

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 14 NOVEMBER 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

Marie Molinaro

Susan Hadley

Karen Savage

Director Development & Regulatory Services

Assessment Manager

Team Leader Statutory Planning

Statutory Planner

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 10 October 2018**

The minutes were adopted by consensus of all members

(51)

That the minutes of the meeting held on 10 October 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 28 November 2017.

5. Presiding Member's Report

Nil

6. Declaration of Interest by Members of Panel

Cr Linda Green declared a personal interest in Item 8.5, Woollen Mills development, as Council has previously considered this matter and she has chaired the AHBTC Advisory Committee, and advised that she would be absenting herself from the meeting for consideration of this item.

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 17/710/473 by Service Stream Ltd for telecommunications facility, comprising a lattice tower (maximum height 53.95m, including antennae), associated equipment shelter (maximum height 2.75m), security fencing (maximum height 2.4m), retaining walls (maximum height 6m) & associated earthworks (non-complying) at 1293 Montacute Road, Cherryville

Deferred from meeting 10 October 2018

"That a decision on the matter be deferred to allow the applicant to consider alternative locations and alternative structures for the telecommunications facility."

Refer to Item 8.1 of these Minutes

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- 7.2.2 Development Application 18/6/473 by Shire Homes for a two storey dwelling, attached deck (maximum height 2.4m), carport (freestanding) & associated earthworks at 4/11 Junction Road, Balhannah**

Deferred from meeting 10 October 2018

“That a decision on the matter be deferred to allow the applicant to consider possible amendments to the design of the proposal in relation to the boundary encroachment identified, overshadowing and overlooking impacts on the adjoining properties to the south.”

Refer to Item 8.3 of these Minutes

8. Development Assessment Applications

Moved	Piers Brissenden	Carried unanimously
S/-	Rob McBryde	(52)

That the order of the agenda be changed to allow Item 8.2 to be brought forward on the agenda.

- 8.2 Development Application 17/710/473 by Service Stream Ltd for telecommunications facility, comprising a lattice tower (maximum height 48.95m, including antennae), associated equipment shelter (maximum height 2.75m), security fencing (maximum height 2.4m), retaining walls (maximum height 6m) & associated earthworks (non-complying) – Amended Proposal at 1293 Montacute Road, Cherryville**

- 8.2.1 Representations**
Nil

The applicant’s representative, Graeme Lane (Service Stream Planning Consultant), was invited to answer questions from the Panel.

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8.2.2 Decision of Panel

The following recommendation was adopted by consensus of all members (53)

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 to Development Application 17/710/473 by Service Stream Ltd for Telecommunications facility, comprising a lattice tower (maximum height 48.95m, including antennae), associated equipment shelter (maximum height 2.75m), security fencing (maximum height 2.4m), retaining walls (maximum height 6m) & associated earthworks (non-complying) at 1293 Montacute Road Cherryville 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 drawing No. S107294, Sheet S1 Overall Site Plan Issue 3 dated 23 October 2018
- Amended drawing No. S107294, Sheet S1-1 Site Layout Plan Issue 3 dated 23 October 2018
- Amended drawing No. S107294, Sheet S1-2 Antenna Layout Plan Issue 3 dated 23 October 2018
- Amended drawing No. S107294, Sheet S3 North East Elevation Plan Issue 3 dated 23 October 2018
- Amended drawing No. S107294, Sheet S3-1 South West Elevation Plan Issue 1 dated 23 October 2018
- Amended drawing No. S107294, Sheet S3-2 East Elevation Plan Issue 1 dated 23 October 2018
- Landscape Plan, 18ADL-0202 Revision 2 dated 5 June 2018
- Sheet A3L Key Plan by CMW Geosciences Revision 1 dated 27 April 2018
- Sheet A3L Long-section and Layout Plan by CMW Geosciences Revision 1 dated 27 April 2018
- Sheet A3 L Typical Section & Specifications by CMW Geosciences Revision 1 dated 27 April 2018

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

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(2) **Commercial Lighting**

Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.

