
MINUTES OF THE MEETING

of the Council Assessment Panel of Mount Barker District Council held in the Laratinga Pavilion of the Environmental Services Centre, 100 Springs Road Mount Barker on Wednesday 28 October 2020, commencing at 9.30 am.

PRESENT

(Members) Mark Adcock (Presiding Member), Tom Gregory, Geoff Parsons, Sally Roberts and Carol Bailey.
(Staff) Manager, City Development (A Humphries), Team Leader – Planning, City Development (A Houlihan), Senior Planner, City Development (M Dickson), Senior Planner, City Development (R Richards), and the Minute Secretary (S Mann).

1. APOLOGIES

Nil.

2. CONFLICT OF INTEREST DECLARATION

Nil Declared.

3. CONFIRMATION OF MINUTES

Moved Carol Bailey that the minutes for the meeting held on 19 August 2020 February 2020 be taken as read and confirmed.

Seconded Tom Gregory

CARRIED
CAP20201028.01

4. REPORTS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1 NON-COMPLYING APPLICATIONS

5.1.1 SUMMARY DETAILS

Application No.	580/964/16
Applicant	SMN Engineering Services Pty Ltd
Subject Land	LOT: 5 DP: 114024 CT: 6195/248 83 Mawson Road, MEADOWS
Ward	South Ward
Proposal	Change of use from a dwelling to an office including alterations and additions to a Local Heritage Place (House & Wall – ID: 18538), associated car parking and a 50kL water storage tank and the construction of a new dwelling, retaining walls, two (2) 50kL water storage tanks and removal of one (1) significant tree
Zone	Local Centre Zone
Policy Area	Nil
Historic Conservation Area	Meadows Area 11
Form of Assessment	Non-complying
Public Notification	Category 3
Representations	One (1)
Persons to be heard	Nil
Agency Consultation	<ul style="list-style-type: none"> Commissioner of Highways - Department of Planning, Transport and Infrastructure (DPTI)
Responsible Officer	Michael Dickson (Senior Planner)
Main Issues	<ul style="list-style-type: none"> Suitability of Land Use within the Zone Built form and Appearance Trees Interface between Land Uses Car Parking, Transport and Access
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions, reserved matters and the concurrence of the State Commission Assessment Panel

The Panel discussed the application and reached the following decision;

Sally Roberts moved that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker (DC) Development Plan, consolidated 8 December 2016.

RESOLVE to GRANT Development Plan Consent to the application by SMN Engineering Services Pty Ltd for the change of use from a dwelling to an office including alterations and additions to a Local Heritage Place (House & Wall – ID: 18538), associated car parking and a 50kL water storage tank and the construction of a new dwelling, retaining walls, two (2) 50kL water storage tanks and the removal of one (1) significant tree at 83 Mawson Road, Meadows (Development Application 580/964/16) subject to the following reserved matter, conditions and the concurrence of the State Commission Assessment Panel:

Reserved Matter:

- (1) The applicant shall provide a Civil Siteworks and Drainage Plan which includes the following detail to the satisfaction of Council:
 - a. Car parking designed in accordance with AS2890.1– Off-Street Car parking;
 - b. Stormwater management via grading of the site, kerbed and underground infrastructure to ensure stormwater can be appropriately discharged to the Mawson Road water table without impacting neighbouring allotments or infrastructure proposed within the site.
 - c. A Gross Pollutant Trap from the car park and driveway suitable for capturing sediments prior to stormwater being discharged to Mawson Road.
 - d. The first portion of the driveway from Mawson Road within the property is to be sealed including within 5 metres of the GIP to ensure stormwater can be appropriately captured via this pit prior to flowing onto Mawson Road.
 - e. New driveway crossovers designed for commercial traffic.
 - f. Signs and line marking required to ensure the Mawson Road driveway is ingress only and the Brown Street driveway is egress only.
 - g. Full extent of earthworks and retaining walls.
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Council Conditions:

