

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 11 MARCH 2020  
63 MOUNT BARKER ROAD, STIRLING**

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**Present**

**Presiding Member**

Geoff Parsons

**Members**

Ross Bateup

Piers Brissenden

David Brown

Linda Green

**In Attendance**

Marc Salver

Deryn Atkinson

Sam Clements

Melanie Scott

Marie Molinaro

Karen Savage

Director Development & Regulatory Services

Assessment Manager

Team Leader Statutory Planning

Senior Statutory Planner

Statutory Planner

Minute Secretary

**1. Commencement**

The meeting commenced at 6.33pm

**2. Apologies/Leave of Absence**

**2.1 Apologies**

Nil

**2.2 Leave of Absence**

Nil

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**3. Previous Minutes**

3.1 Meeting held 13 November 2019

**The minutes were adopted by consensus of all members** (1)

**That the minutes of the meeting held on 13 November 2019 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 28 November 2017.

**5. Presiding Member's Report**

Nil

**6. Declaration of Interest by Members of Panel**

Cr Linda Green declared an interest in Item 8.3 as Council is working with the Heathfield High School on a Sport & Recreation Plan. She does not consider this to be a conflict of interest and will not affect her 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 13/30/473 by Mark Musolino for filling of land to a maximum depth of 6.2 metres (non-complying) at 24 & 28 Emmett Road, Crafers West**

Deferred from meeting 8 May 2019

*"At the request of Council staff, that a decision on the matter be deferred to enable Council administration to repeat the public notification process in order to comply with the requirements of Regulation 22(5) of Development Regulations 2008."*

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Deferred from meeting 10 July 2019

*“That a decision on the matter be deferred to enable the applicant to:*

- *Provide clean fill certificates or undertake soil samples, surface and ground water testing and analysis by a suitably experienced and qualified site contamination consultant to provide evidence that the fill placed on the site is not contaminated and suitable for a private open space area associated with a dwelling, and that there is no risk of pollution to surface or underground waters.*
- *Provide clarification of the pre 2010 land form, the existing land form with the fill in situ and the final form of the land proposed following the landscaping shown in the landscape concept plan”.*

## **8. Development Assessment Applications**

### **8.1 Development Application 18/980/473 by William Dawson for demolition of habitable building and construction of office & conference facility (maximum of 10 conferences per year), associated car park & earthworks (non-complying) at 2 Silver Road, Bridgewater**

#### **8.1.1 Representations**

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Emily Graham	Silent Elector	Did Not Attend

The applicant, Professor Drew Dawson, joined the meeting by telephone and was invited to answer questions from the Panel.

#### **8.1.2 Decision of Panel**

**The following recommendation was adopted by consensus of all members (2)**

**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 18/980/473 by William Dawson for demolition of habitable building & construction of office & conference facility (maximum of 10 conferences per year), associated car park & earthworks (non-complying) at 2 Silver Road, Bridgewater 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:

- Amended car parking and tree removal plan drawing number A106 Rev 02 date stamped by Council 24 February 2020 prepared by Martin Freney project number ESDD
- Site Plan, Room and Schedule Sheet, Floor Plan, Demolition Plan, Roof Plan, Elevation Plans, Drainage Plan and Site Logistics Plan prepared by Martin Freney project number ESDD – Rev 01 sheets number A100, A101, A102, A103, A105, A201, A202, A203, A204, A601 and A606 dated 25 August 2018 and date stamped by Council 20 November 2018
- Onsite Wastewater Management Plan Rev C dated 23 August 2018 prepared by Australian Water Environments and date stamped by Council 20 November 2018
- Email from Drew Dawson dated 18 January 2019 - conferences

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

**(2) External Finishes**

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

WALLS: Stone and Colorbond Jasper or similar  
ROOF: Colorbond Jasper 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.*

**(3) Gravel Car parking Designed In Accordance With Australian Standard AS 2890.1:2004.**

All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and delineated in accordance with Australian Standard AS 2890.1:2004. Car park delineation and directional signage shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel and delineated prior to occupation and maintained in good condition at all times to the reasonable satisfaction of the Council.

*REASON: To provide adequate, safe and efficient off-street parking for users of the development.*

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**(4) Conference Hours**

Conferences shall only occur between the hours of 8.30am to 6.00pm.

*REASON: To ensure the development operates in accordance with the approval.*

**(5) Restriction On Number Of Conferences**

The number of conferences in a calendar year shall not exceed ten (10) days per year. Such conferences shall have a maximum capacity of 12 persons. Any increase in the number of conferences or capacity will require a separate development approval.

A logbook/diary shall be kept of all conferences for each calendar year and made available for inspection by the Council upon request.

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

**(6) Restriction On Office and Conference Use**

The office shall only be used by the occupants of the dwelling and the conferences run solely by the occupants of the dwelling on the subject land. The building shall not be leased or occupied by any third party.

