



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 16th Meeting of the State Commission Assessment Panel held on Thursday, 22 February 2018 commencing at 9.30am 50 Flinders Street, Adelaide

1. OPENING

1.1. PRESENT

Presiding Member	Simone Fogarty
Members	Helen Dyer (Deputy Presiding Member) Chris Branford Sue Crafter Peter Dungey Dennis Mutton David O'Loughlin
Secretary	Alison Gill
DPTI Staff	Simon Neldner (Agenda Item 2.1.1) Silvia Marin (Agenda Item 2.1.1) Ben Scholes (Agenda Item 2.2.1) Brett Miller (Agenda Item 2.2.1) Wayne Hutchinson (Agenda Item 2.2.1) Mark Adcock (Agenda Item 2.2.2) Tom Gregory (Agenda Item 2.2.2) Lauren Talbot (Agenda Item 2.2.2)

1.2. APOLOGIES Nil

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

- 2.1.1 **Peter Fullston**
DA 473/D029/16
Yvonne Street, Charleston
Adelaide Hills Council
Proposal: Land division (2 into 22 allotments).

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Peter Fullston (presented)
- Elizabeth Postle

Consultant

- Shayne Hennig, Hennig & Co Pty Ltd (presented)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control for new development in the Country Township (Charleston) Zone of the Adelaide Hills Council Development Plan.
3. To grant Development Plan Consent (and Land Division Consent) to the proposal by Mr Peter Fullston for Land Division (2 allotments into 22, 20 additional) at Yvonne Avenue, Charleston being A60 in DP86094 (CT 6073/470) and Q61 and Q62 in DP86094 (CT 6073/471) subject to the following conditions and land division requirements.

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D029/16:
 - Plan – Hennig & Co Pty Ltd – Reference 17254-2 dated 8/8/16
 - Correspondence from Tonkin Consulting to Adelaide Hills Council dated 30 March 2009 – including land division and road design plan.
 - Footpath Site Plan - Charleston development - Job No 17542 Rev – dated 5.2.18 prepared by Align Design and Drafting.
 - Email correspondence from Peter Fullston to DPTI dated 13 February 2018.
2. All external perimeter fencing is the responsibility of the developer and shall be installed to the satisfaction of Council and at the developer's cost. All fencing abutting Council reserves shall be 50% open style fencing of a non-reflective material.
3. All physical infrastructure services, including electricity and telecommunication services are to be provided underground.
4. Street and public area lighting shall comply in all respects with the Lighting Code AS1158 and the style and type of lighting shall be selected and constructed to the reasonable satisfaction of Council and ETSA.
5. Site work, demolition work and building work shall be carried out only between the hours of 7.00 am to 5.00 pm Monday to Saturday. No works are permitted Sundays other than those necessary for dust control, emergency works or works that cannot be carried out at any other time without causing unnecessary disruption; following approval from Council and as per EPA requirements for work of this nature.
6. Roadway entrances shall be designed and constructed to the satisfaction of Council.

7. The detailed design of all footpaths, roads, verges and other public areas must comply with the Australian Standards, Council's Standards and the Disability Discrimination Act.
8. All major and minor drainage systems including the rear of allotment drainage shall be designed in accordance with the Councils Standards and Requirements for Land Development. All drainage designs shall be approved by Council prior to construction commencing.
9. Run-off into the receiving waters (adjacent watercourse within the Council reserve) shall meet the following EPA water quality targets:
 - 90% reduction in litter/gross pollutants,
 - 45% reduction in average annual total nitrogen,
 - 60% reduction in average annual total phosphorous, and
 - 80% reduction in average annual total suspended solids.

A water quality model shall be provided to the Council to prove that these targets have been achieved by the stormwater treatment/management design.

