

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 13 APRIL 2022
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 11 May 2022]

In Attendance

Presiding Member

Geoff Parsons – via Zoom Webinar

Members

Ross Bateup

David Brown

Paul Mickan

John Kemp

In Attendance

Deryn Atkinson

James Booker

Marie Molinaro

Sebastien Paraskevopoulos

Karen Savage

Assessment Manager

Team Leader Statutory Planning

Statutory Planner

Statutory Planner

Minute Secretary

1. Commencement

The meeting commenced at 6.30pm

2. Opening Statement

“Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kaurna people. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land. Together we will care for this country for the generations to come”.

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3. Apologies/Leave of Absence

3.1 Apologies
Nil

3.2 Leave of Absence
Nil

4. Previous Minutes

4.1 Meeting held 9 March 2022

The minutes were adopted by consensus of all members

(15)

That the minutes of the meeting held on 9 March 2022 be confirmed as an accurate record of the proceedings of that meeting.

5. Presiding Member's Report

Nil

6. Declaration of Interest by Members of Panel

Paul Mickan advised that he has recently been engaged by The Barossa Council to undertake a planning project, to review policies which affect a small portion of the Adelaide Hills Council area, which includes the area south of Kersbrook which is within the Barossa Valley Character preservation district. As none of the applications before the CAP are within this area he does not believe he has any conflict of interest in these matters and will remain in the room and vote.

John Kemp declared a possible perceived conflict of interest in relation to Item 9.2 as a member of Council. However, he has no pecuniary interest and does not believe there is a conflict and will remain in the room and vote.

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table
Nil

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7.2 Matters Deferred

7.2.1 Development Application 21015778 by ProHealthCare Stirling for alterations and additions to existing consulting rooms, car parking and landscaping at 104 Mount Barker Road, Stirling

Deferred from meeting 9 February 2022

“That a decision on the matter be deferred to enable the applicant to provide the following information:

- 1) A site plan to scale that demonstrates all trees to be retained and removed, earthworks and a Tree Protection zone for Tree 18 based on arboricultural advice.*
- 2) Clarification on the intensity of the use in relation to all the treatment and consulting rooms, and calculation of car parking provisions.*
- 3) Traffic engineering report assessing the safety of the proposed two-way access and impact on traffic flow, including information regarding the collection of waste, on Mount Barker Road”.*

7.2.2 Development Application 21035577 by Adelaide Hills Council for demolition of Buildings 12A & 12B, alterations and additions to Building 14 which will include a change of use to the existing offices to include accommodation (artist short term accommodation), a new bridge to Building 20 and a ground floor addition (community facility including a shop, office and amenities); and construction of a small plant and equipment compound behind Building 20 at Buildings 10-22E / 1 Lobethal Road, Lobethal

Deferred from meeting 9 February 2022

“That a decision on the matter be deferred to allow for further processing of the Application”.

Refer to Item 9.2 of these Minutes

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7.2.3 Development Application 21031474 by 14 Johnston Pty Ltd for construction of a three-level childcare centre (pre-school) with ancillary car parking, outdoor play areas and landscaping at 14 Johnston Street, Stirling

Deferred from meeting 9 March 2022

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

- 1) An acoustic report prepared by a suitably qualified professional.*
- 2) A review of the car parking design and its relationship with the intensity of the land use, in consideration of staff, parents and children, and visitors to the site.*
- 3) Preparation and provision of a Waste Management Plan which considers storage capacity, location and collection times.*
- 4) Consideration of built form in terms of overshadowing”.*

8. Development Assessment Applications – Development Act
Nil

9. Development Assessment Applications – Planning, Development and Infrastructure Act

9.1 Development Application 21030805 by Stimson Consulting and Anthony and Angela Mackay for change of use to include tourist accommodation comprising 4 self-contained accommodation units and 1 x 25,000L water storage tank at 12 Tiers Road, Woodside

9.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Janine Croser & Rennie Barnett	25 Tiers Road, Woodside	Janine Croser via Zoom Webinar
Valerie & Jamie Hancock	27 Tiers Road, Woodside	Did not Attend
Kellie Wayde & Paul Crehan	17 Tiers Road, Woodside	Kellie Wayde & Paul Crehan

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The applicants' representatives, John Stimson (Stimson Consulting) and Anthony Mackay, addressed the Panel.