- (2) The development herein approved to be carried out in accordance with the plans and details accompanying this application, except where amended by the following conditions, including:
- Plans and details by Giordano Architecture + Certification:
 - Dwelling – Plans & Elevations (Sheet P1.1, Revision H, Dated 23 June 2020)
 - Commercial – Plans & Elevations (Sheet P1.2, Revision H, Dated 23 June 2020)
 - Site & Siteworks Plan (Sheet P1.3, Revision H, Dated 23 June 2020)
 - Car park dimension sketch by Stephen Nicholson received 26 August 2020
 - Modified driveway sketch by Stephen Nicholson received 26 August 2020
- (3) All requirements in regard to the construction of driveways and car parks are to be met, including:
- a. The driveway and car parking areas shall be designed, drained, paved or surfaced, and delineated to provide structural integrity and traction in both wet and dry conditions in accordance with accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
 - b. All car parks and any traffic control devices shall be designed and constructed in accordance with AS 2890 –Off-Street Car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
 - c. Directional signage (small freestanding signs and or pavement marking) shall be provided to clearly identify the ingress and egress driveways to the satisfaction of Council.
 - d. The section of driveway to be constructed within the Council road reserve servicing the proposed dwelling shall be sealed with asphalt, pavers or concrete to provide structural integrity and traction in all weather conditions, be of maximum width of 5.0 metres and have fall to the street as per Council specification.
 - e. The applicant/owner is advised that any works within Councils road reserve shall be undertaken in accordance with the relevant Council standards and Fact Sheets for works on a public road. These documents can be found on Council's website at www.mountbarker.sa.gov.au and hard copies are available from the Council office. Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the applicant / owner expense.
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- (4) All requirements in regards to storm water are to be met, including:
- a. Management of stormwater shall occur generally in accordance with the Site & Siteworks Plan (Sheet P1.3, Revision H, Dated 23 June 2020) by Giordano Architecture Certification.
 - b. Where properties drain naturally to the street, one galvanised steel kerb adaptor shall be provided in accordance with Council's current standards.
 - c. A system to improve stormwater quality shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that sediments and pollutants are trapped prior to exiting the site.
 - d. All stormwater captured by roofing materials and hard sealed paving areas shall be directed to water storage tanks with the overflow discharged in a controlled manner to the street water table via a steel kerb adaptor so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land.
- (5) No occupation for the new dwelling shall occur until all building works and requirements associated with the alterations and additions to the Local Heritage Place are complete and a certificate of occupancy has been issued for the office.
- (6) No fencing or other solid obstructions shall be installed between the dwelling and the eastern side boundary of the land to ensure that a 4.0 metre wide unimpeded clearance is provided to the driveway.
- (7) All materials, colours and finishes for works to the Local Heritage Place shall be undertaken in accordance with the details specified on the plans.
- (8) Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed to ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.
- (9) The applicant shall provide a dedicated water supply in association with the dwelling available at all times for fire-fighting purposes in accordance with the Minister's Specifications SA78 – Additional requirements in designated bushfire prone areas (May 2011) as to ensure appropriate measures of protection against bushfire attack. This is in addition to the 1000 litre rainwater tank required by the Building Code of Australia.
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- (10) External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
- (11) Effective measures are to be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- prevent silt run-off to the environment;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

This will 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.

Department of Planning, Transport and Infrastructure (DPTI) Conditions:

- (12) The access shall be designed and constructed in general accordance with the Site Plan produced by Giordano Architecture + Certification, Drawing No. 15-01.1/P1.2, Rev. H, dated 23 June 2020.
- (13) All vehicles shall enter the land from Mawson Road in a forward direction.
- (14) All on-site vehicle manoeuvring areas shall remain clear of any impediments.
- (15) Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of Mawson Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.
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Council notes:

- (1) The proposed alterations and additions to the Local Heritage Place are considered to be a fundamental element of this proposal and progression of the construction of the new dwelling shall not occur prior to works commencing on the Local Heritage Place. The development shall not be undertaken in stages and the building rules consent must cover the complete development as a whole.

Seconded Geoff Parsons

CARRIED
CAP20201028.02

5.2 CATEGORY 3 APPLICATIONS

Nil.

