MOUNT BARKER
DISTRICT COUNCIL

**NOTICE OF MEETING**

Notice is hereby given that the following meeting will be held in the Council Chambers of the Local Government Centre, 6 Dutton Road, Mount Barker on Wednesday 19 August 2020.

9.30am Council Assessment Panel

A. Humphries
**ASSESSMENT MANAGER**

12 August 2020

**********

**MOUNT BARKER DISTRICT COUNCIL**

**COUNCIL ASSESSMENT PANEL**

**Wednesday 19 August 2020, 9.30 am**

**AGENDA** **PAGE**
**TABLE OF CONTENTS**

**1. APOLOGIES**

**2. CONFLICT OF INTEREST DECLARATION**

**3. CONFIRMATION OF MINUTES**

3.1. That the minutes of the meeting held on 15 July 2020 as circulated to members be confirmed as a true and accurate record of proceedings.

**4. BUSINESS DEFERRED**

Nil.

**5. REPORTS BY OFFICERS**

**5.1. NON-COMPLYING APPLICATIONS**

Nil.

**5.2. CATEGORY 3 APPLICATIONS**

Nil.

## 5.3 CATEGORY 2 APPLICATIONS

### 5.3.1 SUMMARY DETAILS

| | |
|---|---|
| **Application No.** | 580/498/20 |
| **Applicant** | Mount Barker District Council |
| **Subject Land** | LOT: 44 DP: 9324 CT: 3705/74<br>5 Aldrin Street MOUNT BARKER ("Moon Hill Reserve") |
| **Ward** | Central Ward |
| **Proposal** | Removal of one (1) significant tree and retrospective removal of nine (9) additional significant trees and three (3) regulated trees |
| **Zone** | Residential Zone |
| **Policy Area** | Urban Renewal Policy Area 13 |
| **Form of Assessment** | Merit |
| **Public Notification** | Category 2 |
| **Representations** | Three (3) |
| **Persons to be heard** | One (1) |
| **Agency Consultation** | Nil |
| **Responsible Officer** | Michael Dickson |
| **Main Issues** | • Removal of Significant and Regulated trees<br>• Impacts to amenity of locality |
| **Recommendation** | RESOLVE to grant Development Approval subject to conditions |

### 1. PROPOSAL

The proposal is for the removal of one (1) significant tree and the retrospective removal of nine (9) additional significant trees and three (3) regulated trees in the Moon Hill Reserve. All of the trees are planted *Eucalyptus globulus* (Tasmanian Blue Gum) species.

All of the trees, except for the one significant tree remaining, were removed by a Council engaged contractor. As this was a long-standing project, the project manager was of the understanding that development approval had been granted, however a development application was not lodged. Works to remove the remaining tree and the cut trees have ceased until a determination can be made on the development application.

Refer to **Attachment One (1)** for details of the proposal, including:

- Development application form and certificates of title **page 19**
- Details of the proposal, including:
  - Cover letter **page 21**
  - Arborist report for the proposed removal of the remaining tree **page 23**
  - Arborist report for the retrospective removal of trees **page 27**

## 2. PROCEDURAL MATTERS

### 2.1 Assessment Pathway

The land is located within the Urban Renewal Policy Area 13 of the Residential Zone, refer to Maps MtB/9 of the Mount Barker District Council Development Plan, consolidated 8 August 2017.

Within the zone, tree damaging activity is neither listed as a complying nor non-complying form of development. Pursuant to Section 35(5) of the *Development Act 1993*, the application is deemed to be a merit development and shall be assessed on its merits, taking into account the provisions of the relevant Development Plan.

### 2.2 Public Notification

The proposed development does not fall within an assigned public notification category within the zone of the Development Plan, however it does fall within Schedule 9, Part 2, Clause 25 of the *Development Regulations 2008*, and therefore has been processed as a Category 2 development pursuant to Section 38(2)(a) of the *Development Act 1993*.

## 3. SUBJECT LAND

The subject land is formally identified as Lot 44 held in Certificate of Title Volume 3705 Folio 74, or otherwise identified as 5 Aldrin Street, Mount Barker.

The land is a non-irrigated undeveloped open space reserve that is mostly rectangular-shaped and bound by public roads (Aldrin Street on the east, Armstrong Street on the south and Collins Street on the west). The land has an approximate area of 8,016m$^2$.

The land is a grassed public reserve, with a row of Tasmanian Blue Gums along the southern boundary which have since been removed and subject to this development application. Three additional trees run along the northern boundary, which have also been removed except for the one remaining significant tree, all of which are subject for removal as part of this development application.

The land has a natural slope of approximately 2 metres falling towards the north-eastern corner.


Subject land highlighted above


Google Streetview image of the reserve prior to the trees being removed (September 2019)



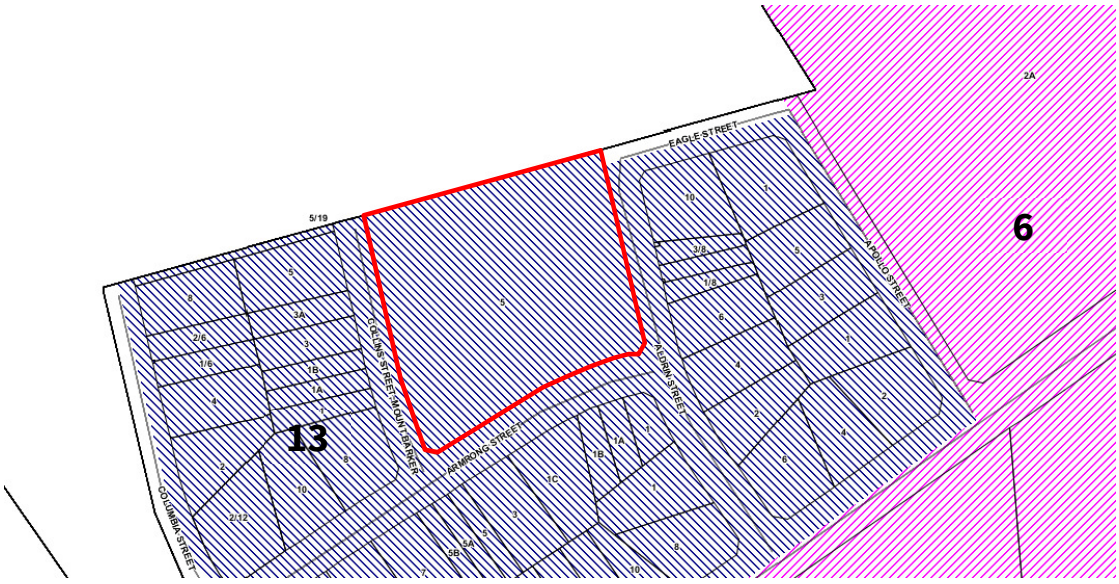

Photos of the reserve as it currently stands, including the one remaining significant tree proposed to be removed

## 4. LOCALITY

The land is wholly contained within the Urban Renewal Policy Area 13 of the Residential Zone.

The locality is predominantly residential in nature, with a mix of new and older housing stock to the east, south and west of the subject land. The land to the north is being developed by Southern Cross Care for a retirement village.