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

(3) **External Finishes**

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

Lattice Tower: Galvanised grey steel or similar

Associated Infrastructure: Grey, brown, green 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.

(4) **Prior to Building Rules Consent Being Granted - Requirement for Soil Erosion And Drainage Management Plan (SEDMP)**

Prior to Building Rules Consent being granted the applicant shall prepare and submit to Council a Soil Erosion and Drainage Management Plan (SEDMP) for the site for Council's approval. The SEDMP shall comprise a site plan and design sketches that detail erosion control methods and installation of sediment collection devices that will prevent:

- a. soil moving off the site during periods of rainfall;
- b. erosion and deposition of soil moving into the remaining native vegetation; and
- c. soil transfer onto roadways by vehicles and machinery.

The works contained in the approved SEDMP shall be implemented prior to construction commencing and maintained to the reasonable satisfaction of Council during the construction period.

REASON: Development should prevent erosion and stormwater pollution before, during and after construction.

(5) **Timeframe For Landscaping To Be Planted**

Landscaping of semi-mature plant species, as detailed in the approved landscaping plan (Landscape Plan, 18ADL-0202 Revision 2 dated 5 June 2018), shall be planted in the planting season immediately following the completion of the telecommunications facility. Any such vegetation shall be replaced if and when 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.

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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 Information Sheets**
Any information sheets, guideline documents, codes of practice, technical bulletins, are referenced in this decision can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- (3) Environment Protection (Water Quality) Policy 2015**
The applicant is advised that the Environment Protection (Water Quality) Policy 2015 came into effect on 1 January 2016. Therefore, all reasonable and practicable measures must be put in place to prevent or minimise environmental harm during the construction process.
- (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.
- (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.
- (6) Native Vegetation Council Requirements**
The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit: www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

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8.1 Development Application 18/596/473 by Dechellis Homes Pty Ltd for two storey split-level detached dwelling including balcony, combined fencing & retaining walls (maximum height 2.4m) & associated earthworks at 17 Buchanan Drive, Woodforde

8.1.1 Representations

None of the representors who had indicated that they wished to be heard were present at the meeting.

Name of Representor	Address of Representor	Nominated Speaker
Tianyu Ma & Shutong Liu	34 Buchanan Drive Woodforde	Did not Attend
Wei Yang Tan	15 Buchanan Drive Woodforde	Did not Attend
Stefano Deieso	36 Buchanan Drive Woodforde	Advised that he would not be attending the meeting

The applicant's representatives, Adam Williams (Access Planning) and Josh Harris (the landowner), were invited to answer questions from the Panel.

8.1.2 Decision of Panel

The following recommendation was adopted by consensus of all members (54)

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 18/596/473 by Dechellis Homes Pty Ltd for Two storey, split level detached dwelling including balcony, combined fencing & retaining walls (maximum height 2.4m) & associated earthworks at 17 Buchanan Drive Woodforde subject to the following conditions:

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(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:

- Site plan by Dechellis Homes (Sheet 1 of 25) dated 6 July 2018
- Lower floor plan by Dechellis Homes (Sheet 2 of 25) dated 6 July 2018
- Amended upper floor & upper split plan by Dechellis Homes (Sheet 3 of 25) dated 6 July 2018
- East & west elevation plan by Dechellis Homes (Sheet 4 of 25) dated 6 July 2018
- Amended north & south elevation plan by Dechellis Homes (Sheet 5 of 25) dated 6 July 2018
- Retaining wall/fencing elevation plan by Dechellis Homes dated 6 July 2018
- Section and levels elevation plan by Dechellis Homes dated 6 July 2018
- Amended shadow diagrams – addressing private open space/windows to main living areas and addressing solar panels by Dechellis Homes, received by Council 16 October 2018
- Site layout plan by Intrax Engineering, revision B, dated 11 July 2018

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

(2) Vehicle Access Point(s) Line Of Sight

The vehicle access point(s) and cross-over(s) shall be kept free of any obstructions that may obscure the line of sight of a driver e.g. vegetation, letterboxes, fences.