5.3 CATEGORY 2 APPLICATIONS

5.3.1 SUMMARY DETAILS

Application No.	580/963/19
Applicant	Beyond Ink
Subject Land	LOT: 40 FP: 157175 CT: 6209/354 LOT: 42 DP: 82 CT: 5505/696 LOT: 43 DP: 82 CT: 6209/353 LOTS: 46 & 47 DP: 82 CT: 6209/366 LOT: 84 FP: 157119 CT: 5774/480 4 Victoria Street, HAHNDORF
Ward	North Ward
Proposal	Tourist accommodation comprising seven (7) accommodation units (including decking), one (1) caretakers residence (including decking) and associated utilities building, rainwater tanks, fencing, landscaping and car parking
Zone	Township Zone
Policy Area	Hufendorf Policy Area 20
State Heritage Area	Hahndorf
Form of Assessment	Merit
Public Notification	Category 2
Representations	Five (5)
Persons to be heard	Four (4)
Agency Consultation	<ul style="list-style-type: none"> Heritage SA
Responsible Officer	Michael Dickson (Senior Planner)
Main Issues	<ul style="list-style-type: none"> Suitability of Land Use within the Zone Hufendorf allotment pattern Siting, Built form and Appearance Trees and vegetation Car Parking, Transport and Access Interface between Land Uses Hazards Waste and wastewater
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions

Jane Robbins spoke against the application, siting vehicular movement and parking issues, flooding and associated impacts, heritage impacts.

Richard Bird spoke against the application, siting flooding, parking and access issues.

David O'Mahoney spoke against the application, siting car parking and road access, flooding and stormwater issues.

Jordana O'Sullivan, Beyond Ink & Timothy Jones, GTA, spoke for the application, responding to concerns raised by representors in respect to the heritage, flooding issues, traffic management.

The Panel discussed the application and reached the following decision;

Taking in consideration the applicants and representor's comments, Panel members were unable to support the recommendation in it's current format.

Motion not moved that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker (DC) Development Plan.

RESOLVE to GRANT Development Plan Consent to the application by Beyond Ink for tourist accommodation comprising seven (7) accommodation units (including decking), one (1) caretakers residence (including decking) and associated utilities building, rainwater tanks, fencing, landscaping and car parking at 4 Victoria Street, Hahndorf (Development Application 580/963/19) subject to the following conditions:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application, except where amended by the following conditions, including:
 - Plans and details by Beyond Ink:
 - Site Plan (Sheet no. PL01, Revision 4, 13 October 2020)
 - Floor Plan / Elevations (Sheet no. PL02 and PL03, Revision 1, 03 June 2020)
 - Floor Plan – Caretaker Unit (Sheet no. PL04, Revision 1, 03 June 2020)
 - Elevations – Caretaker Unit (Sheet no. PL05, Revision 1, 03 June 2020)
 - Floor Plan / Elevations Utility (Sheet no. PL06, Revision 1, 03 June 2020)
 - Typical Unit 3D Views (Sheet no. PL07, Revision 1, 03 June 2020)
 - Flood advice (Reference: 20190469L001Rev2) dated 31 January 2020 by Tonkin