10. A concrete footpath of at least 1.5m in width shall be provided along the full length of Yvonne Avenue on the northern side.
11. Allotments that do not have the ability to discharge stormwater directed to the street water table via gravity, shall be provided with the relevant Council drainage easements for the installation and maintenance of stormwater infrastructure.
12. Prior to any civil or earthworks commencing on-site, tree protection zone (TPZ) fencing for all Regulated trees shall be erected to the satisfaction of Council. The TPZ fencing shall remain in place for the duration of the civil works. The perimeter of the TPZ shall be protected by the erection of a secure fence and shall:
 - (a) consist of a 2.0-metre-high solid, chain mesh, steel or similar fabrication with posts at 3m intervals; and
 - (b) incorporate on all sides a clearly legible sign displaying the words "Tree Protection Zone."
13. All additional allotments created shall be connected to the Community Wastewater Management Scheme.
14. Prior to civil works commencing, a Soil Erosion and Drainage Management Plan and Construction Environment Management Plan is to be prepared in accordance with Environmental Protection Authority Guidelines and provided to Council with the final civil designs for approval.

LAND DIVISIONS REQUIREMENTS

15. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. SA Water 90116/16
16. The augmentation requirements of the SA Water Corporation shall be met.
17. The necessary easements shall be granted to the SA Water Corporation free of cost.
18. 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.
19. Prior to Section 51 Clearance of each land division stage, the Adelaide Hills Council require the applicant to pay a contribution of \$3950 (GST exclusive) per each additional allotment to provide for the upgrade of the Community Wastewater Management Scheme to accommodate the increased effluent load resulting from the land division.

20. Prior to Section 51 Clearance, a detailed stormwater management plan, associated calculations, hydrological studies for the upstream and downstream of the proposed site, drains and water quality modelling results shall be provided to and approved by Council. This plan should implement water sensitive urban design (WSUD) techniques.
21. Prior to Section 51 Clearance, street name signs shall be erected at the owner's/applicant's expense, to the satisfaction of Council in accordance with Councils Standards (unless otherwise bonded with the Council).
22. Prior to Section 51 Clearance, details and plans of fencing and landscaping treatments to all external boundaries of the site shall be provided to and approved by Council and installed at the developer's expense by an approved date.
23. Prior to Section 51 Clearance, a detailed landscaping scheme shall be undertaken by the owner/applicant which includes tree planting within road reserves and a detailed landscaping plan of trees, groundcovers and furniture shall be provided to Council for approval. Such landscaping shall be undertaken to the satisfaction of Council prior to Section 51 Clearance. The scheme shall also reflect the retention of regulated/significant trees. No landscape works shall be undertaken without the prior written approval of Council. The owner/applicant shall be responsible for maintenance of the landscaping for a minimum period of 12 months following the issue of practical completion by Council.
24. Prior to Section 51 Clearance, detailed designs and specifications, prepared by a suitably qualified engineer, for all civil works including roads, stormwater drainage and footpaths are to be provided to Council for approval. No work (including any civil engineering works) is to commence prior to the receipt of written approval from Council. All cost for the design and construction of all civil infrastructure shall be borne by the owner/applicant and be completed or bonded prior to Section 51 Clearance. Following a certificate of practical completion from Council the owner/applicant shall be responsible for all maintenance for a period of 12 months.
25. Prior to Section 51 Clearance (and construction commencing), all pavement designs shall be approved by Council. Road designs including structural road design and all traffic control devices shall be in accordance with Council Standards.
26. Prior to Section 51 Clearance, a hydrological engineering report shall be provided to confirm which allotments to the north of the Council reserve need to be filled and to what level the allotments shall be filled to. These earthworks shall be undertaken prior Section 51 Clearance once Council Engineering approval for the bulk earthworks has been achieved.
27. Prior to Section 51 Clearance, geotechnical documentation is to be provided to Council demonstrating that any filling complies with the requirements of AS2879-1998-Residential Services Footing Code. The excavation and filling of land must be undertaken to the satisfaction of Council.
28. Prior to Section 51 Clearance, all trenches or excavation are to be reinstated to the satisfaction of Council. All excavation, trenching of underground services and reinstatement in existing road pavements and verge areas shall be done to satisfaction of Council.
29. Prior to Section 51 Clearance, street and public lighting shall be installed (or bonded) and shall comply in all respect with the Lighting Code AS 1158. The style and type of lighting is to be approved by both Council and ETSA.
30. Prior to Section 51 Clearance, the extension to the Community Wastewater Management Scheme (CWMS), including connections are to be installed to the satisfaction of Council and the Department of Health. This network and connection points shall be installed in accordance with the Department of Health Approval.
31. Prior to Section 51 Clearance, all structures shall be cleared from the subject land, and all obsolete material and rubbish shall be removed to the satisfaction of Council.

