

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

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup

David Brown

Paul Mickan

John Kemp

In Attendance

Deryn Atkinson

Vanessa Nixon

Melanie Scott

Ashleigh Gade

Amelia De Ruvo

Karen Savage

Assessment Manager
Team Leader Statutory Planning
Senior Statutory Planner
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 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”.

3. Apologies/Leave of Absence

3.1 Apologies

Nil

3.2 Leave of Absence

Nil

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

4. Previous Minutes

4.1 Meeting held 9 June 2021

The minutes were adopted by consensus of all members (33)

That the minutes of the meeting held on 9 June 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

Nil

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 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

Deferred from meeting 14 April 2021

"That a decision on the matter be deferred to seek the following further information and amended conditions in relation to:

- 1) *Noise from patrons and music/entertainment;*
- 2) *Landscaping;*
- 3) *Waste Management;*
- 4) *Proposed Licensed Area Plan/s;*
- 5) *Numbers of patrons and hours of operation in the areas proposed to be altered, both indoors and outdoors; and*
- 6) *Further consideration of the adequacy of the car parking for the capacity of the premises".*

Refer to Item 8.2 of these Minutes.

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

8. Development Assessment Applications – Development Act

- 8.1 **Development Application 20/1307/473 by R Bowman & K Bissland for demolition of existing two storey detached dwelling & construction of new two storey detached dwelling, deck (maximum height 3.5m), retaining wall (maximum height 1.2m), 2 x 20,000L water tanks & associated earthworks at 19 Orley Avenue, Stirling**

8.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Chris Jamieson	15 Orley Avenue, Stirling	Chris Jamieson

The applicants' representatives, George Manos (Botten Levinson) and Max Pritchard (Architect), addressed the Panel.

8.1.2 Decision of Panel

The following was adopted by consensus of all members (34)

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 20/1307/473 by R Bowman & K Bissland for Demolition of existing two storey detached dwelling & construction of new two storey detached dwelling, deck (maximum height 3.5m), retaining wall (maximum height 1.2m), 2x 20,000L water tanks & associated earthworks at 19 Orley Avenue Stirling 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:

- Site Levels and Drainage Layout Drawing 22186-C01 Issue C prepared by PT Design dated 21 May 2021 and received by Council 24 May 2021
- Site Plan Drawing 666-S-01e prepared by Max Pritchard Gunner Architects dated December 2020 and received by Council 13 May 2021
- Upper Floor Plan Drawing 666-S-02d prepared by Max Pritchard Gunner Architects dated December 2020 and received by Council 13 May 2021
- Lower Level Floor Plan Drawing 666-S-03d prepared by Max Pritchard Gunner Architects dated December 2020 and received by Council 13 May 2021
- Elevations Drawing 666-S-04d prepared by Max Pritchard Gunner Architects dated December 2020 and received by Council 13 May 2021

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

- (2) **Stormwater Overflow Directed to Street**
All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street in accordance with the Site Levels and Drainage Layout Plan prepared by PT Design Issue C dated 21 May 2021 and to the reasonable satisfaction of Council, within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties.
- (3) **Residential Lighting**
All external lighting shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.
- (4) **External Finishes**
The external finishes to the building herein approved shall be as follows:
WALLS: Weatherboard in white, Brick in white, or similar
ROOF: Colorbond in dark grey, or similar
- (5) **Soil Erosion Control**
Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.
- (6) **Residential Access Point – SD13**
The new vehicle access point and crossover shall be constructed in accordance with Adelaide Hills Council standard engineering detail SD13 – residential vehicular crossing paves for sealed road and SD 19 – allowable crossover locations, within 3 months of occupation/use of the development.
- (7) **Former Access Point to be Decommissioned and Reinstated**
The existing vehicle access point and crossover shall be decommissioned and the verge reinstated to the reasonable satisfaction of Council, within 3 months of occupation/use of the development.
- (8) **Access Requirements**
Private roads and access tracks shall provide safe and convenient access and egress for bushfire fighting vehicles as follows:
- Access to the building site shall be of all-weather construction with a minimum formed road surface of 3 metres.
 - The 'T'-shaped turning area, utilising the public road, shall be a minimum formed length of 11 metres with minimum internal radii of 9.5 metres on bends, including bends connecting private access to public roads.

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

- 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.
- Entry and exit angles to the driveway shall be designed to accommodate safe travel for large fire-fighting vehicles with a long wheel base (length of 8.3 metres).
- The gradient of the access road shall not exceed 16 degrees (29%), in steep terrain the construction of the public road or driveway shall be a sealed surface.

(9) Firefighting Water Supply – Mains Water Supply Available

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

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

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.