**Zone Map**
R = Residential Zone | RTC = Regional Town Centre Zone




**Policy Area Map**
13 = Urban Renewal Policy Area | 6 = Auchendarroch Community Policy Area

## 5. GOVERNMENT AGENCY SUBMISSIONS

Nil

## 6. INTERNAL REFERRALS

### 6.1 Urban Forest Officer

Council's Urban Forest Officer has reviewed the arborist reports submitted with the development application and concurs with the recommendations made.

## 7. PUBLIC NOTIFICATION

As discussed in section 2.2 Public Notification of this report, the proposal was required to undergo Category 2 public notification. The application was advertised in accordance with Section 38(4) of the *Development Act 1993*, with adjacent land owners and occupiers notified in writing.

### 7.1 Representations

Three (3) representations were received as a result of the public notification. These are summarised in the table below.

| | Representor/ Address | Summary of Issues | Request to be heard |
|---|---|---|---|
| 1 | Silvia Zola-Coulson, 5 Collins Street, Mount Barker | • Opposes the proposal.<br>• No consideration for environmental pruning considered before the trees were removed.<br>• The remaining tree should be retained and pruned. | No |
| 2 | Colin Ellks and Christine Hart, 1A Armstrong Street, Mount Barker | • Supports the proposal.<br>• All of the trees are/were unhealthy and non-native.<br>• The trees are/were dangerous dropping branches and restricted the use of the reserve<br>• An open useable space to be used by residents is advantageous. | No |
| 3 | Louise Thomas, 1B Collins Street, Mount Barker | • Supports the proposal.<br>• The trees were loved by the household and reasons for removal are understood.<br>• Some of the healthier trees could have been retained, however the remaining tree is not one of these suitable specimens and should be removed.<br>• Trees formed part of a war memorial.<br>• Wishes to be involved in plans to replant the reserve. | Yes |

Refer to **Attachment Two (2)** for a copy of the representations received **page 63**.

**Map of representors**


Subject land outlined in red. Representor's residences numbered as per representation table.

### 7.2 Applicant's Response to Representations

The applicant has provided a written response to the representations that were received.

Refer to **Attachment Three (3)** for the applicant's response to representations **page 69.**

## 8. ASSESSMENT

The development application is required to be assessed against the Development Plan in effect at the time of lodgement, being the Mount Barker (DC) Development Plan – Consolidated 8 August 2017.

### 8.1 Relevant Development Plan Provisions

Residential Zone: Objectives 6 PDCs 6, 9
Urban Renewal Policy Area 13: Objectives 6 PDCs 4, 9

Regulated Trees: Objectives 1, 2 PDCs 1, 2
Significant Trees: Objectives 1 PDCs 1, 4

While all of the above provisions are considered applicable, only the most relevant to this site and application, are discussed in detail below.

## 8.2 Significant trees for removal

The Development Plan lists the criteria for when a significant tree should be preserved and when it is suitable for a significant tree to be removed, as follows:

***Significant Tree PDC 1*** *Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:*

- *(a) it makes an important contribution to the character or amenity of the local area*
- *(b) it is indigenous to the local area*
- *(c) its species is listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- *(d) it represents an important habitat for native fauna*
- *(e) it is part of a wildlife corridor of a remnant area of native vegetation*
- *(f) it is important to the maintenance of biodiversity in the local environment*
- *(g) it forms a notable visual element to the landscape of the local area.*

***Significant Tree PDC 4*** *Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:*

- *(a) in the case of tree removal, where at least one of the following apply:*
  - *(i) the tree is diseased and its life expectancy is short*
  - *(ii) the tree represents an unacceptable risk to public or private safety*
  - *(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area*
- *(b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value*
- *(c) all other reasonable remedial treatments and measures have been determined to be ineffective*
- *(d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*
- *(e) in any other case, any of the following circumstances apply:*
  - *(i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree*
  - *(ii) the work is required due to unacceptable risk to public or private safety*
  - *(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area*
  - *(iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value*
  - *(v) the aesthetic appearance and structural integrity of the tree is maintained*
  - *(vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring*

For the one remaining significant tree which is proposed to be removed (Tree 14718), the consultant arborist noted that the tree has a severe proportion of large diameter terminal deadwood throughout with the live crown generally supported by epicormic growth only. It was observed that the tree displays severe health decline and an unstable structural form, that there is an elevated potential for stem or branch failure and there are no realistic management options available to prolong the useful life expectancy of the tree for a reasonable time frame. Removal of this tree is therefore recommended.

Trees 1, 2, 4, 8, 10 were observed to have substantial terminal deadwood present and only a small proportion of live foliage. It was determined that these trees displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred.

Tree 5 was observed to have poor health and fair structure. It had a reduced to poor foliage density within the upper crown as well as minor terminal deadwood. It was determined that these trees displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred.

Tree 6 was observed to have slightly reduced foliage density within the upper crown third. It was considered that this tree may have been sustainable within the environment for a moderate timeframe where the environmental conditions remained constant, however the removal of surrounding trees may have introduced unexperienced loading to this tree resulting in an elevated potential for stem or branch failure. While it is not clear whether other management techniques may have enabled the sustainable retention of this tree for a reasonable timeframe, it is unlikely that pruning management would be a reasonable management option to maintain stability.

Trees 7 and 8 were observed to be in severe health decline with a substantial proportion of upper crown terminal deadwood and poor foliage density. Tree 8 had substantial decay present within the primary structure, whilst the characteristics of Tree 7 indicate that it may have been dead at the time of removal. It was determined that these trees displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred.

Tree 9 was observed to be in minor health decline with sustainable foliage density that was reduced however, within the upper crown third. Heartwood degradation was notable within the stump as well as characteristics of a partial stem failure extending from ground level. It was considered that this tree displayed below average health and unsustainable structural attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred.

### 8.3 Regulated trees for removal

The Development Plan lists the criteria for when it is suitable for a regulated tree to be removed, as follows:

***Regulated Trees PDC 2*** *A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:*

*(a) the tree is diseased and its life expectancy is short*
*(b) the tree represents a material risk to public or private safety*
*(c) the tree is causing damage to a building*
*(d) development that is reasonable and expected would not otherwise be possible*
*(e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.*

Tree 11 was observed to have poor foliage density throughout the crown, supported mostly by lower crown or basal epicormic growth as well as terminal deadwood. It was considered that this tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre- management assessment had occurred.

Tree 12 was observed to have moderate foliage density and well-formed structural architecture. Mycelium was observed on the remaining root buttress which displayed characteristics of Armillaria luteobubalina (commonly known as Australian honey fungus). It was considered that this tree may have been sustainable within the environment for a moderate timeframe where the environmental conditions remained constant, however the removal of surrounding trees may have introduced unexperienced loading to this tree resulting in an elevated potential for stem or branch failure. While it is not clear whether other management techniques may have enabled the sustainable retention of this tree for a reasonable timeframe, it was considered unlikely that pruning management would be a reasonable management option to maintain stability.

Tree 14 had some foliage density derived of lower crown and basal epicormic growth only and had substantial terminal deadwood. It was considered that this tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred.