9.1.2 Decision of Panel

The following was adopted by consensus of all members (16)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 21030805, by Stimson Consulting and Anthony and Angela Mackay for Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank at 12 Tiers Road Woodside is GRANTED Planning Consent subject to the following conditions:**

RESERVED MATTERS

The Council requires the following matters which are reserved pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016 to be addressed prior to Development Approval being granted to the reasonable satisfaction of the Assessment Manager:

- 1) A detailed Landscaping plan shall be prepared and submitted detailing plant species, height at planting and planting locations. The landscaping shall be of a scale and density to mitigate the visibility of the proposed development. Such a landscaping plan shall be prepared by a suitably qualified landscape architect.**

Plant species detailed in the landscaping plan shall include species selected from the Council's *Native Habitat Landscaping and Gardening Guide* or *Native Habitat Gardening Guide for Low Flammability Gardens*. The guides can be downloaded from: [Resident Native Habitat Gardening \(ahc.sa.gov.au\)](http://ahc.sa.gov.au)

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matter.

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CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) The person(s) having the benefit of this consent shall refrain from permitting the use of the tourist accommodation buildings for provision of long-term accommodation or as separate dwellings. The tourist accommodation units shall be used and operated on a short-term rental arrangement with a maximum of a one (1) month stay per occupancy.

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

- 3) External colours and materials shall be as follows:
ROOF: Colorbond 'Basalt' or similar
WALLS: Light weight cladding in subdued colours which blend with the natural features of the landscape such as browns, greys and beige
- 4) All external light shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of adjacent residential properties.
- 5) Prior to occupation of the tourist accommodation units the vehicle crossover shall be sealed in Hotmix bitumen from the edge of Tiers Road to the property boundary to Council satisfaction.
- 6) 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.

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Conditions imposed by the Environment Protection Authority under Section 122 of the Act

- 7) The on-site wastewater system must be installed in accordance with that proposed in the Wastewater Engineer's Report, prepared by Archer Environmental, dated 24 January 2022, and include:
- a) the installation of an Ozzi Kleen RP10A+ system
 - b) the construction of a 220sqm irrigation area, to be located more than 50m from the nearest watercourses and bores, more than 1.2m from the seasonal groundwater table, on a slope less than 20% and not in the 10% AEP flood zone
 - c) vegetating the irrigation area with a good quality woodlot, to be regularly maintained
 - d) bunding of the irrigation area prior to operation to prevent stormwater runoff entering the area, or runoff, from over-irrigating, leaving the area.

Conditions imposed by the South Australian Country Fire Service under Section 122 of the Act

ACCESS TO HABITABLE BUILDING

- 8) 'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road.

SA CFS has no objection to the proposed access driveway as detailed on drawing named SITE PLAN, dated at last revision 02/09/2021, with the following conditions:

- The driveway shall be connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8).
- 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, to within 60m of the furthest point of the building.

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- 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, OR IV) A ‘U’ shaped drive through design.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Private access shall provide overhead clearance of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.
- Understorey vegetation either side of the access road shall be reduced to a maximum height of 10cm for a distance of 3 metres. Mature trees within this fuel reduced zone may remain.
- The all-weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run-off to appropriate drains, at one or both sides of the traffic surface. The accumulated volumes of water shall be directed via: I) open drains, or II) culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

WATER SUPPLY & ACCESS (to dedicated water supply)

- 9) Ministerial Building Standard MBS008 “Additional requirements in designated bushfire prone areas” 2020, as published under the Planning, Development and Infrastructure Act 2016 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 MBS008. ‘The Planning and Design Code’ Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply.

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SA CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named SITE PLAN dated at last revision 02/09/2021 providing the outlet is positioned to comply with the following conditions:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and is no greater than 60m path of travel to the furthest point of the building, to enable fire services to reach all parts of the house with no more than two lengths of hose from the hardstand area.
- 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 the water supply for a nominally level 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.

