2) The maximum height of the retaining walls (dimensions provided or top and bottom levels indicated) proposed should be indicated on the site plans and elevations.

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- (3) Council would prefer to review the stormwater layout plans/designs prior to the issue of Building Rules Consent. The applicant should provide stormwater management plans for each allotment type. These plans should show:
- Pipe sizes and grades
 - Top and invert levels of grated inlet pit(s)
 - The downpipe locations and the stormwater pipe network to collect roof and surface water, and
 - Paving levels to prove that surface water from the courtyard areas will drain to the central pit or similar with a pipe directed under the dwelling to the street.
- (4) A condition is requested to be placed on any consent issued in relation to the provision of 1.7m high privacy screens to all the carports.

9. Policy Issues for Advice to Council
Nil

10. Other Business

10.1 Planning Reforms

Deryn Atkinson provided the Panel with an update on the Planning Reforms:

- State Planning Policies (SPPs) have been released for consultation, with comments due back by 7 September 2018
- Two Planning and Design Code policy discussion papers have been released for consultation, Natural Resources and Environment and Integrated Movement Systems, with comments due back by 3 December 2018
- Consultation on the Technical Paper for the Design Code has closed and a summary of the feedback has been made public
- Review of the Character Preservation Acts has been completed and recommendations released.

It was agreed that a workshop or briefing session for CAP members on the evolving planning reforms would be useful and that staff would advise in due course on the arrangements and appropriate timing of this.

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

12. Confidential Item
Nil

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13. Next Meeting

The next ordinary Development Assessment Panel meeting will be held on Wednesday 12 September 2018.

14. Close meeting

The meeting closed at 8.47pm.