

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 14 APRIL 2021
63 MOUNT BARKER ROAD, STIRLING**

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup

David Brown

Paul Mickan

John Kemp

In Attendance

Marc Salver	Director Development & Regulatory Services
Deryn Atkinson	Assessment Manager
Vanessa Nixon	Team Leader Statutory Planning
Melanie Scott	Senior Statutory Planner
Ashleigh Gade	Statutory Planner
Doug Samardzija	Statutory Planner
Karen Savage	Minute Secretary

1. Commencement

The meeting commenced at 6.01pm

2. Opening Statement

“Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kurna 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 10 March 2021

The minutes were adopted by consensus of all members (13)

That the minutes of the meeting held on 10 March 2021 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, in relation to Item 8.1, his mother is good friends with Reverend Alexander and Gillian Stevenson but he could not recall having met with them nor having had discussions with them and did not believe this to be a conflict of interest. Further, in relation to Item 8.5, he advised that he has previously worked with Kieron Barnes, who is representing Planning Studio on behalf of the applicant, at the Adelaide Hills Council approximately 15 years ago and occasionally meets on a social basis. Again, he does not believe that there is any conflict and will remain in the meeting.

Geoff Parsons also declared an interest, but not a conflict of interest, in relation to Item 8.5. The organisation he works for has a contract with Planning Studio to provide planning assessment services. He does not believe this represents a conflict of interest and will remain in the meeting and participate in the proceedings.

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 19/210/473 by John Nitschke for change of use from store to include light industry (manufacturing) and building alterations and additions to create 7 separate tenancies, associated car parking, landscaping & earthworks and 3 x 144,000 litre water tanks in addition to the existing farming use (non-complying) at 359 Nairne Road, Woodside**

Deferred from meeting 10 March 2021

“That a decision on the matter be deferred to seek the following further information:

- 1) *The nature and extent of alteration of existing use rights;*
- 2) *Details of all vehicle movement manoeuvring, and number of anticipated vehicle movements in association with the storage and light industry uses;*
- 3) *Details of unloading areas, location and dimensions of external storage of shipping containers and waste storage; and*
- 4) *The provision of accurate floor and elevation plans detailing all new and existing openings to the building, including access to and within Store 3 and the south-eastern corner in general”.*

Refer to Item 8.3 of these Minutes.

8. Development Assessment Applications – Development Act

- 8.1 **Development Application 20/1302/473 by Bridgewater Inn for alterations & additions to commercial premises (hotel) including a deck (maximum height 3.5m), associated earthworks & change to licensed area plan at 387 Mount Barker Road, Bridgewater**

8.1.1 **Representations**

Name of Representor	Address of Representor	Nominated Speaker
Louise L’Oste-Brown	9 Lake Street Bridgewater	Did Not Attend
Reverand Alexander and Gillian Stevenson	7 St Matthew’s Place Bridgewater	Gillian Stevenson
Anthony Smith & Emma Martin	384 Mount Barker Road Bridgewater	Emma Martin

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8.2.2 Decision of Panel

The following was adopted by consensus of all members (15)

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 20/1297/473 by LJJ Enterprises Pty Ltd for a Horticultural building, verandah, signage & associated earthworks at 141 Onkaparinga Valley Road Woodside 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 site plan prepared by MPH dated 05/02/2021 and date stamped by Council 05/05/2021
- Elevation drawings prepared by MPH dated 05/11/2020 and date stamped by Council 30/11/2020
- Amended floor plan prepared by MPH dated 24/03/2021 and date stamped by Council 25/03/2021
- Letter prepared by Lachlan Allan dated 13 January 2021 and date stamped by Council 14/01/2021

(2) External Finishes

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

WALLS: Colorbond Monument or similar
ROOF: Colorbond Monument or similar

(3) 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.

(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.

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

All roof runoff generated by the development hereby approved shall be managed on-site and discharged to an on-site dam within one month of the roof being clad.

Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

(6) **Horticultural Building Use**

The approved horticultural building shall only be used for horticulture related storage with the maximum allowable storage of wine not exceeding 8m² of floor area. No retail or industrial activities/uses have been approved in the subject building, such as the packing, washing or grading of food produce (fruit/vegetables) or the crushing, juicing, fermenting or bottling of produce. Any such use will require a separate Development Authorisation.