REASON: For safe and convenient movement of vehicles.

(3) 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.

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(4) External Finishes

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

WALLS: Mixture of exposed Austral brickwork in 'Liquorice' colour and rendered brickwork to match Colorbond® 'Paperbark' or similar

ROOF: Colorbond® 'Monument' or similar

***REASON:** The external materials of buildings should have surfaces which are of a low light-reflective nature-to minimise visual intrusion.*

(5) Soil Erosion Control

Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

***REASON:** Development should prevent erosion and stormwater pollution before, during and after construction.*

(6) Stormwater Overflow

All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.

Overflow from rainwater tanks is to be directed to the street (via a pump if necessary) or managed on-site to the satisfaction of Council using design techniques to the satisfaction of Council.

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

(7) Window & Balcony Screening

The north facing upper level windows shall have a sill height of at least 1.5m above finished floor level. Where the sill height is less than 1.5m above finished floor level, the window shall be fixed, unable to be opened and provided with obscure glazing to a height of 1.5m above finished floor level.

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In addition, the upper level west facing window and balcony balustrade shall be fitted with fixed screening comprising obscure glazing, or similar solid materials, to a minimum height of 1.5m above floor level to minimise overlooking to adjoining properties to the reasonable satisfaction of Council. The screening shall be installed prior to occupation of the dwelling, and thereafter maintained in good condition and repair at all times.

Note: Other forms of privacy screening may be a suitable alternative to the above, provided it can be demonstrated to Council that the alternative screening solution will prevent overlooking.

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

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) Requirement For Retaining Wall To Be Constructed Prior To Works Commencing

The retaining walls on the side boundaries of the property, as described on the site plan stamped as part of this authorisation, shall be constructed prior to the commencement of the construction of the dwelling.

(3) Stability of Adjoining Land

If you (the building owner) are undertaking building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below natural ground level at a boundary with an adjoining site, or

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- an excavation which intersects any notional plan extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation, or
- any fill which is within 600mm of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes:

Then you (the building owner) must, at least 28 days before the building work is commenced:

- a) serve on the owner of the affected land or premises a notice of intention to perform the building work and describing the nature of that work; and
- b) you must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

(4) Public Utility Services

Public utility services including light poles and conduits may be present in the road reserve area and it is the property owner's responsibility to ensure these services are not damaged as a result of the development. It is the property owner's responsibility to negotiate the alteration of services in the road reserve. All services within the road reserve should be located prior to any excavation.

(5) 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 necessitates a boundary identification survey being carried out by a licensed land surveyor prior to the work commencing.

(6) Land Subject To Encumbrance

The development herein approved involves work on land subject to an encumbrance not associated with the Council. The onus of ensuring development is in accordance with the encumbrance is the responsibility of the land owner/applicant.

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8.3 Development Application 18/6/473 by Shire Homes for two storey dwelling, attached deck (maximum height 2.4m), carport (freestanding) & associated earthworks – Amended Proposal at 4/11 Junction Road, Balhannah

8.3.1 Representations
Nil

8.3.2 Decision of Panel

The following recommendation was adopted by consensus of all members (55)

The Council Assessment Panel considers that the proposal in its amended form is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 18/6/473 by Shire Homes for Two storey dwelling, verandahs and attached deck (maximum height 2.4m), carport (freestanding) & associated earthworks at 4/ 11 Junction Road Balhannah 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:

Plans prepared by Shire Homes Pty Ltd:

- Amended floor plan (sheet 1 of 5, Amended 08.11.18) received by Council 9 November 2018
- Carport elevations & floor plan (sheet 1A of 5, Amended 08.11.18) received by Council 9 November 2018
- Amended southern side, rear and front elevation plan (sheet 2 of 5, Amended 08.11.18) received by Council 9 November 2018
- Amended northern side elevation plan (sheet 3 of 5, Amended 08.11.18) received by Council 9 November 2018
- Amended site plan (sheet 4 of 5, Amended 08.11.18) received by Council 9 November 2018
- Landscape plan received by Council 29 September 2018

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

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(2) Verandah/Courtyard/Balcony Screening

The verandah, courtyard and balcony of the dwelling shall be fitted with fixed screening as shown on the southern, northern and rear elevation plans to a minimum height of 1.5 metres above the finished floor level. The screening shall be installed prior to occupation of the approved dwelling and maintained in good condition at all times.