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- (2) All trees identified as 'existing trees to remain' on the Site Plan by Beyond Ink (Sheet no. PL01, Revision 4, 13 October 2020), shall be retained. Furthermore, no 'Tree Damaging Activity' shall be caused to the Canary Island Oak tree (regulated tree) including the killing, destruction, removal, ringbarking, topping, lopping, severing of branches, limbs, stems or trunk, or any other substantial damage unless otherwise approved in writing by Council.
- (3) The following measures must be undertaken in order to preserve and maintain the health of the Canary Island Oak tree (regulated tree), as detailed as the 'Oak tree to remain (regulated)' on the Site Plan by Beyond Ink (Sheet no. PL01, Revision 4, 13 October 2020), during construction works:
- a. A Tree Protection Zone (TPZ) shall be established to provide enclosure and protection to the root plate and main canopy of the tree for the entire duration of the construction works (including any associated earthworks). This must consist of appropriate signage and bunting (or equivalent) that clearly identifies the TPZ that would prevent any unauthorised movement and or storage of vehicles, machinery and materials within the zone.
It is noted that some incursion of the TPZ will be required at various diameters at different stages of construction. The applicant shall provide a plan indicating the proposed location of the TPZ exclusion zone for Council's Urban Forest Officer to endorse prior to the commencement of construction works (including associated earthworks and installation of services). Council's Urban Forest Officer must be contacted to approve any altered TPZ dimensions during the various stages of construction as necessary.
 - b. Any trenching that might be required within the TPZ shall be completed in a tree sensitive manner which involves an exploratory investigation via hydro excavation/hand digging to locate the tree roots located along the alignment of the trench prior to excavation. Council's Urban Forest Officer is to inspect the roots after the investigation is complete prior to the removal/cutting of roots.
 - c. All roots with a diameter of 25mm or greater must be preserved and directional boring techniques shall be utilised unless otherwise approved by Council's Urban Forest Officer.
- (4) The canopies of all trees to be retained on the land shall be pruned and maintained in accordance with AS 4373 'Pruning of Amenity Trees'.
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- (5) All requirements in regard to the construction of driveways and car parks are to be met, prior to operation of the development to the satisfaction of Council, including:
- a. The car parking area shall be designed, drained, paved or surfaced and delineated with wheel-stops to provide structural integrity and traction in both wet and dry conditions in accordance with accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
 - b. All car parks and any traffic control devices shall be designed and constructed in accordance with AS 2890 –Off-Street Car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
 - c. Car park 7 shall be appropriately signed as a designated disability access park for accommodation unit 1.
 - d. Car park 8 shall be reserved for the Caretaker Unit 8 only and signed accordingly.
 - e. Pruning of trees as required to achieve sufficient sightlines for vehicles accessing/egressing the car parks.
- (6) The following works within the Victoria Street road reserve are required to be completed prior to operation of the development:
- a. All areas of Victoria Street required to access the car parks for the development shall be sealed to Council's satisfaction.
 - b. The remaining gravel road surface required for pedestrian access to the accommodation units shall be upgraded and compacted to provide suitable DDA access to the satisfaction of Council.
 - c. A concrete spoon drain is to be provided along the southern side of Victoria Street fronting the development to convey stormwater past the development and to the watercourse. The design of the spoon drain is to be submitted to Council for approval prior to commencement of construction.
 - d. Design details of the above works shall be provided to Council with a permit application to undertake works on Council land.
- (7) All requirements in regards to stormwater are to be met, prior to operation of the development, including:
- a. Management of stormwater shall occur generally in accordance with the Site Plan by Beyond Ink (Sheet no. PL01, Revision 4, 13 October 2020).
 - b. All stormwater discharged from the development shall be directed to the watercourse and traversing the site via pipes. The design and construction of the stormwater system and outlet to the watercourse
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- shall be designed to prevent erosion of the watercourse and be approved by Council.
- c. A vegetated buffer shall be provided between the unsealed carparks and the watercourse to improve the quality of stormwater entering the watercourse.
 - d. All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land.
- (8) External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
- (9) The finished floor levels of the buildings shall be a minimum of 500mm above the 100 year average recurrence interval flood level for watercourses to avoid inundation by floodwater.
- (10) A row of evergreen trees shall be planted along the southern boundary in order to provide an effective visual screen of the development from the adjoining land.
- (11) All landscaping is to be nurtured and maintained, with any diseased and dying vegetation replaced immediately.
- (12) The privacy screen on accommodation units 4 and 7 shall be constructed on the eastern elevation prior to operation of the development in order to maintain privacy to the adjoining land.
- (13) Accommodation unit 8 (caretaker's unit) shall only be used as accommodation for an on-site manager/employee and shall not be used by travellers for tourist accommodation purposes or as a residence for a non-employee/manager.
- (14) The applicant shall provide a dedicated water supply available at all times for fire-fighting purposes in accordance with the Minister's Specifications SA78 – Additional requirements in designated bushfire prone areas (May 2011) as to ensure appropriate measures of protection against bushfire attack.
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(15) Effective measures are to be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

- prevent silt run-off to the environment;
- control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
- ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
- ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

This will 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.

The following condition is imposed at the request of Heritage South Australia (Reference: SH/13673D):

(16) Final resolved interpretation design and details including text and any images to be provided for review prior to installation, to the satisfaction of Council in consultation with the Department for Environment and Water in order for the development of appropriate level of interpretation material.