NOTES

(1) **Development Plan Consent Expiry**

This Development Plan consent (DPC) is valid for a period of twenty four (24) 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 twenty four (24) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

(2) **Erosion Control During Construction**

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(3) **EPA Environmental Duty**

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

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8.3 Development Application 19/210/473 by John Nitschke for change of use from store to include light industry (manufacturing) and building alterations and additions to create 7 separate tenancies, associated car parking, landscaping & earthworks and 3 x 144,000 litre water tanks in addition to the existing farming use (non-complying) at 359 Nairne Road, Woodside

8.3.1 Representations
Nil

8.3.2 Decision of Panel

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

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 19/210/473 by John Nitschke for a change of use from store to include industry (manufacturing) including building alterations & additions & car parking (non-complying) at 359 Nairne Road Woodside 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 site plan drawing A6 prepared by Michael Watson Architect project number NIT004 dated 23 February 2021
- Amended floor plan drawing A7 prepared by Michael Watson Architect project number NIT004 dated 19 March 2020(2) and amended 19 March 2021
- Amended North and East elevation plan drawing A 8 prepared by Michael Watson Architect project number NIT004 dated 19 March 2020(2) and amended 19 March 2021
- Amended West and South elevation plan drawing A9 prepared by Michael Watson Architect project number NIT004 dated 19 March 2020(2) and amended 19 March 2021
- Plans marked up by Phil Weaver and Associates, Figure 2 Articulated Vehicle Existing Forward Site Entry and Exit movements, Figure 3 Articulated Vehicle Future on- site Turnaround

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(2) **Shipping Containers**

The number of shipping containers on the land must comply with the following criteria:

- Shipping containers shall only be associated with delivery of goods to the land
- Shipping containers shall not be used for additional storage space
- No more than three (3) shipping containers shall be kept on the land at any one time
- All shipping containers shall be unpacked and removed within 48hours of delivery
- Shipping containers must only be placed on the hardstand area on the northern side of the building between the car parking and the building and should not inhibit safe access and egress

(3) **Hours of Operation**

The operating hours of the light industry and the storage tenancies shall be 8.00am to 6.00pm seven days a week.

(4) **Stormwater Management – Soakage Trench**

All roof run-off and surface run-off generated by the development hereby approved shall be managed on-site in accordance with the civil design to prevent trespass onto adjoining properties and to the satisfaction of Council.

The stormwater management system shall be constructed, and connected to the approved overflow (including overflow from rainwater tanks), within one month of Development Approval.

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

Landscaping detailed in the amended proposed site plan from Michael Watson Architect drawing number A6 project number NIT 004 dated 23 February 2021 shall be planted in the planting season following Development Approval 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.

(6) **Maximum number of tenancies and further Building Works**

In accordance with the plans herein approved the maximum number of tenancies shall not exceed seven (7). A separate approval will need to be sought for any changes to the approved configuration or number of tenancies.

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- (7) **EPA Condition**
The wastewater management system must be installed and operational in accordance with the *On-site Wastewater Management Report prepared by Maxwell Consulting Engineers marked Version (A) dated 28 August 2020* and the *Stormwater and Wastewater Plan prepared by Michael Watson Architect marked Project Number NIT 004 (A11) dated 2 November 2020* within three (3) months of Development Approval being granted.
- (8) **Removal of Solid Waste**
All solid 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/s shall be stored in an area close to the building and not in the car parking area.
- (9) **Delivery, Collection and Waste vehicle movement**
Delivery, collection and waste vehicle movements to the site shall be with the span of operating hours in condition 3 with the exception of Sundays.
- (10) **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.
- (11) **Gravel car parking Designed In Accordance With Australian Standard AS 2890.1:2004.**
i. All car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and line-marked in accordance with Australian Standard AS 2890.1:2004. Line marking and directional arrows shall be clearly visible and maintained in good condition at all times. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel prior to occupation and maintained in good condition at all times to the reasonable satisfaction of the Council; and
ii. Car parking delineation shall occur with 3 months of Development Approval being granted.
- (12) **Line Marking – skip bins and shipping containers**
The areas proposed for skip bins and shipping containers on site should be line marked to ensure access and egress to the building at all times. Delineation shall occur with 3 months of Development Approval being granted.