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

(3) Obscure Glazing To Windows

The southern elevation windows of the dwelling shall be glazed with fixed obscure glass to a minimum height of 1.5 metres above finished floor level, prior to occupation of the approved dwelling. The glazing in these windows 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 Materials And Finishes

All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature.

NOTE: Browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature to minimise visual intrusion.

(5) Enclosing Of Under Floor Area

The space between floor and natural/existing ground level reflected on elevations drawing (amended northern side elevation plan (sheet 3 of 5, Amended 26.10.18) received by Council 29 October 2018 and amended southern side, rear and front elevation plan (sheet 2 of 5, Amended 26.10.18) received by Council 1 November 2018) shall be enclosed prior to occupation of the approved dwelling with the same external cladding as for the walls of the dwelling.

REASON: To maintain the residential amenity of the locality, buildings raised above ground level on poles or other supports should have the space below floor level enclosed in fire resistant material.

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(6) Timeframe For Landscaping To Be Planted

Landscaping detailed in the landscaping plan received by Council on 29 September 2018 shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced if and when 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.

(7) Firefighting Water Supply - Mains Water Supply Available

A supply of water independent of reticulated mains supply shall be available at all times for fire fighting purposes:

- a minimum supply of 2,000 (two thousand) litres of water shall be available for fighting purposes at all times; and
- the water supply shall be located such that it provides the required water; and
- the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and
- the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and
- a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and
- where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.

REASON: To minimise the threat and impact of fire on life and property as your property is located in a MEDIUM Bushfire Risk Area.

(8) Stormwater Directed To Council Stormwater Point

All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the stormwater headwall in the Reserve at the rear of the allotment (via a pump if necessary) to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed 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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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.

8.4 **Development Application 15/1014/473 (15/D44/473) by Reginald Fiora for land division (1 into 2 allotments) and boundary realignment (3 into 2 allotments) (non-complying) (SCAP decision authority) at Lot 45 Gallasch Road, 83 & 143 Beaumont Road, 34 Ambulance Road, 19 & 39 Grivell Road and Lot 1 Onkaparinga Road, Verdun**

8.4.1 **Representations**

Nil

The applicant, Reginald Fiora, and his representative, Jeff Smith (Planning Chambers), were invited to answer questions from the Panel.

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8.4.2 **Decision of Panel**

The following was adopted by consensus of all members (56)

The Council Assessment Panel considers that the proposal is not seriously at variance with the provisions of the Adelaide Hills Council Development Plan, and advises the State Commission Assessment Panel that it SUPPORTS the proposal in Development Application 15/1014/473 (15/D044/473) by Reginald Fiora for Land division: 1 into 2 allotments and Boundary Realignment: 3 into 2 allotments (non-complying) (SCAP decision authority) at Lot 45 Gallasch Road, 83 & 143 Beaumont Road, 34 Ambulance Road, 19 & 39 Grivell Road, and Lot 1 Onkaparinga Road Verdun subject to the CFS recommended requirements relating to vegetation management and the widening of the access to proposed Lots 205 & 206 achieving compliance with the Minister's Code Undertaking development in Bushfire Protection Areas December 2009, and the following condition:

(1) Development in Accordance with the Plans

The development herein approved shall be undertaken in accordance with the following plans unless varied by a separate condition:

- Plan of Division Drawing 27405DU1-R1 Rev 1 prepared by Fyfe Surveying dated 7 August 2018
- Plan of Proposed Access Drawing prepared by Planning Chambers Pty Ltd dated November 2014