*REASON: To ensure the proposed development is undertaken in accordance with the approved documentation and to minimise the proposals impact on the locality.*

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

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

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

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

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

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**(8) EPA Condition**

Prior to occupation of the herein approved offices and conference building, the on-site wastewater management system must be installed and operational in accordance with the *Onsite Wastewater Assessment and Design Report*, prepared by Australian Water Environments and dated 23 July 2018.

**NOTES**

**(1) Development Plan Consent**

This Development Plan Consent 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 the appeal is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the Development Plan Consent, or a fresh development application will be required. The twelve (12) month period may be further extended by written request to, and approval by, Council. Application for an extension is subject to payment of the relevant fee.

**(2) Use of Office and Conference Building**

The building is approved for use as offices and conferences run solely by occupiers of the residence on subject land. Any deviation from this will require separate application to be lodged with Council.

**(3) Signage Requires Separate Development Application**

A separate development application is required for any signs or advertisements (including flags and bunting) associated with the development herein approved.

**(4) 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.

**(5) EPA Environmental Duty**

The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable 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.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site:  
<http://www.epa.sa.gov.au>

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**(6) Department of Environment and Water (DEW) - Native Vegetation Council**

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. The clearance of native vegetation includes the flooding of land, or any other act or activity that causes the killing or destruction of native vegetation, the severing of branches or any other substantial damage to native vegetation. For further information visit:

[www.environment.sa.gov.au/Conservation/Native\\_Vegetation/Managing\\_native\\_vegetation](http://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.

- 8.2 Development Application 19/882/473 by Piotr Kukucz & Agnieszka Sroka-Kukucz for single storey split-level detached dwelling, attached deck (maximum height 1.4m) and masonry wall (maximum height 2.4m), domestic outbuilding – garage, swimming pool, water storage tanks (3 x 40,000L & 1 x 22,000L), tiered retaining walls & associated earthworks at Lot 1 Hannaford Hump Road, Upper Hermitage with access over unrestricted right of way at Lot 100 Hannaford Hump Road, Upper Hermitage

**8.2.1 Representations**

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
John Forster	98 Hannaford Hump Road Gould Creek	Did Not Attend

The applicants, Piotr Kukucz & Agnieszka Sroka-Kukucz, were 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 (3)**

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 19/882/473 by Piotr Kukucz & Agnieszka Sroka-Kukucz for Single storey split-level detached dwelling, attached deck (maximum height 1.4m) & masonry wall (maximum height 2.4m), domestic outbuilding - garage, swimming pool, water storage tanks (3 x 40,000L & 1 x 22,000L), tiered retaining walls & associated earthworks at Lot 1 Hannaford Hump Road, Upper Hermitage with access over unrestricted right of way at Lot 100 Hannaford Hump Road, Upper Hermitage 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 Part Site Plan drawn by Janusz & Partners Job 190620 Drawing No. 1 dated 29 January 2020 (received by Council on 29 January 2020)
- Amended Elevations & Floor Plan (Garage) drawn by Janusz & Partners Job 190620 Drawing No. 6 dated 16 January 2020 (received by Council on 16 January 2020)
- Amended Site Contour Plan drawn by Janusz & Partners Drawing No. 1A dated 16 January 2020 (received by Council on 16 January 2020)
- Amended Elevations (South & East) drawn by Janusz & Partners Drawing No. 4 dated 18 November 2019 (received by Council on 18 November 2019)
- Amended Elevations (North & West) drawn by Janusz & Partners Drawing No. 3 dated 18 November 2019 (received by Council on 18 November 2019)
- Floor Plan drawn by Janusz & Partners Drawing No. 2 dated 21 October 2019 (received by Council on 23 October 2019)
- Colour Scheme (received by Council on 18 November 2019)

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



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**(2) External Finishes**

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

**WALLS:** Dulux 'Hog Bristle' or similar  
**ROOF:** SanMarco ceramic tiles in rustic red, 'Clasico' / 'Ticino' / 'Adige' 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.*

**(3) Treatment To Excavations And Fill**

All exposed excavations and fill as shown on site plan (Drawing No. 1) shall be:

- a) rounded off and battered to match and blend with the natural contours of the land
- b) covered with approximately 100mm of topsoil
- c) seeded to avoid erosion and visual concerns, and
- d) screened with trees, shrubs and ground covers

prior to occupation of the approved development to the reasonable satisfaction of Council.

***REASON:** To maintain the visual amenity of the locality in which the subject land is located.*

**(4) 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.*

**(5) Restriction On Use Of Outbuilding**

The building shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.

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

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**(6) CFS Access Requirements**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), 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
- 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.*

**(7) CFS Water Supply**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), 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.

Ministers 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 minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply

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- 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
- 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.*

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

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and at a distance of no greater than 30 metres from the proposed dwelling
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER")
- 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
- 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
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access
- 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
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting
- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:

The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.

The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

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

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**(9) CFS Vegetation**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), 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 reduced and 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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**(10) CFS Conditions To Be Completed Prior To Occupation**

The Country Fire Service (CFS) Bushfire Protection Conditions [4 Conditions] shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

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

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

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

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

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

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

**(12) Swimming Pool Backwash Water**

Backwash water from the swimming pool filter(s) shall not be directed to any watercourse, dam, stormwater or septic system. A separate on-site dedicated soakage or irrigation area shall be designed for this purpose.