Building Consent must be applied for prior to the expiry of the DPC and lodged through the PlanSA portal unless a private certifier was engaged prior to 19 March 2021.

Further details in relation to the Planning Reforms can be found https://www.saplanningportal.sa.gov.au/planning_reforms

(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.

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

(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.

(4) **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

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.

(5) **Works on Boundary**

The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the landowner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

8.2 **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**

8.2.1 **Representations**

Representations heard previously at meeting held 14 April 2021.

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

8.2.2 Decision of Panel

The following was adopted by consensus of all members (35)

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 20/1302/473 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 subject to the following conditions:

(1) Development In Accordance With the Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Plans from Dickson Emmett - The Bridgewater Hotel Redevelopment Planning Application October 2020 Project No. DE20016
 - SK000 P1 02/10/2020 Location Plan
 - SK00 P6 26/03/2021 Site Plan
 - SK01 P9 03/05/2021 Proposed Floor Plan – Lower Level
 - SK02 P8 03/05/2021 Proposed Floor Plan – Upper Level
 - SK05 P4 03/05/2021 Existing / Demo Plan – Lower Level
 - SK06 P4 03/05/2021 Existing / Demo Plan – Upper Level
 - SK10 P4 03/11/2020 Elevations
 - SK11 P4 03/11/2020 Elevations
 - SK15 P1 14/10/2020 Sections
 - SK20 P4 03/11/2020 Sections
 - SK100 P4 03/11/2020 Sections
 - SK101 P4 03/11/2020 Sections
- 02/10/2020 Summary of Licensed Areas
- Plans from Landskap Reference Number 21.019 dated 2 July 2021, Site Context Plan, Existing Site Images, Landscape Approach / Statement, Landscape Plan, Materials Elements, Planting
- CIRQA Proposed Development Bridgewater Inn, Bridgewater Waste Management Plan
- Ref:20343 | BNW 20/11/2020 Parking Assessment
- Ref:20343 | BNW 01/03/2021 Supplementary Parking Assessment 7 Pages – V126/06/2021
- Waste Management Plan V1 26 May 2021
- Tonkin Consulting Bridgewater Inn Redevelopment 23/10/2020 Flood Assessment
- SONUS Bridgewater Inn Environmental Noise Assessment March 2021, S3432.1C2 March 2021

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

(2) **Overall Capacity**

At any one time, the overall capacity of the licensed areas of the hotel shall be limited to a maximum of 646 persons as proposed by the applicant. This includes any associated outdoor areas.

(3) **Noise Attenuation Measures**

In accordance with the Sonus Report dated March 2021, the following measures shall be included in the construction of the approved alterations and additions for noise attenuation:

- i. All external glazing on windows and doors of the approved alterations and additions must be constructed from framed 10.38mm thick laminated glass and the windows and doors shall be installed in such a manner that they are sealed airtight when closed; and
- ii. Roof and ceiling construction of the approved alterations and additions shall comprise:
 - minimum 0.42mm BMT sheet steel roofing with *Anticon HD80* (or equivalent) under; and
 - 13mm thick fire rated plasterboard ceiling with 100mm thick insulation of minimum density 60kg/m³ (Rockwool or similar) above the ceiling.

(4) **Entertainment – Internal Amplified Music**

- i. Amplified music shall be limited within the new function/dining room during the operating hours of the Hotel and only played through the Hotel sound system;
- ii. All external glazing (windows and doors) of the new function/dining room shall remain closed when amplified music is played; and
- iii. The noise from internal amplified music in the new function/dining room shall not exceed 57dB(A) between 10.00am and 10.00pm and 50 dB(A) from 10.00pm to 12.00am (midnight) within nearby dwellings.

(5) **External Entertainment Noise Levels**

The noise from external entertainment shall not exceed 57dB (A) between 10:00am and 10:00pm and 50dB (B) from 10:00pm and 2:00am within nearby dwellings.

(6) **Flood Controls**

The furniture on the lower terrace shall comprise non-fixed tables and chairs, which can be packed away in advance of forecasted high rainfall/flooding events.

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

(7) Prior to Building Consent Being Granted - Requirement for Stormwater Calculations

Prior to Building Consent being granted all hydrological and hydraulic stormwater calculations shall be provided together with the final drainage plan for Council approval and should consider the following:

1. Post development discharge from the 1% AEP event to be limited to pre-development discharge from the 20% AEP event,
2. Stormwater discharged to Cox Creek will meet EPA quality guidelines, and
3. Detailed designs and associated calculations demonstrating the above including the location and design of a gross pollution device and the proposed discharge point to Cox Creek.