Please note that where the water supply is an above-ground water tank, the tank (including any support structure) must be constructed of non-combustible material, such as concrete or metal.

VEGETATION MANAGEMENT

- 10) 'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire

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and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of each of the habitable buildings (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the ‘clumping’ of shrubs where desirable, for diversity, and privacy and yet achieve the ‘overall maximum coverage of 30%’.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
 - 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 habitable building (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.
- A single row of trees or shrubs are permitted closer to the building than their mature height for screening purposes, providing they are not connected to other hazardous vegetation, are not within close proximity of timber building elements, windows and doors and do not touch or overhang any part of the building. Screening plants should have low flammability characteristics, be kept in optimum health, pruned regularly and any dead vegetation removed.

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ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate:
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced:
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

- 1) This Planning Consent is valid for a period of twenty four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the Planning Consent.
- 2) A separate development application is required for any signs or advertisements (including flags and bunting) associated with the development herein approved.
- 3) A ramp may be required to at least one (1) of the tourist accommodation buildings to provide universal access per Building Rules assessment matters.

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- 4) The operators shall follow the advice of SA Health regarding the Safe Drinking Water Act (2011) requirements for potable water supply to the tourist accommodation units. An exemption may be required from SA Health to provide water via the existing water storage tank.

Advisory Notes imposed by the Environment Protection Authority under Section 122 of the Act

- 5) The applicant/owner/operator are 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 activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- 6) The applicant is advised that, during site works, appropriate measures should be put in place to ensure no soil transport during rain events occurs. This could include removing the vegetation from only the area necessary for the building, using silt fences on the downhill side of the exposed area to capture any soil in the runoff, and appropriately managing any soil stockpiles kept on site with silt fencing, or through temporary coverage with matting or hydroseeding. Further guidance may be sought from the EPA's *Stormwater pollution prevention code of practice for the building and construction industry* http://www.epa.sa.gov.au/files/47790_bccop1.pdf and the EPA's *Handbook for Pollution Avoidance on Commercial and Residential Building Sites*.
- 7) More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

Advisory notes imposed by the South Australian Country Fire Service Under Section 122 of the Act

TOURIST ACCOMMODATION – BUSHFIRE SURVIVAL PLAN

- 8) CFS recommends:
- The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.

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- This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
- The BSP should not expect guests to be involved in fire-fighting operations.
- The SA CFS 'Bushfire Safety and Survival for Business and Organisations' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- The applicant should consider reducing operating hours and restrictions on days of extreme weather or bushfire events.

BUILDING CONSIDERATIONS

- 9) Ministerial Building Standard MBS 008, Designated bushfire prone areas – additional requirements, July 2020, as published under the Planning, Development and Infrastructure Act 2016, applies to this site.

Please refer to the NCC, relevant standards and state provisions for construction requirements and performance provisions.

A site Bushfire Attack Level (BAL) assessment was conducted in accordance with the NCC and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Category of BAL 19.

- 9.2 Development Application 21035577 by Adelaide Hills Council for demolition of Building 12A & 12B, alterations and additions to Building 14 which will include a change of use to the existing offices to include accommodation (artist short term accommodation), a new bridge to Building 20 and a ground floor addition (community facility including a shop, office and amenities); and construction of a small plant and equipment compound behind Building 20 at Buildings 10-22E / 1 Lobethal Road, Lobethal

- 9.2.1 Representations
Nil

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9.2.2 Decision of Panel

The following was adopted by consensus of all members (17)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 21035577 by Adelaide Hills Council for the demolition of building 12A & B, alterations and additions to building 14 which will include a change of use to the existing offices to include accommodation (artist short term accommodation), a new bridge to building 20 and a ground floor addition (community facility including a shop, office and amenities), and construction of a small plant & equipment compound behind building 20 at 1 Lobethal Road Lobethal is granted Planning Consent subject to the following conditions:

CONDITIONS

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below:
- 2) The person(s) having the benefit of this consent shall refrain from permitting the use of the accommodation in building 14 (or any part thereof) for provision of accommodation for more than one person, for long term accommodation or as a separate dwelling. The artist accommodation unit shall be used and operated on a short term rental arrangement with a maximum of a six weeks stay per occupancy.