### 8.4 Further discussion

All of the trees are non-indigenous to the local area and all had/have a level of disease and a short useful life expectancy. Because of the level of disease present, the trees being located within a public reserve present an unacceptable risk to safety. As outlined within the consultant's report, there were very few trees that may have responded to pruning management techniques, but ultimately would have needed to be removed not long thereafter. Although the trees had a moderate amenity value and are/were notable visual elements, given that the trees were diseased, they did not make an overall positive contribution to the locality.

The removal of the trees allows Council to progress plans for the Moon Hill reserve, to make it a safer and more useable area for the wider community.

## 9. CONCLUSION

The most relevant planning matters considered in the assessment of this application extend to the regulated and significant tree provisions in the general module of the Development Plan.

Given that all of the trees are non-indigenous to the local area with a level of disease and pruning management techniques would not have been effective in considerably prolonging the life expectancy of the already low-value trees, the proposed/retrospective removal of the trees is considered warranted. This will have a positive long-term outcome for the wider community by removing the hazard of the diseased trees and making the open space reserve a safer and more useable area.

Taking all relevant planning matters into consideration, the subject development proposal sufficiently meets the applicable development policy framework to warrant issuing of Development Approval.

## 10. RECOMMENDATION

It is recommended 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 Approval to the application by Mount Barker District Council for the removal of one (1) significant tree and the retrospective removal of nine (9) additional significant trees and three (3) regulated trees at 5 Aldrin Street, Mount Barker (Development Application 580/498/20) 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:
- Tree assessment report (Document # - L0295-MooHillResEglo) by Adelaide Arb Consultants dated 25 May 2020; and
- Tree Report – Moon Hill Reserve (Document #: R0405-MooHilResEglo) by Adelaide Arb Consultants dated 21 May 2020.

(2) Effective measures are to be implemented during the tree removal works 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 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 do not pollute the environment in a way which causes or may cause environmental harm.

Attachment One (1)

MOUNT BARKER
DISTRICT COUNCIL

# Development application form

Development Act 1993

PO BOX 54 OR 6 Dutton Road
MOUNT BARKER SA 5251 MOUNT BARKER
TELEPHONE: (08) 8391 7200 FAX: (08) 8391 7299
www.mountbarker.sa.gov.au

***Office use only***
**DEVELOPMENT NUMBER:**
580 / /

**Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application**

***PLEASE TICK AS REQUIRED***

***Development Plan Consent*** ☑ ***Building Rules Consent*** ☐ ***Development Approval (both)*** ☐

***APPLICANT'S CONTACT DETAILS:***

Name: MOUNT BARKER DISTRICT COUNCIL Email:

Postal Address: PO BOX 54 MTB 5251 Phone: 83917299

***OWNER'S CONTACT DETAILS:***

Name: Email:

Postal Address: Phone:

***BUILDER'S CONTACT DETAILS:***

Name: Email:

Postal Address: Phone:

***CONTACT PERSON:***

Name: GLEN CARTER Email: gcarter@mountbarker.sa.gov.au
0410695846

**DESCRIPTION OF DEVELOPMENT:**

**Proposed Development (e.g. Dwelling, Shop, Garage):** REMOVAL OF SIGNIFFICANT TREE & RETROSPECTIVE REMOVAL OF

**Existing Use (e.g. Vacant, Dwelling, Grazing):** 9 SIGNIFFICANT TREES & 3 REGULATED TREES

**LOCATION OF PROPOSED DEVELOPMENT:**

**Assessment No:** **Parcel No:**

**House No:** **Lot / Section No:** **Street:**

**Town:** **Volume:** **Folio:**

**BUILDING RULES CLASSIFICATION SOUGHT:** N/A Present classification:

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: Female:

If Class 9a classification is sought, state the number of persons for whom accommodation is provided:

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

**Does either Schedule 21 (Activities of Environmental significance ) or 22 (Activities of Major Environmental significance (EPA)) of the Development Regulations, 2008 apply?** ☐Yes ☐No

**DEVELOPMENT COST (do not include shop fitout costs):$**

**I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations, 2008.**

**SIGNATURE:** Applicant / Owner / Agent **DATE:** 22/5/20

***RELEVANT FEES, COPIES OF PLANS & COPIES OF ANY OTHER RELEVANT SUPPORTING DOCUMENTATION ARE DUE ON SUBMISSION OF THIS APPLICATION***

(L)

DOCKET No. S.P.O. 1431/69
D.C. of MOUNT BARKER

S.P.O. Dkt. 1431/69.

9324

Laid out as Portion of the Township of

# MOUNT BARKER

## Subdn. Pt. Sec. 4479 - Hd MACCLESFIELD.

APPROVED 15 APR 1971 PLANNING AND DEVELOPMENT ACT, 1966 SOUTH AUSTRALIA

DEPUTY DIRECTOR OF PLANNING

WE, SOUTH AUSTRALIAN HOUSING TRUST HAVING AN INTEREST IN THE LAND DEPICTED HEREON, BEING REG. PROPS. C.T. 3705-74 DO HEREBY SIGNIFY CONSENT TO THIS SUBDIVISION. THE COMMON SEAL WAS HERETO AFFIXED THIS 19th DAY OF May 1970. IN THE PRESENCE OF

MEMBER.

SECRETARY.

ACCEPTED AND DEPOSITED
CHIEF DRAFTSMAN
Pro Registrar-General
16/4/1971
ENTERED
ASST. RECORD CLERK

Additional Allotment Numbers vide Dkt 4187/1975 pro R.G. 21-2-91

Scale: 0 80 160 240 Feet.

Reference Line A to B. Adopted bearing 235°30' (Vide L.T.O. B-1468)

HAWTHORN STREET. — COLUMBIA STREET. — COLLINS STREET. — ARMSTRONG STREET. — DUMAS STREET. — ALDRIN STREET. — APOLLO STREET. — EAGLE STREET. — ADELAIDE ROAD.

RESERVE. A·R·P 1·3·37

Sec. 4481. Sec. 4482. Sec. 4480. Sec. 4476.

PT 44 4479.

F.P.

6834

| CURVE DATA. | | | |
|---|---|---|---|
| CURVE | I.A. | RAD. | T.D. |
| C | 158° 11' | 467·00 | 90 |
| D | " | 517·00 | 99·64 |
| E | 161° 07' | 361·04 | 60·04 |
| F | " | 411·04 | 68·35 |
| G | 167° 46' | 541·70 | 58·05 |
| H | " | 581·70 | 62·34 |
| J | 177° 04' | 3515·11 | 30 |
| K | " | 3565·11 | 91·28 |
| L | 169° 05' | 627·91 | 60 |

(Portion Curve.)

Note: Unless shown otherwise Permanent Marks shown hereon have been placed thus: P.M.

Metal Pins placed at all true Road intersections.

ALEXANDER & SYMONDS AND PARTNERS
Licensed and Mining Surveyors
259 HUTT STREET, ADELAIDE
PHONE: 23 3566, 23 3450
Ref: 23390 / 2057. O/N 2/3.