LOST
CAP20201028.03

Tom Gregory moved alternate recommendation for deferral to enable the applicant to consider further site arrangements, including car parking, visitor access, service vehicle arrangements, waste disposal and siting of buildings with respect to allotment configuration (existing Hufendorf allotment pattern).

Sally Roberts seconded

CARRIED
CAP20201028.04

5.3.2 SUMMARY DETAILS

Application No.	580/911/19
Applicant	Brinz Group Pty Ltd
Subject Land	SEC: 4002 DP: 47011 CT: 5405/739, 94 Mt Barker Road HAHNDORF
Ward	North
Proposal	Tourist Accommodation comprising four buildings consisting a total of twelve single storey units and eight mezzanine units, a services building, landscaping and associated infrastructure including car parking, fencing, rain water tanks, bridge, lighting and retaining walls.
Development Plan	8 August 2017
Zone	Township
Policy Area	Hufendorf Area 20
State Heritage Area	Hahndorf
Form of Assessment	Merit
Public Notification	Category 2
Representations	Three (3)
Persons to be heard	Nil
Agency Consultation	<ul style="list-style-type: none"> Heritage South Australia Commissioner of Highways - Department of Planning, Transport and Infrastructure (DPTI)
Responsible Officer	Randall Richards – Senior Planner
Main Issues	<ul style="list-style-type: none"> Land Use Heritage Access and Car Parking Hazards Interface between Land Uses
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions

Harold Gallasch spoke for the application, siting heritage impacts due to proposed use, density and scale of the development.

The Panel discussed the application and reached the following decision;

Geoff Parsons moved that the Council Assessment Panel, with amendments to Condition 6, removal of Condition 15 and additional condition (11) regarding landscaping;

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker (DC) Development Plan consolidated 8 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by Brinz Group Pty Ltd for tourist accommodation comprising four buildings consisting a total of twelve single storey units and eight mezzanine units, a services building, landscaping and associated infrastructure including car parking, fencing, rain water tanks, bridge, lighting and retaining walls at LOT: 1 CT: 5405/739, 94 Mount Barker Road, Hahndorf (Development Application 580/911/19) subject to the following conditions and advisory notes:

Development Plan Consent conditions:

- (1) The development herein approved to be carried out in strict accordance with the stamped plans and details accompanying this application, including (but not limited to):
 - Salvatore Marzullo building design, Proposed Tourist Accommodation Development for Brinz group PTY LTD, issued 2019, Project no SM-325, revision C, Drawing Nos PA-01, PA-02, PA-03, PA-04, PA-05, PA-06, PA-07, PA-08, PA-09, PA-10, PA-11;
 - Civil Plan by TMK, drawn ALP Nov 2019, drawing No – 1910052-C1/PE and
 - Proposed Tourist Accommodation – 94 Mount Barker Road, Hahndorf – Traffic and Parking Assessment by Phil Weaver & Associates, Dated 15 October 2020.
- (2) Lighting shall be designed so as to not create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user, to the reasonable satisfaction of Council.
- (3) Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed to ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.
- (4) The applicant shall provide a dedicated water supply available at all times for fire-fighting purposes in accordance with the Minister's Specifications SA78 – Additional requirements in designated bushfire prone areas (May 2011) as to ensure appropriate measures of protection against bushfire attack.
- (5) The bridge internal to the site that crosses the water course shall be constructed such that the underside of the bridge is 300mm above the predicted 1%AEP water level so that it does not impeded flows.