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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) Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(3) 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.

(4) EPA Notes

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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(5) **Site Contamination Investigations**

Council has relied on the site investigations undertaken as evidence there are no known contaminants present to prevent the site being used for residential use. There can be no complete guarantee that contaminants are not present at significant concentrations in some areas. Should site works or other research uncover additional information in relation to site contamination, persons having benefit of this authorisation may need to undertake further investigations.

(6) **Additional 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.

8.4 **Development Application 20/1058/473 (20/C047/473) by Kermel Pty Ltd for community title division (1 into 11), removal of 1 regulated tree (*Corymbia citriodora* – Lemon-scented Gum) & 2 significant trees (*Corymbia citriodora* – Lemon-scented Gum and *Eucalyptus globulus* – Tasmanian Blue Gum) and construction of internal roadway at 29 Kumnick Street, Lobethal**

8.4.1 **Representations**

Nil

The applicant's representative, Greg Burgess (Access SDM), was invited to answer questions from the Panel.

8.4.2 **Decision of Panel**

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

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 20/1058/473 (20/C047/473) by Kermel Pty Ltd for Community title division (1 into 11), removal of 1 regulated tree (*Corymbia citriodora* – Lemon-scented Gum) & 2 significant trees (*Corymbia citriodora* – Lemon-scented Gum & *Eucalyptus globulus* – Tasmanian Blue Gum) & construction of internal roadway at 29 Kumnick Street, Lobethal SA 5241 subject to the following conditions:

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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:

 - Community Division Plan Sheet 1 of 2, prepared by Access SDM, Revision A dated 21 August 2020.
 - Community Division Plan Sheet 2 of 2 Version 3, prepared by Access SDM, Revision 01 dated 21 August 2020.

- (2) Maintenance of Sealed Common Driveway**
The surface treatment detail within the common driveway shall be maintained in good condition at all times. The common driveway shall be kept clear of obstructions at all times.

- (3) Maintenance of Horizontal Driveway Clearance**
A vertical clearance height of 4 metres shall be maintained at all times along the length of the common driveway, to allow for the safe access of CFS firefighting vehicles.

- (4) Payment into Urban Tree Fund**
Prior to Development Approval being issued, the applicant shall pay \$768.00 (8 x \$96.00) into the Urban Tree Fund, in lieu of the planting of 8 replacement trees.

- (5) Prior to Development Approval**
Prior to Development Approval the applicant shall submit to Council, and have approved, a driveway and crossover design including detailed civil designs to Council standards.

- (6) Prior to Section 138 Clearance – Construction of Common Driveway**
Prior to Section 138 Clearance the common driveway and crossover to Kumnick Street approved in Land Division Condition 1 shall be constructed. The driveway and crossover shall be constructed and maintained to the satisfaction of Council at all times.

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Planning Notes

(1) Land Division Consent

This development approval is valid for a period of three (3) years from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

Council Land Division Statement of Requirements

(1) Prior to Section 138 Clearance – Design of Stormwater Management Solution

Prior to Section 138 Clearance the applicant shall submit to Council and have approved a Stormwater Management Plan which includes detailed civil designs to Council standards.

(2) Prior to Section 138 Clearance – Construction of Stormwater Infrastructure

Prior to Section 138 Clearance the stormwater infrastructure approved in Land Division Condition 3 shall be constructed. The installation of stormwater management infrastructure on the development site and within the verge shall be constructed and maintained to the satisfaction of Council at all times.

(3) Prior to Section 138 Clearance – Installation of Fire Plug or Hydrant

Prior to Section 138 Clearance a fire plug or hydrant shall be installed close to the vehicle turning area along the common driveway and connected to SA Water Mains.

NOTE: It is suggested that the applicant liaise with CFS and SA Water regarding the final location and type of fire plug or hydrant installed, to ensure it meets their requirements.

(4) Prior to Section 138 Clearance – Removal of Outbuildings

Prior to Section 138 Clearance the existing buildings on the land shall be removed.

Council Land Division Notes

(1) No Tree Removal Until Development Approval Issued

No tree included in this consent may be removed nor may any site works commence until Development Approval has been received.