32. Prior to Section 51 Clearance, a plan shall be provided to Council that designates tree protection zones for all Regulated trees to be retained on the site and on adjacent land.
33. Prior to Section 51 Clearance for each stage of the land division, the works required by the design plans stamped approved by Council for construction shall be constructed for that stage to the satisfaction of the Council and, "as-built" drawings of the infrastructure shall be submitted to the Council along with certification form a suitably qualified engineer that the works for that state have been completed in accordance with the approved design.
34. Prior to Section 51 Clearance, an asset register of the infrastructure constructed shall be provided to the Council's satisfaction in digital format.
35. Prior to Section 51 Clearance, a water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided. The design of the distribution main and fire hydrant system shall be in accordance with the following requirements of the CFS:
 - A wet pipe system incorporating SA Water standards, with a minimum pipe size of 100mm for the distribution main.
 - Of adequate capacity to provide a continuous supply of water for the fire service, for a minimum period of two hours at a rate of 600l/m at 200 kpa taken for the most hydraulically challenged hydrant point.
 - Designed with hydrant point provided at not more than 120m intervals along residential street and at each street intersection (AS 2419).
36. Prior to Section 51 Clearance, the fencing and landscaping treatments to all external boundaries of the site shall be installed at the developer's expense.

ADVISORY NOTES

- a. The applicant is advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification or this authorisation will lapse (unless this period is extended by the State Commission Assessment Panel).

An extension request 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.
- b. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- c. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- d. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).
- e. The approved plans of all service authorities (street lighting, electricity, SA Water, NBN) should be provided to Council for its records.
- f. In regard to Condition 18, SA Water will conduct an investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.

2.2. NEW APPLICATIONS

2.2.1 Flagship (Penny Place) Pty Ltd C/- Intro Design Pty Ltd

DA 020/A068/17

Portion of 27 Angas Street (11-19 Penny Place), Adelaide

City of Adelaide

Proposal: Demolition of existing building and construction of a 21 storey mixed-use development and a 3 story residential flat building, ancillary car parking, landscaping, public circulation areas and landscaped square.

Peter Dungey declared a conflict of interest and left the meeting.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicants

- Anthony Gatti, Intro Design (presented)
- Alex Hall, Woods Bagot (presented)
- Adrian Reveruzzi, Woods Bagot
- Dieter Lim, Tract Consultants
- Willy Hogeveen, Premier Capital Developments
- Paul Yerondais, Premier Capital Developments

Agencies

- Nick Tridente, ODASA
- Aya Shirai-Doull, ODASA
- Peter Wells, DEWNR

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Adelaide (City) Council Development Plan.
3. To grant Development Plan Consent to the proposal by Flagship (Penny Place) Pty Ltd C/- Intro Design Pty Ltd for demolition of existing building and construction of a 21 storey mixed use development and a 3 story residential flat building, ancillary car parking, landscaping, public circulation areas and landscaped square at 11-19 Penny Place, Adelaide subject to the following conditions of consent.

PLANNING CONDITIONS

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 020/A068/17.