I HENRY DONALD MORRISON.
Licensed Surveyor of South Australia, do hereby certify that this plan has been made from surveys executed by me, or under my own personal supervision, inspection and field check and that both plan and survey are correct and have been made in accordance with Regulations under the Surveyors' Act 1935-1961. -except Passing ~~Easements~~.
Dated this 30th day of APRIL. 1970.
H.D. Morrison
LICENSED SURVEYOR.

NOTE:—Permanent marks to Surveyor General's specifications shown thus— P.M.

FORM 1 C/TRY 410

MICROFILMED 25.2.92.

MOUNT BARKER
DISTRICT COUNCIL

Reference: DOC/20/76927

11 June 2020

Dear Michael

**RE: Development No. 580/498/20 – Tasmanian Blue Gum Treescape at Moon Hill**

Tasmanian Blue Gum do not persist in good health or structure in the South Australian Landscape for much longer than 30 – 40 years and considerably less outside of Adelaide Hills areas.

The Tasmanian Blue Gum treescape at Moon Hill had reached its safe useful life expectancy and required removal. Some of the trees were in severe decline or near completely dead. Many of the trees which still looked ok to the general eye contained large amounts trunk and branch decay. With recent increased residential development around the reserve, the new aged care facility access and the nearby school it was time for council to act and make the area safe.

The removal project was notified and supporting information shared with local residents living around the reserve by Elected Member Bradley Orr in March 2020 prior to the works being undertaken.

Keeping residents informed and engaged in the renewal process, Council intend to replant the reserve quite soon with an appropriate long term treescape.

Yours sincerely

Glen Carter
Manager, Maintenance & Operations
Mount Barker District Council

Document # - L0295-MooHillResEglo
Prepared for Mount Barker District Council
PO Box 54
Mount Barker SA 5244

Date: 25th May 2020

ADELAIDE ARB CONSULTANTS
ABN 16 804 909 619
PO Box 381
Goodwood SA 5034
Ph. 08 8351 4849
E. info@adelaidearb.com.au

I confirm that I have undertaken a comprehensive Visual Tree Assessment of one Eucalyptus globulus – Tasmanian Blue Gum located within the north eastern corner of Moon Hill Reserve and adjacent to the Aldrin Street boundary. The tree location is shown on the attached site plan with the subject tree highlighted by the green circle.

The aim of this assessment was to determine the health, structural integrity and Useful Life Expectancy of the tree including an assessment determining the tree related risk associated with the specimen.

The observations recorded indicate that this tree has poor structural integrity and an elevated potential for stem or branch failure. Some branches overhang Aldrin Street, a low target frequency trafficway while the consequence of branch/stem, failure impacting an object could be expected to be severe.

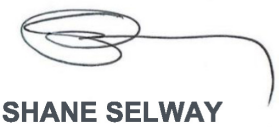
The health of the tree is poor also. The crown is largely derived of semi-mature epicormic growth, a clear indication of environmental stress and the species is known to be susceptible to premature health decline when cultivated outside of its indigenous zone.

With this view, it is not likely that the subject tree will recover from the current state of health decline and the structural integrity is expected to become worse within the immediate future. Pruning management options to stabilise the structure will exacerbate the health decline and as such, there are no realistic management options available to prolong the trees Useful Life Expectancy and enable sustainable tree retention.

I therefore recommend that the subject *Eucalyptus globulus* – Tasmanian Blue Gum located within the north eastern area of Moon Hill Reserve be removed and replaced.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call or email me.

Yours sincerely



**SHANE SELWAY**
**Senior Consulting Arboriculturist**
**Graduate Certificate of Arboriculture**
**Diploma of Arboriculture**
**International Society of Arboriculture – Certified Arborist AU-0270A**

25th May 2020

## Tree Observations

### Tasmanian Blue Gum Tree ID #72342
Opposite 10 Aldrin Street

| Tree Details | |
|---|---|
| Project Tree ID: | 14718 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 17 |
| Crown Spread [m]: | 16 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Poor |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

| Tree Protection During Construction Info | |
|---|---|
| DBH [cm]: | 190 |
| Tree Protection Zone (TPZ) [m]: | 15 |
| Diameter at Root Flare (DRF) [m]: | 2.09 |
| Structural Root Zone (SRZ) [m]: | 4.51 |

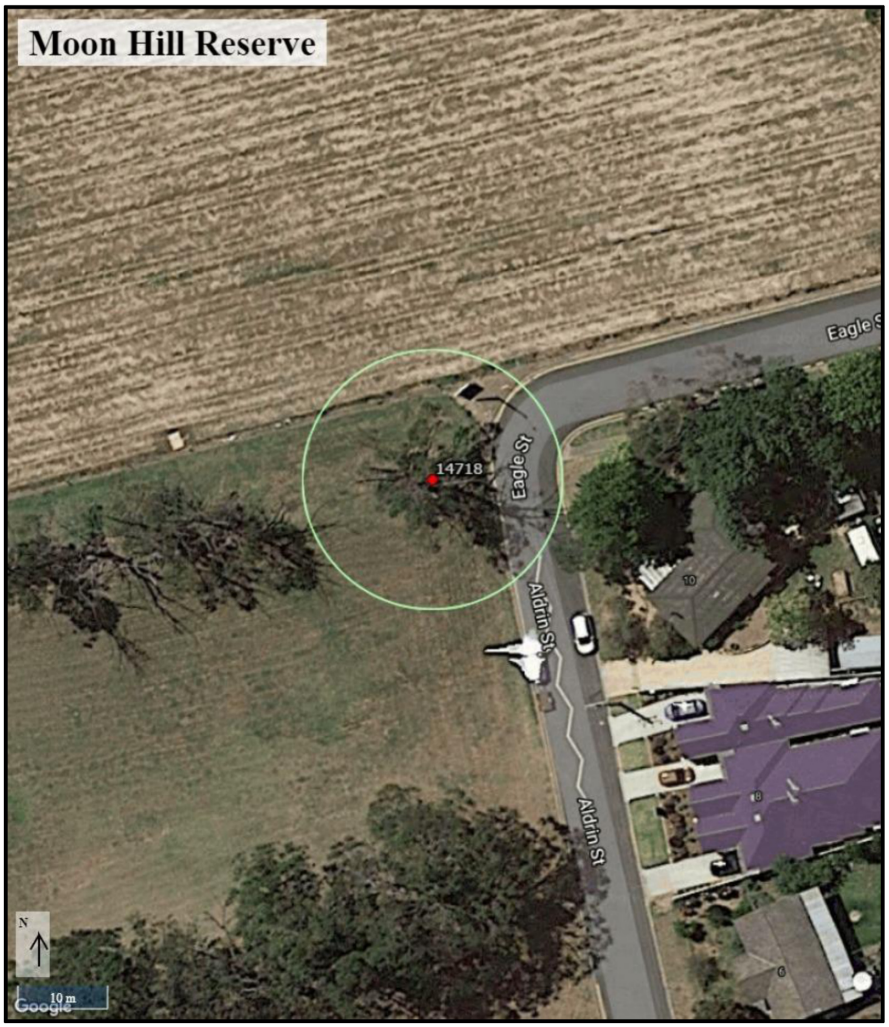
| Risk Assessment | |
|---|---|
| Assessed Tree Part: | Branch |
| Likelihood of Failure: | Probable |
| Likelihood of Impacting Target: | Low |
| Likelihood: | Unlikely |
| Consequence of Failure: | Severe |
| Risk Rating: | Low |