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(2) Property Identifiers

The property identifiers for this property are now:

Allotment 46 – 1/29 Kumnick Street
Allotment 47 – 2/29 Kumnick Street
Allotment 48 – 3/29 Kumnick Street
Allotment 49 – 4/29 Kumnick Street
Allotment 50 – 5/29 Kumnick Street
Allotment 51 – 6/29 Kumnick Street
Allotment 52 – 7/29 Kumnick Street
Allotment 53 – 8/29 Kumnick Street
Allotment 54 – 9/29 Kumnick Street
Allotment 55 – 10/29 Kumnick Street
Allotment 56 – 11/29 Kumnick Street

SCAP Land Division Statement of Requirements

(1) SA Water Requirements

The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0103986)

SA Water advises on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

The developer must inform potential purchasers of the community lots in regards to the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

(2) Payment into the Planning and Development Fund

Payment of \$77,610.00 into the Planning and Development Fund (10 allotment/s @ \$7,761.00/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 Department of Infrastructure and Transport marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

(3) Final 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.

SCAP Land Division Notes

Nil

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8.5 Development Application 20/714/473 (20/D031/473) by W Murdoch & J Murdoch for boundary realignment (3 into 3) at 792, 832 & Lot 65 Swamp Road, Lenswood

8.5.1 Representations
Nil

8.5.2 Decision of Panel

The following was adopted by consensus of all members (18)

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 20/714/473 (20/D031/473) by W Murdoch & J Murdoch for Boundary realignment (3 into 3) at 792 Swamp Road, 832 Swamp Road, and Lot 65 Swamp Road Lenswood 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 submission accompanying the application, unless varied by a separate condition:

- Amended plan of division prepared by Richard Retallack, plan number R20034MUR-01B date stamped by Council 18/02/2021
- Amended Land Application Area Layout Plan with vegetated buffer location and dimensions date stamped by Council 01/04/2021

(2) Maintenance of Vegetated Buffer

The vegetated buffer established on proposed allotment 1 shall be maintained in good health and condition at all times with any vegetation replaced in the next planting season should they become diseased or die.

Notes

(1) Land Division Development Approval Expiry

This development approval is valid for a period of three (3) years from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

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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.

(3) Property Identifiers

The property identifiers for these properties are now:

Proposed Lot 1 - vacant land - RPA number will be allocated upon driveway approval

Proposed Lot 2 - remains 832 Swamp Road

Proposed Lot 3 - remains 792 Swamp Road

Land Division Conditions

Council Land Division Statement of Requirements

(1) Prior To Section 138 Clearance- Removal of the Orchard on Allotment 1

Prior to Section 138 clearance, the orchard on proposed allotment 1 shall be removed.

(2) Prior to Section 138 Clearance - Separation Buffer

Prior to Section 138 clearance, a 10 metre separation buffer shall be established on proposed allotment 1 to the satisfaction of Council. The separation buffer shall comprise a vegetated area with a minimum width of 3 metres and a 7 metre firebreak on either side of the vegetated area. The vegetated area shall contain random plantings of a variety of fast growing and hardy tree and shrub species of differing growth habits, including at least one row of semi-mature trees. Such vegetated areas shall be in accordance with Appendix 3 of the Council's Buffers Policy dated 14 November 2017. The vegetated areas shall not include species listed in Appendix 2 of the Council's Buffers Policy (Bushland Invasive Plants).

For further information on Council's Buffers Policy refer to:

[COUNCIL-POLICY-Buffers-2017.pdf \(ahc.sa.gov.au\)](http://ahc.sa.gov.au/COUNCIL-POLICY-Buffers-2017.pdf)

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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.

9. **Development Assessment Applications – Planning, Development and Infrastructure Act**
Nil
10. **Development Assessment Applications – Review of Decisions of Assessment Manager**
Nil
11. **ERD Court Appeals**
Nil
12. **Policy Issues for Advice to Council**
Nil
13. **Other Business**
- 13.1 The Assessment Manager provided a snapshot of the development applications received to date in the new Planning system.
14. **Order for Exclusion of the Public from the Meeting to debate Confidential Matters**
Nil
15. **Confidential Item**
Nil
16. **Next Meeting**
The next ordinary Council Assessment Panel meeting will be held on Wednesday 12 May 2021.
17. **Close meeting**
The meeting closed at 8.14pm.