Plans by Woods Bagot

Sheet Title	Sheet Number	Revision	Date
Demolition Plan	SK-01	B	27/10/2017
Ground Plan	SK-02	G	15/01/2018
Level 1 Carpark	SK-03	G	21/12/2017
Typical Level 2-3 Carpark	SK-04	G	21/12/2017

Level 4 Apartments	SK-05	G	15/01/2018
Typical Level 5-20 Apartments	SK-06	G	15/01/2018
Roof Plan	SK-07	E	15/01/2018
Overall Elevation North	A SK-08	B	15/01/2018
Overall Elevation East	A SK-09	B	15/01/2018
Overall Elevation South	A SK-10	D	15/01/2018
Overall Elevation West	A SK-11	D	15/01/2018
Section A	A SK-12	D	21/12/2017
Section B	A SK-13	D	21/12/2017

Plans by Tract Consultants

Sheet Title
Ground Level Landscape Plan
Level 4 Landscape Plan
Overall Landscape Section

Vehicle Parking

- All vehicle car parks, driveways and vehicle entry and manoeuvring areas shall be designed and constructed in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009) and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice and appropriately line marked to the reasonable satisfaction of the State Commission Assessment Panel prior to the occupation or use of the development.
- Prior to Development Approval for superstructure works the applicant shall submit, to the reasonable satisfaction of the State Commission Assessment Panel, a final site (ground floor) plan documenting a total of 14 additional bicycle parking spaces on the subject land in appropriate locations ensuring ease of access and convenience to users.
- All bicycle parks shall be designed and constructed in accordance with Australian Standard 2890.3-2015.

Acoustics

- Air conditioning or air extraction plant or ducting shall be screened such that no unreasonable nuisance or loss of amenity is caused to residents and users of properties in the locality to the reasonable satisfaction of the State Commission Assessment Panel.

Environment

- Prior to Development Approval for superstructure works the applicant shall submit, to the reasonable satisfaction of the State Commission Assessment Panel, a final site (ground floor) plan documenting specific Crime Prevention Through Environmental Design principles intended for public circulation areas including lighting, access control mechanisms, communal facilities, wayfinding and active surveillance strategies including (but not limited to) proposed locations of closed-circuit television camera units.
- A detailed plan of external spaces shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel prior to Building Rules Consent being granted for superstructure works. This shall identify how the design responds to public access and connectivity, and how it relates to adjoining uses. The plan shall include landscaping, planting medium depths, irrigation methods and other features of the landscaping scheme to demonstrate viability of all plantings and lawn. This updated detailed plan shall be reflected, as necessary, in all other relevant plans and drawings (including, for example, sectional drawings).

8. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2015 (Part 3) to ensure that stormwater does not adversely affect any adjoining property or public road.
9. All external lighting on the site shall be designed and constructed to conform to Australian Standard (AS 4282-1997).
10. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publications “Handbook for Pollution Avoidance on Commercial and Residential Building Sites – Second Edition” and, where applicable, “Environmental Management of On-site Remediation” – to minimise environmental harm and disturbance during construction. A copy of the CEMP shall be provided to the State Commission Assessment Panel prior to commencement of site works.
11. All Council, utility or state-agency maintained infrastructure (i.e. roads, kerbs, drains, crossovers, footpaths etc.) that is demolished, altered, removed or damaged during the construction of the development shall be reinstated to Council, utility or state agency specifications. All costs associated with these works shall be met by the proponent.

State Heritage

12. Prior to Development Approval for superstructure works, the applicant shall submit final details confirming the following, to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Department of Environment, Water and Natural Resources:
 - a) the cladding system to be used;
 - b) the selection of masonry units including colour and texture;
 - c) the location and detail of perforated zones including their solid/void ratio;
 - d) detailing of corners and junctions; and
 - e) detailing of the framing and glazing of apertures.
13. Prior to Development Approval for superstructure works, the applicant shall submit final details confirming the following details, to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Department of Environment, Water and Natural Resources:
 - a) how junctions between floor-by-floor concrete pours are to be managed;
 - b) whether the faces are expressed as monolithic surfaces or articulated into smaller visual divisions;
 - c) the surface texture (eg smooth off-form finish using steel forms, textured off-form finish, 3D off-form finish); and
 - d) whether the surfaces are to remain in their off-form finish or have an applied finish, and suitable quality control measures to achieve consistency of finish to an acceptable standard.