Photos Street View Map View

| | |
|---|---|
| Observation Comments: | A severe proportion of large diameter terminal deadwood throughout with the live crown generally supported by epicormic growth only. |

| Management | |
|---|---|
| Tree Work: | Remove |
| Detailed Management: | The tree displays severe health decline, an unstable structural form and is recommended to be removed and replaced. |
| Notes: | This tree displays an elevated potential for stem or branch failure and there are no realistic or realistic management options available to prolong the Useful Life Expectancy of this tree for a reasonable time frame. |
| Further Assessment Reqd: | No |

**Site Plan**



ADELAIDE ARB CONSULTANTS

Document: # R0405-MooHilResEglo
Prepared for The Mount Barker District Council
PO Box 54
Mount Barker SA 5251
Date: 21st May 2020

ABN. 16 804 909 619
PO Box 381
Goodwood SA 5034
Ph. 08 8351 4849
E. info@adelaidearb.com.au

# Tree Report – Moon Hill Reserve
# Aldrin Street, Mount Barker

## Executive Summary

Adelaide Arb Consultants were commissioned to assess the remnants of fourteen *Eucalyptus globulus* – Tasmanian Blue Gum following tree management works involving their removal. The subject trees had previously been assessed in 2016 by Homewood Consulting who found that the majority of these trees had surpassed or were approaching the extent of their Useful Life Expectancy and that management was required.

Four trees within the population during December 2016 displayed attributes that indicate their Useful Life Expectancy exceeded five years and that management other than complete removal may be suitable for the sustainable retention of the trees.

Tree Report prepared by:
Adelaide Arb Consultants
Shane Selway

14th May 2020

Tree health and structure between December 2016 and each trees removal in March 2020 would not have improved and should be expected to have deteriorated further. The four trees that display Useful Life Expectancies ranging between 6 and 10 years likewise should be expected to have declined. Indeed, the aerial and panoramic imagery available supports this.

The species identification also supports the observations of premature health decline. The species is introduced to the subject location from areas of far higher annual rainfall. This variation, combined with the potential for prolonged dry summer seasons causes this species to develop poor cell construction that is prone to dysfunction and fungal colonisation leading to premature decline.

With this view, it is highly likely that the trees, having been noted to be displaying health decline and structural instabilities would have declined to a point within the three years following the Homewood Consulting assessment that tree removal would be necessary.

In conclusion, the removal of fourteen *Eucalyptus globulus* – Tasmanian Blue Gum located within Moon Hill Reserve, Aldrin Street, Mount Barker has occurred in line with the general accepted arboricultural management.

I therefore support the tree management undertaken by the District Council of Mount Barker where the subject trees were recently removed. I further confirm that these trees fulfilled the requirements of the *Development Act 1993* and Development Plan for the District Council of Mount Barker to support the removal of Significant and Regulated Trees under this Act. It is therefore reasonable that retrospective Development Approval be granted in relation to this tree management.

Thank you for the opportunity to provide you with this advice. Should you require any further assistance or clarification, please do not hesitate to call or email me.

Yours sincerely

**SHANE SELWAY**
**Senior Consulting Arboriculturist**
**Graduate Certificate of Arboriculture**
**Diploma of Arboriculture**
**International Society of Arboriculture – Certified Arborist AU-0270A**

14th May 2020

# Table of Contents

14th May 2020

# Brief

Adelaide Arb Consultants were commissioned by The Mount Barker District Council to conduct a comprehensive tree assessment of fourteen trees within the Moon Hill Reserve following their recent removal.

The subject property is noted to be an open reserve situated between Collins, Aldrin and Armstrong Streets where the trees were arranged in two parallel rows extending generally east to west.

The trees were identified as ***Eucalyptus globulus*** **– Tasmanian Blue Gum** and noted to display variable levels of health, integrity and Useful Life Expectancy.

The assessment criteria included the following attributes:

- Each tree's current health, structure and sustainability within its current environmental conditions where possible using observations collected from aerial imagery, relevant street map imagery and observations of the remains of each tree.
- An estimation of the trunk circumference and Diameter at Breast Height using available root buttress information.
- Each tree's control status under the current provisions of the *Development Act 1993*.
- Commentary of the expected management requirements for each of the trees including consideration of the management of trees within the reserve as a group.
- Any other factors that were relevant to tree management in the situation.

14th May 2020

# Methodology

The assessment of trees post removal is difficult due to the potential for missing data and observations enabling a balanced outcome regarding tree management requirements. In this instance, each of the subject trees had been removed to a height ranging between ground level and approximately 750mm above ground level.

Data collection relevant to the compilation of tree management advice includes aspects such as tree health, structural integrity, tree age and Useful Life Expectancy among others. These attributes are generally assessed through field observation however in many instances in this case, the trees having been removed prior to observations being recorded meant that alternative observation techniques needed to be employed.

The following attributes are considered important to the assessment process and their analysis was conducted using the following methods:

- Asset ID
  - Allocated using data collection software TreePlotter.
- Location including GIS Reference

*The coordinate system for asset locations will be expressed as Latitude and Longitude in World Geodetic System (WGS 84 – Zone 54).*

  - Allocated using data collection software TreePlotter.
- Tree Genus, Species & Common Name
- Digital Photography
- Tree Age
  - *Tree age will range between young and senescent with the following criteria considered.*
  - ***Young** – newly planted, unestablished trees.*
  - ***Semi-mature** – established trees within the first 20% of the trees ULE.*
  - ***Mature** – established trees that have developed their full crown potential. These trees may range between 20-80% of their ULE.*
  - ***Over Mature** – Trees nearing the end of their ULE and generally past 80% of this parameter.*
- Diameter at Root Flare (DRF)
  - Measured in metres immediately above the root buttress/flare. In some cases, at Moon Hill Reserve, the trees had been removed to a height below the root flare. In these cases, an estimated diameter was measured by aligning the tape between the buttress voids to estimate an approximate stem diameter at the point where a consistent stem cylinder would have been present (image right).

    Where DRF is unattainable, it may be suitable, depending on tree species, to extrapolate this measurement using the equation DRF = DBH*1.1.

- Diameter at Breast Height (Generally measured at 1.4 metres above natural ground level)
    - As the trunks of each tree was no longer present, collection of DBH measurements was not attainable. Similarly, to the industry accepted model that DRF may be extrapolated using the equation DRF=DBH*1.1, a reversal of this equation is suitable to estimate the DBH of a tree.