(8) Prior to Building Consent Being Granted - Requirement for a full Civil Plan and a Soil Erosion and Drainage Management Plan (SEDMP)

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

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

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

(9) Storage of Waste

All waste including food, leaves, papers, cartons, boxes, scrap and other waste material of any kind shall be stored in closed containers having close-fitting lids. The containers shall be stored in a screened area so that they are not visible from Mount Barker Road or neighbouring properties and shall not encroach on car parking areas and, shall be in accordance with the Cirqa Waste Management Plan dated May 2021.

(10) Regular Removal of Waste from the Site

All waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between the hours of 8.00am and 5.00pm on any day.

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

(11) Landscaping

Landscaping shall be completed within 3 months of occupation of the additions herein approved, in accordance with the plans from Landskap Reference Number 21.019 dated 20 April 2021. Landscaping shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased in the next planting season.

NOTES**(1) Development Plan Consent Expiry**

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 the appeal is determined.

Building Consent must be applied for prior to the expiry of the DPC and lodged through the PLANSA portal unless a private certifier was engaged prior to 19 March 2021. The 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.

(4) 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

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.

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

(5) **Works on Boundary**

The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

(6) **Existing Encroachment Identified**

The hotel encroaches over the front boundary by approximately 2 metres onto the road reserve adjacent Mount Barker Road. This development authorisation in no way implies approval from Council for this encroachment. Council's Property & Building Management Team will approach the applicant to rectify the encroachment outside of this development authorisation and either require a road closure, road rent permit or removal of the structure in question to rectify this situation.

8.3 **Development Application 21/304/473 (21/D010/473) by Judith Bradsen for land division – boundary realignment (2 into 2) (non-complying) at 117 Sheoak Road, Crafers West**

8.3.1 **Representations**

Nil

8.3.2 **Decision of Panel**

The following was adopted by consensus of all members (36)

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 21/304/473 (21/D010/473) by Judith Bradsen for Land division - boundary realignment (2 into 2) (Non-Complying) at 117 Sheoak Road and Pieces 2 & 3 in File Plan 151757 Sheoak Road, Crafers West SA 5152 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 Steed Surveyors, REFERENCE: 12222 P1.2 dated 30/04/21.

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

Planning Notes

(1) Development Approval

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

Nil

Council Land Division Notes

Nil

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.

(2) The financial requirements of the SA Water Corporation shall be met for the provision of water supply. (S A Water H0111865)

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

WATER PROTECTION - Due to the sensitivity of development within the Watershed areas SA Water is unable to assess this application until the Planning Decision Notification (PDN) has been issued regarding this development. Please advise as soon as the PDN has been issued and the Corporations requirements can then be confirmed.

SCAP Land Division Notes

(1) The SA Country Fire Service has no objection to the proposed land division (boundary alignment) at Lot 72 Sheoak Rd, Crafers West.

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

The SA Country Fire Service seeks to comment on any subsequent residential development applications on the land division.

Access

Public access created by a land division to and from the proposed allotments shall be in accordance with the Minister's Code Part 2.2.2.

SA CFS notes no public roads are being created as a result of this land division.

(2) Planning Reform

SA CFS notes that applications for residential developments on residential allotments, made after the 19 March 2021, will be assessed against the requirements of 'The Planning and Design Code', Hazards (Bushfire – High Risk) Overlay, as published under the Planning, Development and Infrastructure Act 2016.

(3) Access to Habitable Buildings

'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 firefighting and evacuation. These requirements apply when the path of travel to the furthest point of the building is more than 60m from the nearest public road.

Access shall be in accordance with PO 6.2 and the provisions outlined under DTS/DPF 6.2.

(4) Water Supply

A supply of water to the land division shall be available at all times for fire-fighting purposes. Ministerial Building Standard MBS 008 "Designated bushfire prone areas - additional requirements" July 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.

(5) Building Considerations

Individual allotments undertaking applications for development consent will require a site bushfire attack assessment in accordance with the National Construction of Australia [NCC] and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

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

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

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. **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 Paul Mickan Carried Unanimously
S/- Ross Bateup (37)

1. That, having considered a review of the Council Assessment Panel Delegations as presented, the Council Assessment Panel hereby revokes its 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 14 July 2021) are hereby delegated this 14th day of July 2021 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.
13. **Policy Issues for Advice to Council**
The Panel were advised that a report on the new Planning System for the 2020/21 Financial Year will be provided in the near future.

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

14. Other Business

- 14.1 **Moved** Ross Bateup **Carried Unanimously**
S/- John Kemp **(38)**

The Panel acknowledged and thanked Amelia for her time at Adelaide Hills Council, and wished her all the best.

- 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 August 2021.

- 18. Close meeting**
The meeting closed at 7.52pm.