External Materials

14. Prior to Development Approval for superstructure works, the applicant shall submit a final detailed schedule of external materials and finishes to the reasonable satisfaction of the State Commission Assessment Panel in consultation with the Associate Government Architect.
15. The threshold between dwelling interiors and balconies shall be level with the adjacent floor surfaces to the satisfaction of the State Commission Assessment Panel.

Site Contamination

16. A statement by a suitably qualified environmental engineer that demonstrates that the land is suitable for its intended use (or can reasonably be made suitable for its intended use) shall be submitted to the State Commission Assessment Panel prior to Development Approval being granted for substructure works.

ADVISORY NOTES

- a. The proposed access arrangement at the subject land's frontage of Nelson Street will require resolution of on-street permit parking spaces in consultation with permit holders including review of kerbside space conducted in liaison with the City of Adelaide.
- b. Any changes to the proposal for which planning consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department of Environment, Water and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (1) an application to vary the planning consent, or (2) Building Rules documentation that incorporates differences from the proposal as documented in the planning application.
- c. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
- d. 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.
- e. 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) should be notified under Section 20 of the *Aboriginal Heritage Act 1988*.
- f. This Development Plan Consent will expire after 12 months from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Commission Assessment Panel.
- g. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 3 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- h. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).

2.2.2 Davos Planning and Design

DA 180/L018/16

28 (A62) Clark Street, Stonyfell

City of Burnside

Proposal: Construction of machinery storage shed and garage, workers accommodation including recreation area with indoor pool and replacement of the existing dwelling, inclusive of cut and fill earthworks necessary for the built form elements and on-site vehicular manoeuvrability, and the re-establishment and expansion of an existing vineyard to be undertaken in three (3) stages over five (5) years.

The Presiding Member welcomed the following people to address the State Commission Assessment Panel:

Applicant

- Paul Davos (presented)

The State Commission Assessment Panel discussed the application.

RESOLVED

1. That the proposed development is not “seriously at variance” with the policies in the Development Plan.
2. That the State Commission Assessment Panel is satisfied that the proposal generally does not accord with the related Objectives and Principles of Development Control of the Burnside (City) Development Plan, consolidated 28 April 2016.
3. To REFUSE Development Plan Consent to the proposal by Davos Planning and Design for the construction of a machinery storage shed and garage, workers accommodation including recreation area with indoor pool, replacement of existing dwelling, inclusive of cut and fill earthworks necessary for the built form elements and on-site vehicular manoeuvrability.

REASONS FOR REFUSAL:

The proposed development is not considered to adequately address the following Objectives and Principles of the Development Control of the Burnside (City) Development Plan, consolidated 28 April 2016.

Council Wide -General -Development Generally

PDC 3: Development should be undertaken in a manner that is consistent with the intended use and character of the relevant zone and policy area, and that would not interfere with the use of any other land

Reason: *The scale of the proposed development is not compatible with the natural character of the Zone*

Council Wide - Amenity

Objective 22: Conservation of streetscapes and landscapes of aesthetic merit, and sites and localities of natural beauty

Reason: *The proposed development has the potential to erode the natural beauty and natural character of the Zone.*

PDC 55: No development should impair:
(a) the natural character of the south Mount Lofty Ranges; or
(b) the skyline of the south Mount Lofty Ranges

Reason: *The extent of earthworks and scale of the building proposed would impact the natural character of the Mount Lofty Ranges*

Council Wide – Hazards

Objective 41: Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.