      DBH of trees was therefore estimated using the following mathematical equation:

      **DBH = DRF/1.1**
- Average Crown Width (N-S & E-W orientations)
    - Measured using digital map tools within aerial imagery software package Nearmap®.
- Tree Height
    - Estimated using digital map tools within aerial imagery software package Nearmap®.
- Trunk Circumference
    - Accurate trunk circumference measurements are important due to South Australian Legislation (*Development Act 1993*) classifying tree control status by this information. All trees with a trunk circumference measurement exceeding two metres at one metre above ground level are controlled as regulated Trees under this legislation while trees with a trunk circumference exceeding three metres are controlled, with additional parameters to Regulated Trees, as Significant Trees. In some cases, exemptions apply to these laws causing the control status of trees to be removed without consultation to council planning processes.
    - A was the case with the Diameter at Breast Height, all trees had been removed to a height below the required one metre above ground level. This measurement was therefore estimated using the following equation to maintain integrity and continuity of the data assessment process. This equation finds the stem diameter at the estimated midpoint between DRF and DBH and converts this from a diameter to circumferential measurement.

      **Circ = ((DRF-DBH/2)+DBH)*π**
- Tree Health
    - A visual assessment of the tree's health is determined by considering the foliage density and colour, the presence of any pests or disease and the proportion of deadwood within areas of the crown. The situation of deadwood within the crown is also considered, i.e. terminal deadwood is likely a better indication of health decline opposed to internal deadwood where natural crown shading leading to poor photosynthetic success may be the cause of such decline and is therefore not a health concern.
    - Assessment of these attributes in person was not possible due to the trees having been removed prior to assessment. These attributes were therefore assessed using Nearmap aerial imagery.

- Structural Integrity
  - A visual assessment of the primary and secondary structure will enable the calculation of the trees ULE, potential for failure and risk score. Consideration to specific structural flaws is usually given such as but not limited to poor/unstable root buttressing, trunk defects and included bark unions. Trees established within group situations also need to be considered as structurally contributory factors to adjacent trees. Where one tree may be defective and require management, such management could be expected to have a detrimental impact to the structural integrity of an adjacent tree that presents with little to no structural defects.
  - Assessment of these attributes in person was not possible due to the trees having been removed prior to assessment. The remains of the tree groups primary parts including primary branches and trunks remained on the site at the time of the assessment and these were considered in an overview of structural integrity within the tree group.
- Tree Condition & Useful life Expectancy
  - The trees current health and structural attributes are considered along with environmental factors to allow estimation of the trees remaining life expectancy, the management requirements to enable its retention at an acceptable level of risk to public and private safety and the ongoing contribution, aesthetically and environmentally, that the tree provides to the locality.

These factors were therefore applied in the post removal tree assessment of all fourteen trees located at Moon Hill Reserve, Aldrin Street, Mount Barker. The field assessment was conducted on the 11th May 2020 and findings are tabled and detailed within the following Tree Assessment Observations over page.

14th May 2020

## Tree Assessment Observations

The following tabled and individual tree data provides an understanding of the estimated health and structural integrity of individual trees within the group. These observations outline the conditions of trees within this environment however additional factors need consideration following management of the environment (including surrounding trees). The sudden alteration of the environment adjacent to an established tree has potential to destabilise its structural integrity. This is pertinent in this case as trees may display sustainable health and/or structural attributes while situated within constant environmental conditions however the removal of adjacent unsustainable trees may cause an increase in stem or branch failure resulting in the required removal of an apparently healthy specimen.

| Tree Id | Species Identification | Tree Height [m] | Crown Spread [m] | Health | Structure | Age | ULE (at time of removal | DBH [cm] | DRF [m] | Est. Trunk Circ [cm] | Legislative Control | Observation Comments | Expected management Requirements |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 10 | Poor | Fair | Over Mature | 0 years | 112 | 1.23 | 369 | Significant | Substantial terminal deadwood present with only a small proportion of live foliage. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 2 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 12 | Poor | Fair | Over Mature | 0 years | 120 | 1.32 | 395 | Significant | Substantial terminal deadwood and foliage density that reduced and located within the lower branches only. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 3 | *Eucalyptus globulus* Tasmanian Blue Gum | 22 | 12 | Dead | Fair | Dead | 0 years | 82 | 0.90 | 270 | Exempt | This tree was dead at the time of removal. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 4 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 13 | Poor | Fair | Over Mature | 0 years | 94 | 1.03 | 309 | Significant | Substantial terminal deadwood throughout and was supported by basal epicormic growth only. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 5 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 21 | Poor | Fair | Over Mature | 0 years | 164 | 1.81 | 542 | Significant | Reduced to poor foliage density within the upper crown as well as minor terminal deadwood. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 6 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 20 | Fair | Fair | Over Mature | 5-10 years | 102 | 1.12 | 336 | Significant | Slightly reduced foliage density within the upper crown third. | This tree may have been sustainable within the environment for a moderate timeframe where the environmental conditions remained constant. The removal of surrounding trees may have introduced unexperienced loading to this tree resulting in an elevated potential for stem or branch failure.<br>While it is not clear whether other management techniques may have enabled the sustainable retention of this tree for a reasonable timeframe, it is unlikely that pruning management would be a reasonable management option to maintain stability following changes to dynamic load application. This is due to the species propensity to premature health decline as well as fungal pathogen colonisation. |

14th May 2020

| Tree Id | Species Identification | Tree Height [m] | Crown Spread [m] | Health | Structure | Age | ULE (at time of removal | DBH [cm] | DRF [m] | Est. Trunk Circ [cm] | Legislative Control | Observation Comments | Expected management Requirements |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | *Eucalyptus globulus* Tasmanian Blue Gum | 20 | 12 | Poor | Fair | Over Mature | 0 years | 106 | 1.17 | 347 | Significant | Severe health decline with a substantial proportion of upper crown terminal deadwood and poor foliage density. Characteristics of this tree indicate that it may have been dead at the time of removal. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 8 | *Eucalyptus globulus* Tasmanian Blue Gum | 18 | 10 | Poor | Poor | Over Mature | 0 years | 106 | 1.17 | 347 | Significant | Severe health decline with a substantial proportion of upper crown terminal deadwood and poor foliage density. Substantial decay present within the primary structure also. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 9 | *Eucalyptus globulus* Tasmanian Blue Gum | 22 | 16 | Fair | Poor | Over Mature | 1-5 years | 124 | 1.37 | 408 | Significant | Minor health decline with sustainable foliage density that was reduced however, within the upper crown third. Heartwood degradation notable within the stump as well as characteristics of a partial stem failure extending from ground level. | This tree displayed below average health and unsustainable structural attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 10 | *Eucalyptus globulus* Tasmanian Blue Gum | 18 | 12 | Poor | Fair | Over Mature | 0 years | 120 | 1.32 | 395 | Significant | Poor foliage density throughout the crown as well as terminal deadwood. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 11 | *Eucalyptus globulus* Tasmanian Blue Gum | 18 | 12 | Poor | Fair | Over Mature | 0 years | 83 | 0.91 | 273 | Regulated | Poor foliage density throughout the crown, supported mostly by lower crown or basal epicormic growth as well as terminal deadwood. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |

| Tree Id | Species Identification | Tree Height [m] | Crown Spread [m] | Health | Structure | Age | ULE (at time of removal | DBH [cm] | DRF [m] | Est. Trunk Circ [cm] | Legislative Control | Observation Comments | Expected management Requirements |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | *Eucalyptus globulus* Tasmanian Blue Gum | 15 | 10 | Fair | Fair | Over Mature | 5-10 years | 91 | 1.00 | 298 | Regulated | Moderate foliage density and well-formed structural architecture. Mycelium observed on the remaining root buttress displays characteristics of Armillaria luteobubalina. | This tree may have been sustainable within the environment for a moderate timeframe where the environmental conditions remained constant. The removal of surrounding trees may have introduced unexperienced loading to this tree resulting in an elevated potential for stem or branch failure.<br>While it is not clear whether other management techniques may have enabled the sustainable retention of this tree for a reasonable timeframe, it is unlikely that pruning management would be a reasonable management option to maintain stability following changes to dynamic load application. This is due to the species propensity to premature health decline as well as fungal pathogen colonisation. |
| 13 | *Eucalyptus globulus* Tasmanian Blue Gum | 15 | 12 | Dead | Fair | Over Mature | 0 years | 113 | 1.25 | 347 | Exempt | Tree 13 was dead at the time of removal. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |
| 14 | *Eucalyptus globulus* Tasmanian Blue Gum | 15 | 13 | Poor | Fair | Over Mature | 0 years | 91 | 1.00 | 298 | Regulated | Foliage density derived of lower crown and basal epicormic growth only with substantial terminal deadwood. | This tree displayed unsustainable health attributes and it is expected that tree removal would have been recommended in the event pre-management assessment had occurred. |

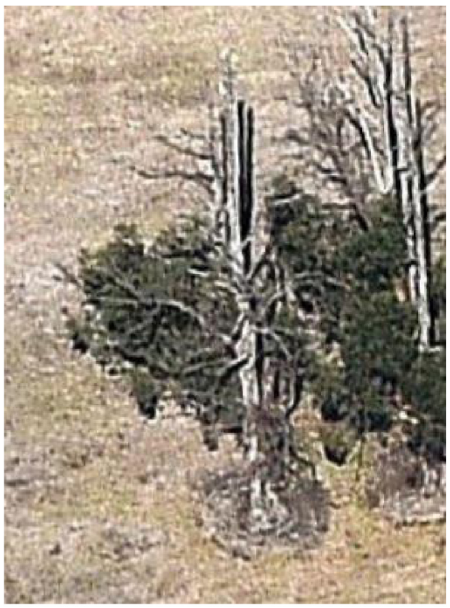
14th May 2020

## Tasmanian Blue Gum Tree ID #69133

10 Aldrin Street

| Tree Details | |
|---|---|
| Project Tree ID: | 1 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 10 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | Tree displayed substantial terminal deadwood with only a small proportion of live foliage as noted by aerial imagery. Estimated trunk circumference - 369cm. |

14th May 2020

## Tasmanian Blue Gum Tree ID #69134

10 Aldrin Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 2 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 12 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View

| | |
|---|---|
| Observation Comments: | This tree displays terminal deadwood and reduced foliage density that is generated from lower crown branches. Estimated trunk circumference - 395cm |

14th May 2020

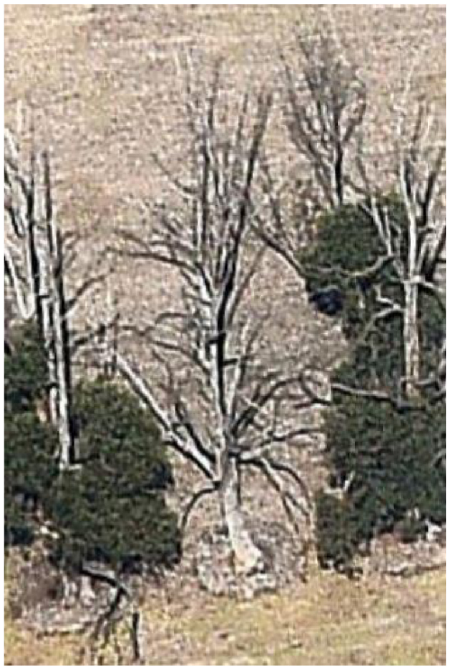
## Tasmanian Blue Gum Tree ID #69135

10 Aldrin Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 3 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 22 |
| Crown Spread [m]: | 12 |
| Age: | Dead |
| Useful Life Expectancy: | 0 years |
| Health: | Dead |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Exempt |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | This tree was dead at the time of removal and was therefore not controlled under the provisions of the Development Act 1993. Estimated Trunk Circumference - 270cm |

14th May 2020

## Tasmanian Blue Gum Tree ID #69136

5 Collins Street

| Tree Details | |
|---|---|
| Project Tree ID: | 4 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 13 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View

| | |
|---|---|
| Observation Comments: | This tree displayed substantial terminal deadwood and was supported by basal epicormic growth only. Estimated Trunk Circumference - 309cm |

14th May 2020

## Tasmanian Blue Gum Tree ID #69137

6 Aldrin Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 5 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 21 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View

| | |
|---|---|
| Observation Comments: | This tree displayed reduced to poor foliage density within the upper crown as well as minor terminal deadwood. Estimated Trunk Circumference - 542cm |

14th May 2020

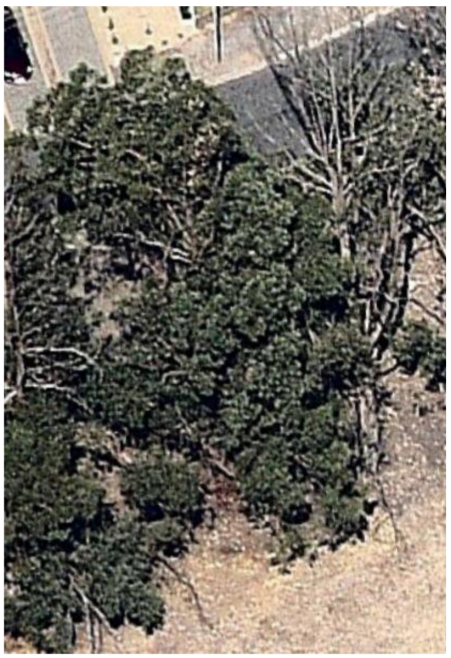
## Tasmanian Blue Gum Tree ID #69138

1B Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 6 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 20 |
| Age: | Over Mature |
| Useful Life Expectancy: | 5-10 years |
| Health: | Fair |
| Structure: | Fair |
| Circumference Range: | >2m <3m |
| Legislative Control: | Significant |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | Aerial imagery indicates that this tree displayed suitable foliage density however that this was slightly reduced within the upper crown third. Estimated Trunk Circumference - 336cm |