*REASON: To prevent pollution of the watershed and environmental harm.*

**(13) Access to Right Of Way**

A suitably sized culvert shall be installed within the proposed private access (boundary line to the edge of the right of way driveway) following the alignment of the existing swale. The culvert should also be capable of supporting fire-fighting vehicles with a gross vehicle mass of 21 tonnes.

*REASON: To ensure the stormwater flows on the adjacent land are not impeded by the new access onto the right of way and that the access is suitable for large bushfire fighting vehicles.*

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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.

Please refer to page two (2) of this form (Notes for Applicant blue box) for information on changes to the planning system and potential changes to extensions of time requests.

**(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.

**(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 "measure of protection" 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 SA Water Approval To Fill Swimming Pool**

New pools or spas may only be filled under the authority of a permit from SA Water. The applicant is advised to obtain a permit to fill the pool with water from SA Water before proceeding with the installation of the swimming pool.

SA Water advises that a permit will not be granted unless proof is provided that a cover has been purchased to prevent water loss through evaporation.

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**(6) Swimming Pool Chemicals**

No spillage of waste shall occur from the storage or use of pool chemicals. Disposal of any chemicals shall only occur at the EPA Household Hazardous Waste Depot (Ph 8204 1947) or through a licensed waste contractor.

**(7) Swimming Pool Pumps & Filters**

Pumps and filters must be located and operated so as not to emit noise levels in excess of the applicable Environment Protection (Noise) Policy 2007. The maximum noise level shall not exceed 45db(A) from 10:00 p.m. on any night until 7:00 a.m. the following morning.

- 8.3 **Development Application 20/18/473 (19/V037/473) by Grieve Gillett Andersen for redevelopment of High School – removal of two transportable buildings, demolition of the single storey administration building, construction of a new three (3) storey administration and reception building including new General Learning Areas, construction of a new single storey Home Economics building, construction of a new single storey Fitness building, internal refurbishment of existing buildings, landscaping and associated infrastructure and civil works (SCAP relevant authority) at 91 Longwood Road, Heathfield**

**8.3.1 Representations**

Nil

The applicant's representative, Ronan Brereton (Department of Planning, Transport and Infrastructure) was invited to answer questions from the Panel.

**8.3.2 Decision of Panel**

**The following was adopted by consensus of all members**

**(4)**

The Council Assessment Panel considers that the proposed Development Application 20/18/473 by Grieve Gillett Andersen for redevelopment of High School - removal of two transportable buildings; demolition of the single storey administration building; construction of a new three (3) storey administration and reception building including new General Learning Areas; construction of a new single storey Home Economics building, construction of a new single storey Fitness building, internal refurbishment of existing buildings; landscaping and associated infrastructure and civil works at 91 Longwood Road Heathfield is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan. However the Council Assessment Panel ADVISES SCAP of the following concerns and recommendations:

- The proposal will result in a 40% increase in student numbers which will exacerbate existing traffic limitations and safety for public transport and private student drop-off and pick-up and pedestrians.



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- The recommendations of the traffic report must be included as part of the redevelopment proposal and a condition is requested to be applied to any consent granted that the works are to be undertaken to the reasonable satisfaction of Adelaide Hills Council prior to the occupation of Building 1. The recommendations to provide formalised vehicle pick-up and drop-off areas on the subject land be implemented as part of the proposed development.
- It is requested that full civil design details are provided to Council's satisfaction for all traffic improvement works. Should the works become part of the proposal, a condition is requested to be applied to any consent granted that the Civil Design Plans and details are provided to Council for approval prior to Building Rules Consent being issued. A separate Section 221 permit will be required for any off-site works which must be obtained prior to commencement of these works. A note to this effect is requested to be applied to any consent granted.
- A condition is requested to be applied to any consent granted that an amended stormwater management design and calculations shall be provided to Adelaide Hills Council for approval prior to Building Rules Consent being issued.

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

**10. Other Business**

**10.1 Following a Directions hearing today, staff provided an update on the Third Party Appeal in relation to Development Application 473/44/19 Environmental covers (horticultural netting) over 5.8 Hectares of land associated with existing horticulture at 814B & 814D Montacute Road, Montacute**

Moved Linda Green  
S/- David Brown

Carried  
(5)

That the Council Assessment Panel delegates authority to the Assessment Manager to finalise the conditions of the draft Court Order to settle the Court Appeal in the matter of Spragg & Anor and Lennane Orchards in relation to Development Application 473/44/19.

**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 MARCH 2020  
63 MOUNT BARKER ROAD, STIRLING**

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- 12. Confidential Item**  
Nil

- 13. Next Meeting**  
The next ordinary Council Assessment Panel meeting will be held on Wednesday 10 June 2020.

- 14. Close meeting**  
The meeting closed at 8.00pm.