Reason: *It is acknowledged that this policy requires designs that address CFS requirements, however the design solution does not minimise impact on the natural character of the Hills Face Zone.*

Hills Face Zone

- Objective 1:** A zone in which the natural character is preserved and enhanced or in which a natural character is re-established in order to:
- (a) provide a natural backdrop to the Adelaide Plains and a contrast to the urban area;
 - (b) preserve and develop native vegetation and fauna habitats close to metropolitan Adelaide;
 - (c) provide for passive recreation in an area of natural character close to the metropolitan area;
 - (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the ranges;
 - (e) ensure that the community is not required to bear the costs of providing services to land within the zone.

Reason: The extent of earthworks proposed would impact the natural character of the Mount Lofty Ranges

- Objective 2:** A zone accommodating low-intensity agricultural activities and public/private open space and one where structures are located and designed in such a way as to:
- (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone;
 - (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plains;

Reason: The extent of earthworks proposed would impact the natural character of the Mount Lofty Ranges

PRINCIPLES OF DEVELOPMENT CONTROL

- PDC 1:** Development should not be undertaken unless:
- (a) it is associated with a low-intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single-storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment; and
 - (b) together with associated native landscaping, it preserves and enhances the natural character of the zone or assists in the re-establishment of a natural character.

Reason: The extent of earthworks proposed would impact the natural character of the Mount Lofty Ranges

- PDC 2:** The excavation and/or filling of land should:
- (a) be kept to a minimum so as to preserve the natural form of the land and the native vegetation;

Reason: The extent of earthworks proposed has not been kept to a minimum and would impact significantly on the natural form of the land

- PDC 3:** Development should not be undertaken if the operation and management of such development is likely to result in:
- (a) pollution of underground or surface water resources;
 - (b) over exploitation of underground or surface water resources;

- (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment;
- (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat;
- (e) denudation of pastures;
- (f) erosion;
- (g) dust;
- (h) noise nuisance;
- (i) the introduction of or an increase in the number of pest plants or vermin;
- (j) adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils;
- (k) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone;
- (l) increased hazard to the locality from bushfires; or
- (m) loss of amenity to adjoining land or surrounding localities from:
 - (i) the visual impact of buildings, structures or earthworks; or
 - (ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.

Reason: The application is considered to be odds with (k) and (m)(i) as the extent of earthworks required including the access tracks has the potential to detract from the landscape character and visual amenity of the Zone.

PDC 4: Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion

Reason: The application does not provide sufficient evidence to determine whether the extent of slope proposed will result in an unacceptable risk of soil movement, land slip or erosion.

PDC 14: Retaining walls should be designed in such a way that they are a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.

Reason: The proposed development makes no attempt to explore a stepped design for the retaining walls underneath the dwelling

PDC 15: Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum in order to preserve the natural form of the land and the native vegetation

Reason: The proposal does not seek to minimise excavation/filling of land in order to preserve the natural form of the land. The proposed driveways and access tracks have not been designed to follow the contour of the land, and there is no detail on erosion from water run-off.

3. MAJOR DEVELOPMENTS

3.1. **DEFERRED APPLICATIONS** – Nil

3.2. **NEW APPLICATIONS** - Nil

4. ANY OTHER BUSINESS

5. NEXT MEETING

5.1. Thursday, 8 March 2018 at 50 Flinders Street, Adelaide SA 5000

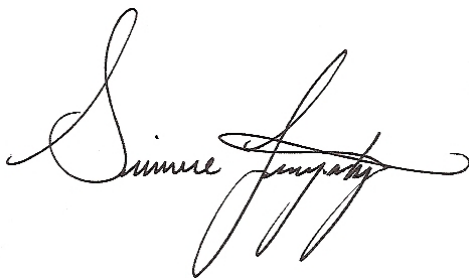
6. CONFIRMATION OF THE MINUTES OF THE MEETING

6.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

7. MEETING CLOSE

The Presiding Member thanked all in attendance and closed the meeting at 12.35pm.

Confirmed 22/02/2018



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Simone Fogarty
PRESIDING MEMBER