

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 12 AUGUST 2020
63 MOUNT BARKER ROAD, STIRLING**

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup

Piers Brissenden

David Brown

John Kemp

In Attendance

Marc Salver

Deryn Atkinson

Melanie Scott

Doug Samardzija

Karen Savage

Director Development & Regulatory Services

Assessment Manager

Acting Team Leader Statutory Planning

Statutory Planner

Minute Secretary

1. Commencement

The meeting commenced at 6.30pm

2. Opening Statement

"We would like to acknowledge that the land we gather on today is the traditional lands of the Peramangk and Kurna peoples and that we respect their spiritual relationship with their Country. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land and acknowledge that their cultural and heritage beliefs are still as important to those living today".

3. Apologies/Leave of Absence

3.1 Apologies

Nil

3.2 Leave of Absence

Nil

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4. Previous Minutes

4.1 Meeting held 8 July 2020

The minutes were adopted by consensus of all members (21)

That the minutes of the meeting held on 8 July 2020 be confirmed as an accurate record of the proceedings of that meeting.

5. Delegation of Authority

Decisions of this Panel were determined under delegated authority as adopted by Council on 28 November 2017.

6. Presiding Member's Report

The Presiding Member advised that this is Piers Brissenden's last Panel meeting and thanked him for his invaluable contribution to this Panel and the previous Panel, which has positively influenced a number of developments in the Adelaide Hills.

Paul Mickan is confirmed as the new Independent member and is an experienced Development Assessment and Policy Planner working at the Barossa Council. The Panel looks forward to welcoming him.

7. Declaration of Interest by Members of Panel

Nil

8. Matters Lying on the Table/Matters Deferred

8.1 Matters Lying on the Table

Nil

8.2 Matters Deferred

Nil

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9. Development Assessment Applications

- 9.1 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**

9.1.1 Representations
Nil

The applicant's representative, Jeff Smith (Planning Chambers), was invited to address the Panel.

9.1.2 Decision of Panel

The following was adopted by consensus of all members (22)

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 that Council Assessment Panel advises the State Commission Assessment Panel (SCAP) that:

- (1) It CONCURS with the decision to GRANT Development Plan Consent and Land Division Consent to Development Application 15/1014/473 by Reginald Fiora for Land division: 1 into 2 allotments and Boundary Realignment: 3 into 2 allotments (non-complying) 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 proposed conditions; and**
- (2) Requests the wording of the advisory note on the Decision is amended to provide certainty for all parties regarding which of the two proposed allotments are restricted from being used for residential purposes in the future, and that Lot 205 shall not be used for residential purposes.**

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- 9.2 **Development Application 20/100/473 (20/D5/473) by Robert Butler for Land Division – boundary realignment (3 into 3) at 30 Ranns Road North, Lot 4 Ranns Road North and 166 Basket Range Road, Basket Range**

9.2.1 **Representations**
Nil

The applicant, Robert Butler, and his representative, Geoff van Senden, were invited to address the Panel.

9.2.2 **Decision of Panel**

The following recommendation was adopted by consensus of all members (23)

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 20/100/473 (20/D005/473) by Robert Butler for Land Division - Boundary realignment (3 into 3) at 30 Ranns Road North, Lot 4 Ranns Road North and 166 Basket Range Road, Basket Range 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:

- Plan of division prepared by Olden & van Senden, reference number 4103da V2 dated 29/10/2018

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

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.

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- (2) **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. 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.

Council Land Division Statement of Requirements

- (1) **Prior To Section 51 Clearance- Survey Plan Showing Boundary Location**
Prior to Section 51 clearance a final survey plan shall be provided to Council to demonstrate that new boundaries are placed at least 5m from remnant vegetation.

REASON: Protect native vegetation from clearance for a new fence line.

SCAP Land Division Statement of Requirements

- (1) **Requirement For Certified Survey Plan**
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 State Commission Assessment Panel for Land Division Certificate purposes.

REASON: Statutory requirement in accordance with Section 51 of the Development Act 1993.

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

11. **Other Business**
Nil

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

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13. Confidential Item

Nil

14. Next Meeting

The next ordinary Council Assessment Panel meeting will be held on Wednesday 9 September 2020.

15. Close meeting

The meeting closed at 7.18pm.