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- (6) All buildings (with the exception of the bridge) shall be constructed a minimum of 500mm above the 1%AEP.
- (7) Traffic management, parking and construction of vehicle manoeuvring and car parking areas is to be in accordance with the submitted plans and achieve the following:
- a. The parking of vehicles for patrons, staff and other entities shall, at all times, be restricted to the confines of the subject land.
 - b. The internal commercial vehicle manoeuvring areas shall be designed and constructed in accordance with AS 2890.2:2018.
 - c. The driveways and car parking areas shall be hard-surfaced, drained and marked to accepted engineering standards and shall be maintained in good condition at all times.
 - d. All vehicular access to/egress from the land, is to occur from Mount Barker Road. All signage and marketing is to clearly direct all vehicles (patrons, deliveries, staff etc.) to the Mount Barker Road access.
- (8) All requirements in regard to the **construction of driveways and carparks** are to be met, including:
- a. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a verge slope no greater than 2.5 per cent fall towards the road where a footpath is present and a maximum 5% where no footpath is present, suitable for pedestrian traffic and in accordance with Councils current standards.
 - b. The driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times. The use of unbound materials (gravel, or quarry rubble) is not acceptable.
 - c. That car parks and any traffic control devices be designed and constructed in accordance with AS 2890 –Off-Street Car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
 - d. The driveway crossover shall be widened such that it allows to vehicles to pass each other prior to the pinch point between the two existing buildings in accordance with ‘Proposed Tourist Accommodation – 94 Mount Barker Road, Hahndorf – Traffic and Parking Assessment by Phil Weaver & Associates, Dated 15 October 2020’.
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- (9) All requirements in regard to **storm water** are to be met, including:
- a. Management of stormwater shall occur generally in accordance with the drainage management plan submitted in support of the application.
 - b. The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for all recurrence intervals up to 100 year ARI or other alternative to the reasonable satisfaction of Council.
 - c. The maximum rate to the kerb and water table is 15 litres/second for both the 10 and 100 year ARI. Any discharge to the kerb shall be to a galvanised kerb outlet.
 - d. All stormwater discharged from the development shall be directed to the watercourse traversing the site via pipes. The design and construction of the stormwater system and outlet to the watercourse shall be designed to prevent erosion of the watercourse and be approved by Council.
 - e. A system to improve stormwater quality shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse.
- (10) Effective measures are to be implemented during the construction of the development in accordance with this consent to:
- a. prevent silt run-off from the land to the environment;
 - b. control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - c. ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - d. ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - e. ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land and within the locality.
- (11) A landscaping plan shall be submitted to Council for consent prior to Development Approval being issued that details additional landscaping detailing a mix of native medium and low-level plantings throughout the site and include suitable species for the riparian zone of the watercourse. Any existing vegetation nominated to be retained and/or any new vegetation proposed to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
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Department for Environment and Water (Heritage South Australia) condition:

- (12) Final fine details of all external junctions on the accommodation units and the service building, including materials finishes and colours, to be agreed and provided, to the satisfaction of Council in consultation with the Department for Environment and Water.

Department of Planning, Transport and Infrastructure (DPTI) Conditions:

- (13) The existing access shall be widened to 7.0 metres in width to facilitate simultaneous two-way vehicular movements while keeping a minimum of 1 metre separation from any street tree.
- (14) All vehicles shall enter and exit the site in a forward direction.
- (15) The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.
- (16) Pedestrian sightlines at the access shall be in accordance with AS/NZS 2890.1:2004.
- (17) Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Notes:

- (1) No signage is included as part of this authorisation. A separate development application will be required to be lodged for assessment for this.
 - (2) As your proposed development includes construction works on Council roads or connections to Council assets you are advised that a **Permit to undertake works that impact on Council infrastructure**, Council Streets or Roads or Council controlled land (available on the Website) will need to be issued by Council prior to construction.
 - (3) Prior to construction commencing the contractor shall undertake a **condition survey of the adjoining roads and infrastructure** and a CCTV of any Council underground infrastructure that may be affected by the works and again at completion of the works. Any damage shall be repaired to the reasonable satisfaction of Council.
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- (4) Any person proposing to undertake building work within the District of Mount Barker is reminded of their **obligation to take all reasonable measures to protect Council infrastructure**. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.

Seconded Carol Bailey

CARRIED
CAP20201028.04

5.4 CATEGORY 1 APPLICATIONS

Nil.

6. INFORMATION REPORTS

Nil

7. CONFIDENTIAL REPORTS

Nil.

8. POLICY MATTERS ARISING FROM THIS AGENDA

Tree policy to be monitored and updated, seek further update as to how it is being aligned within the P&D Code.

9. OTHER BUSINESS

Thanks to Judith for her involvement on the Panel for the last 3 years preceding this current panel appointment/s.

10. CLOSURE

Meeting declared closed at 1135 hrs



CHAIRMAN



DATE

