

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 14 JUNE 2023
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
Leith Mudge

In Attendance

Deryn Atkinson
James Booker
Marie Molinaro
Tom Portas
Karen Savage

Assessment Manager
Team Leader Statutory Planning
Statutory Planner
Systems Analyst, Information Systems
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”.

3. Apologies/Leave of Absence

3.1 Apologies
Nil

3.2 Leave of Absence
Nil

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4. Previous Minutes

4.1 Meeting held 12 April 2023

The minutes were adopted by consensus of all members (6)

That the minutes of the meeting held on 12 April 2023 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

Nil

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

8.1 Development Application 23002469 by Stanley Bridge Freehold Pty Ltd for alterations & additions to hotel at 41 Onkaparinga Valley Road, Verdun

8.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Elle (Eileen) Regel	45 Onkaparinga Valley Road, Verdun	Elle (Eileen) Regel

The representor, Elle (Eileen) Regel, addressed the Panel, and answered questions from the Panel.

The applicant's representatives, Frank Hannon-Tan and Carlos Panozzo (Folland Panozzo Architects), addressed the Panel, and answered questions from the Panel.

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8.1.2 Decision of Panel

The following was adopted by consensus of all members (7)

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 23002469 by Stanley Bridge Freehold Pty Ltd for alterations & additions to hotel at 41 Onkaparinga Valley Road, Verdun is granted Planning Consent subject to the following conditions:

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.
- 2) External finishes shall be of materials and colours to match or complement those of the existing hotel building to the reasonable satisfaction of Council.
- 3) All roof run-off generated by the development hereby approved shall be directed to the stone lined swale within the site within one month of the roof cladding being installed to the reasonable satisfaction of Council.
- 4) Disposal of bottles and cans into the waste storage bins on the eastern side of the hotel shall only occur between 10:00am and 8:00pm.

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

- 5) Any masonry facework to the original exterior of the Keg Room/Scullery to be maintained and repointed, following best practice conservation methods, where exposed in redevelopment works. Any new concrete floor slab abutting this wall should also be isolated via an impervious barrier, to minimise future rising damp to the wall.

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ADVISORY NOTES

Planning Consent

- 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) **This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**
- 4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**
- 5) **The onus of ensuring that the proposed boundary wall is located in the approved position on the correct allotment is the responsibility of the landowner/applicant. This will necessitate a boundary survey being undertaken by a licensed surveyor prior to the work commencing and when the wall is complete.**

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

- 6) **Please note the following requirements of the *Aboriginal Heritage Act 1988*:**
 - a) **If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.**

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- 7) 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.

9. **Development Assessment Applications – Development Act**
Nil
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. **Policy Issues for Advice to Council**
Nil
13. **Other Business**
- 13.1 The Assessment Manager foreshadowed the need for a Special meeting in July, and a placeholder for Wednesday 26 July 2023 was agreed by the Panel.
14. **Order for Exclusion of the Public from the Meeting to debate Confidential Matters**
Nil
15. **Confidential Item**
Nil

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- 16. Next Meeting**
The next ordinary Council Assessment Panel meeting will be held on Wednesday 12 July 2023.
- 17. Close meeting**
The meeting closed at 7.33pm.