

**MINUTES
OF THE COUNCIL ASSESSMENT PANEL MEETING OF THE CITY OF
TEA TREE GULLY HELD ON TUESDAY 15 DECEMBER 2020
AT 10:00AM BY ELECTRONIC MEANS ONLY**

1. Attendance Record:

1.1 Present

Mr M Adcock	<i>(Independent Member)-(Presiding Member)</i>
Ms B Merrigan	<i>(Independent Member)</i>
Mr G Salmon	<i>(Independent Member)</i>
Mr J Rutt	<i>(Independent Member)</i>
Mr D Wyld	<i>(Elected Member)</i>

Officers in Attendance

Mr N Grainger	Manager, City Development
Ms C Tully	Team Leader, Planning
Mr H Beesley	Planning Officer
Mr C Rodgers-Falk	Development Services Administration Officer

1.2 Apologies

Ms C Neil	Director, Community & Cultural Development
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1.3 Public Gallery (Electronic Only)

4 Members of the Public Present

1.4 Media - Nil

2. Minutes of Previous Meeting

Moved Mr Salmon, Seconded Ms Merrigan

That the Minutes of the Council Assessment Panel Meeting held on 17 November 2020 be confirmed as a true and accurate record of proceedings, with the following amendment(s)—

- Item 4.1: Cr Wyld's reason for declaring a conflict and leaving the meeting be amended to state he had already deliberated upon this matter in another forum.

Motion Carried Unanimously (155)

3. Business Arising from Previous Minutes - Nil

4. Reports and Recommendations

4.1 CAP.070/119231/2020 - Single Storey Dwelling with Associated Earthworks and Landscaping, Horse Keeping with Associated Horse Shelters, Horse Arena, Fencing, Earthworks and Landscaping, Outbuilding (Shed and Carport) and Water Storage Tank (Non-Complying) - 117E Range Road North Upper Hermitage

Moved Ms Merrigan, Seconded Mr Salmon

That pursuant to the authority delegated to the Council Assessment Panel by Council, the Council Assessment Panel:

- A. RESOLVES that the proposed development is not seriously at variance with the policies in the Tea Tree Gully (City) Development Plan.
- B. RESOLVES to GRANT Development Plan Consent to the application by Nick Simos of SA Urban and Regional Planning to construct a single storey dwelling with associated earthworks and landscaping, horse keeping with associated horse shelters, horse arena, fencing, earthworks and landscaping, and an outbuilding (shed and carport) and water storage tank (non-complying) at 117E Range Road North, Upper Hermitage as detailed in Development Application No. 070/119231/2020 subject to the following conditions and advisory notes:
- (1) The development shall be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/119231/2020 except where varied by any condition(s) listed below.
 - (2) The entire dwelling, outbuilding, horse shelters and water storage tank must be finished in an unobtrusive, natural, earthy colour. The paintwork or pre-coloured steel finish shall be maintained in good condition at all times. This condition must be complied with within two (2) months of the erection of the dwelling, outbuilding and horse shelters.
Reason: To preserve and enhance the amenity of the site and locality.
 - (3) The materials used on the external surfaces of the buildings and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be completed within two (2) months of the erection of the fencing.
Reason: To preserve and enhance the amenity of the site and locality.
 - (4) All driveways, parking and manoeuvring areas must be formed and properly drained. They shall be maintained in good condition thereafter.
Reason: To ensure useable and safe access and carparking.
 - (5) Free and unrestricted access must be available to the driveway and this area shall be available for parking at all times.
Reason: To ensure appropriate off street carparking is provide at all times.
 - (6) All stormwater generated from the proposed dwelling and associated hardstand areas must be appropriately managed on site and all stormwater runoff directed away from neighbouring properties.
Reason: To ensure stormwater is appropriately disposed of in a controlled manner.

- (7) The applicant must provide a dedicated water supply available at all times for fire-fighting purposes in accordance with the *Ministers Specifications SA78 - Additional requirements in designated bushfire prone areas (May 2011)*. This is in addition to the 1000 litre rainwater tank required by the Building Code of Australia.
Reason: *To ensure appropriate measures of protection against bushfire attack.*
- (8) The planting and landscaping identified on the site location plan and the site plan submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species
Reason: *To maintain the amenity of the site and locality.*
- (9) All scarring or physical disturbances of the land surface during any excavation work must be restricted to only that which is required for building work and/or access purposes. All resultant exposed faces must be covered in topsoil and planted with suitable ground cover to the reasonable satisfaction of Council
Reason: *To maintain the amenity of the site and locality.*
- (10) The maximum number of horses to be kept is three (3).
Reason: *To ensure amenity and an appropriate standard of hygiene is maintained.*
- (11) All horse manure, straw and similar material must be collected daily and stored in a fly proof container and be removed from the premises not less than once a week. After being emptied, the container shall be sprayed with an insecticide prior to re-use.
Reason: *To ensure amenity and an appropriate standard of hygiene is maintained.*
- (12) Bedding material of straw, sand, sawdust or similar must be used in the stables and be changed at regular intervals.
Reason: *To ensure amenity and an appropriate standard of hygiene is maintained.*
- (13) The exercise yards must be watered prior to each day on which they are used, to control dust.
Reason: *To minimise impact of dust.*
- (14) The inside of the stable must be sprayed with insecticide at regular intervals.
Reason: *To ensure amenity and an appropriate standard of hygiene is maintained.*
- (15) Feed must be kept in sealed containers and stored in a rodent proof storage area.
Reason: *To ensure amenity and an appropriate standard of hygiene is maintained.*

Note(s):

- (1) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) This consent does not obviate the need to obtain any other necessary approvals from any/ all parties with an interest in the land.
- (3) All earthworks shall be confined to and contained entirely within the property boundaries and shall not encroach on or over the roadside verge/reserve.
- (4) This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- (5) Please be advised that any retaining walls exceeding one metre in height and any fencing on the land requires Development Approval from Council by way of a separate application.
- (6) The applicant is reminded of their obligations under the *SA Public Health (Wastewater) Regulations 2013* to obtain approval for the proposed on-site wastewater system. Further advice regarding this requirement can be obtained from Council's Environmental Health team on 08 8397 7444.
- (7) The driveway as proposed, whilst accessible is considered to be extremely steep, as such, particular care must be taken at the construction stage to ensure satisfactory slopes and non-slip finish.

Motion Carried Unanimously (156)

5. Other Business

5.1 E.R.D. Court Matters Pending

5.1.1 CAP.070.118168/2019 - Land Division (1 Allotment into 2) Torrens Title at 104 Green Valley Drive, Greenwith

Outcome: The Panel noted progress on this matter.

5.2 Policy Considerations - Nil

5.3 Pending State Commission Assessment Panel Concurrence - Nil

6. Information Reports - Nil

7. Date of Next Meeting

19 January 2021

The Presiding Member declared the meeting closed at 10:25am.

Confirmed.....
Presiding Member 19 January 2021