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

- 3) Landscaping including plantings completed in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

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- 4) All putrescible waste including food, leaves, papers, cartons, boxes and scrap material of any kind shall be stored in a closed container having a close fitting lid. The container shall be stored in the proposed screened area so that it is not visible to Lobethal Road and other buildings on the site.
- 5) All roof runoff generated by the development hereby approved shall be directed to the existing stormwater connections on site or managed on-site to the satisfaction of Council using design techniques to the satisfaction of Council. Prior to issue of Building Rules Consent a stormwater management plan for the increased impervious area shall be submitted to and approved by Council.

Conditions imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

- 1) Measured drawings (plans and elevations) and an external and internal photographic record of Buildings 12A and 12B is required, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, prior to commencement of demolition works, to ensure a record of each building is maintained.
- 2) Aluminium frame colour of the proposed door/window to the upper floor of Building 20 to be confirmed, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, to minimise visual dominance in the façade of the building.
- 3) Selected red brick for external facades of proposed building to be confirmed, to the satisfaction of Heritage South Australia, of the Department for Environment and Water, to ensure compatibility with existing brick walls throughout the site.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

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- 2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**
- 3) **A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate:**
 - a) **until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or**
 - b) **if an appeal is commenced:**
 - i. **until the appeal is dismissed, struck out or withdrawn; or**
 - ii. **until the questions raised by the appeal have been finally determined (other than any question as to costs).**

Planning Consent

Advisory Note 1

This Planning Consent is valid for a period of twenty four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the Planning Consent.

Advisory Notes imposed by Minister responsible for the administration of the Heritage Places Act 1993 under Section 122 of the Act

Advisory Note 2

Please note the following requirements of 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 must cease and the SA Heritage Council must 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. For further information, contact the Department for Environment and Water.**

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10. **Development Assessment Applications – Review of Decisions of Assessment Manager**
Nil
11. **ERD Court Appeals**
The Assessment Manager provided the Panel with a verbal update on current ERD Court Appeals.
12. **Delegations Review of Powers & Functions of Council Assessment Panel (CAP) as a Relevant Authority under the *Planning, Development and Infrastructure Act 2016* & Regulations – Instrument C**

Moved John Kemp Carried Unanimously
S/- Ross Bateup (18)

1. That, having considered a review of the Council Assessment Panel Delegations as presented, the Council Assessment Panel hereby revokes all previous delegations to the Assessment Manager and Council (Elected Body) for powers and functions under Instrument C of the *Planning, Development and Infrastructure Act 2016* and General Regulations 2017.
2. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Instrument C) (Attachment 1 of the Report dated 13 April 2022) are hereby delegated this 13th day of April 2022 to the Assessment Manager and the Administration subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. Such powers and functions of Instrument C may be further delegated by the Assessment Manager in accordance with Section 100(2) (c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein, or in the Schedule of Conditions in the proposed Instrument of Delegation.
4. That the Assessment Manager be authorised to make any formatting, nomenclature or other minor changes to Instrument C during the period of currency.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 13 APRIL 2022
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 11 May 2022]

13. Policy Issues for Advice to Council

- 13.1 The Panel requested that the vagueness of the policy for Tourist Accommodation in the Productive Rural Landscape Zone be raised with the State Planning Commission for review in the Planning & Design Code. It was noted that the Mount Lofty Ranges Planners Group is forming a working party to explore this further.

14. Other Business

- 14.1 The Panel acknowledged Marc Salver's service to the Adelaide Hills Council as Director Development and Regulatory Services, and his contribution to the Council Assessment Panel, and wished him all the best for the future.
- 14.2 The Assessment Manager advised the Panel that the Council will consider reports in relation to the appointment of CAP members for the next term and the Terms of Reference for CAP. The new Panel, once appointed, will need to consider the Operating and Meeting Procedures.

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

16. Confidential Item
Nil

17. Next Meeting
The next ordinary Council Assessment Panel meeting will be held on Wednesday 11 May 2022.

18. Close meeting
The meeting closed at 8.03pm.