8:40pm Linda Green withdrew from the meeting due to her declared personal interest, and did not return

8.5 Development Application 17/5/473 (16/C51/473) by Adelaide Hills Council for community title land division (1 allotment into 3) with associated common property and building alterations for fire safety upgrade at Buildings 2, 3, 4, 5 & 7 – 1 Main Street, Lobethal

8.5.1 Representations

Nil

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8.5.2 Decision of Panel

The following recommendation was adopted by consensus of all members (57)

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 and Land Division Consent to Development Application 17/5/473 (16/C51/473) by Adelaide Hills Council for Community title land division (1 Allotment into 3) with associated common property and building alterations for fire safety upgrade at Buildings 2, 3, 4, 5 & 7 at 1 Main Street, Lobethal 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:

- Amended plan of Division (Ref. GB2199/PL7597, Drawing No. GB2199DA CP1), Sheets 1-4 of 4 by Bartlett Drafting & Design dated 23 July 2018.
- Floor plan existing, drawing SD100 by Nielsen Architects, dated 08 2018
- Fire services proposed site layout plan, drawing B7025-1-F01 by Secon Consulting Engineers, dated August 2018
- Fire services specification & details plan, drawing B7025-1-F02 by Secon Consulting Engineers, dated August 2018
- Hydraulic services existing site layout plan, drawing B7025-1-H01 by Secon Consulting Engineers, dated August 2018
- Hydraulic services, proposed site layout plan, drawing B7025-1-H02 by Secon Consulting Engineers, dated August 2018

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

(2) Vehicle Movement

All vehicles must enter and exit Lobethal Road and Main Street in a forward direction.

REASON: For safe and convenient traffic movement.

(3) Heritage South Australia

Prior to Building Rules Consent being issued, the location, orientation and paint colour of the proposed hydrant booster cabinet (adjacent Building 5) shall be agreed upon to the reasonable satisfaction of Heritage South Australia of the Department for Environment and Water.

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REASON: Booster cabinet to be located to minimise visual impact on the setting of the State Heritage Place.

(4) Heritage South Australia

Prior to Development Approval being issued, the final paint colours for externally surface mounted pipework, DB cabinets, conduits and services shall be confirmed, to the reasonable satisfaction of Heritage South Australia of the Department for Environment and Water.

REASON: To reduce the visual impact on the setting of the State Heritage place.

Planning Notes

(1) Development Plan Consent

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) State Heritage Unit

Any changes to the proposal as assessed by the State Heritage Unit may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example:

- a) an application to vary the Development Plan Consent, or
- b) Building Rules documentation that differs from the planning documentation.

(3) Requirements Under the Heritage Places Act (1993)

Please note the following requirements under the Heritage Places Act (1993):

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

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(4) Requirement Under the Aboriginal Heritage Act (1988)

Please note the following requirements of the Aboriginal Heritage Act (1988):

If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act (1988).

Council Land Division Statement of Requirements

Nil

Council Land Division Notes

Nil

SCAP Land Division Statement of Requirements

- (1) The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water H0054503).**

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

- (2) Payment of \$13352 into the Planning and Development Fund (2 allotment/s @ \$6676/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor,101 Grenfell Street, Adelaide.**
- (3) 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 by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.**

SCAP Land Division Notes

Nil

9. Policy Issues for Advice to Council

Stephen Hamnett flagged a possible future discussion on whether a minimum height for privacy screening of 1.5 metres would always be appropriate. It was noted, though, that this is now a Statewide Policy.

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10. Other Business

10.1 Update on Local Heritage DPA

Deryn Atkinson and Marc Salver provided the Panel with an update regarding the Local Heritage DPA. It was noted that the interim list of 41 Local Heritage places consolidated into the Plan twelve months ago no longer has interim effect protection and have been removed from the Development Plan. These places are predominantly church, community or council owned properties. It is anticipated that a determination on the DPA will be received from the Minister early in the New Year.

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 12 December 2018.

14. Close meeting

The meeting closed at 8.55pm.