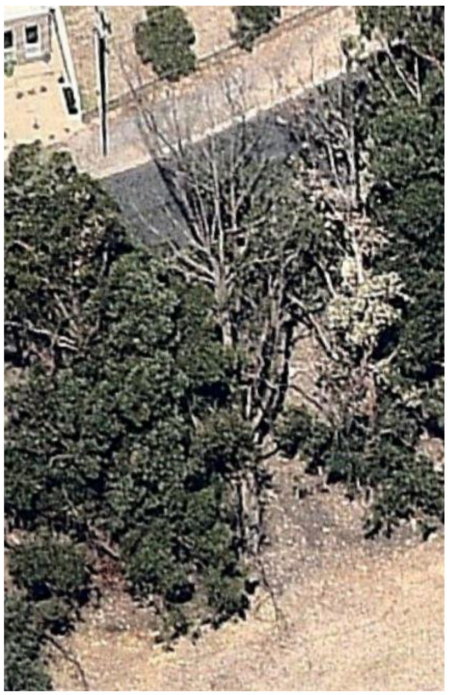
14th May 2020

## Tasmanian Blue Gum Tree ID #69139

1B Armstrong Street

| Tree Details | |
|---|---|
| Project Tree ID: | 7 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 20 |
| Crown Spread [m]: | 12 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | This tree displays severe health decline with a substantial proportion of upper crown terminal deadwood and poor foliage density. Characteristics of this tree indicate that it may have been dead at the time of removal. Estimated Trunk Circumference - 347cm |

14th May 2020

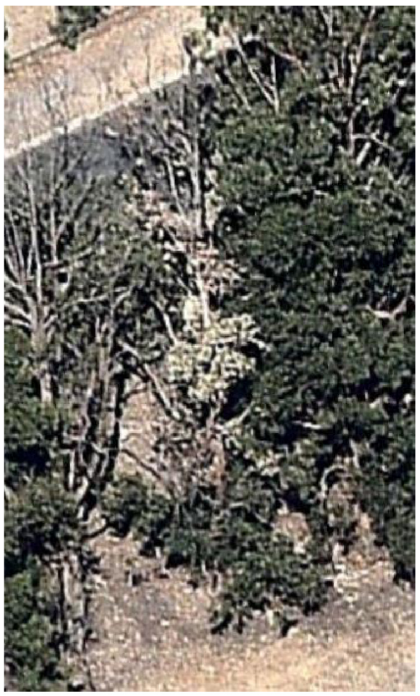
## Tasmanian Blue Gum Tree ID #69140

1B Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 8 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 18 |
| Crown Spread [m]: | 10 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Poor |
| Circumference Range: | >2m <3m |
| Legislative Control: | Significant |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | This tree displays severe health decline with a substantial proportion of upper crown terminal deadwood and poor foliage density. Data collected during the site assessment indicates that substantial decay was present within the primary structure also. Estimated Trunk Circumference - 347cm |

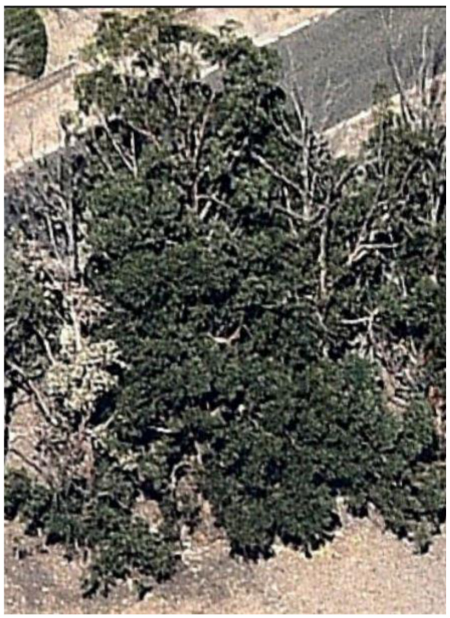
14th May 2020

## Tasmanian Blue Gum Tree ID #69141

1 Armstrong Street

| Tree Details | |
|---|---|
| Project Tree ID: | 9 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 22 |
| Crown Spread [m]: | 16 |
| Age: | Over Mature |
| Useful Life Expectancy: | 1-5 years |
| Health: | Fair |
| Structure: | Poor |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | Aerial imagery indicates that this tree displayed minor health decline with sustainable foliage density that was reduced however, within the upper crown third. Heartwood degradation is notable within the stump as well as characteristics of a partial stem failure extending from ground level indicating an elevated potential for complete tree failure. Estimated Trunk Circumference - 408cm |

14th May 2020

## Tasmanian Blue Gum Tree ID #69142

1 Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 10 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 18 |
| Crown Spread [m]: | 12 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Significant |

Photos | Street View | Map View

| | |
|---|---|
| Observation Comments: | This tree displays poor foliage density throughout the crown as well as terminal deadwood. Estimated Trunk Circumference - 395cm |

14th May 2020

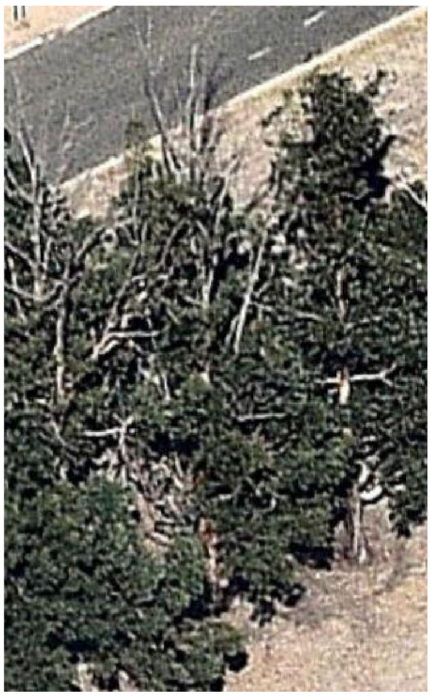
## Tasmanian Blue Gum Tree ID #69143

1 Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 11 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 18 |
| Crown Spread [m]: | 12 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >2m <3m |
| Legislative Control: | Regulated |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | This tree displays poor foliage density throughout the crown as well as terminal deadwood. Foliage density appears to be supported only by lower crown and basal epicormic growth. Estimated Trunk Circumference - 273cm |

14th May 2020

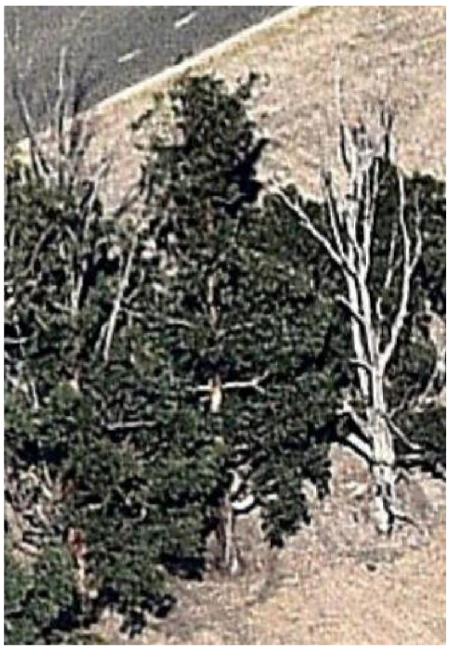
## Tasmanian Blue Gum Tree ID #69144

1 Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 12 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 15 |
| Crown Spread [m]: | 10 |
| Age: | Over Mature |
| Useful Life Expectancy: | 5-10 years |
| Health: | Fair |
| Structure: | Fair |
| Circumference Range: | >2m <3m |
| Legislative Control: | Regulated |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | Aerial imagery indicates thast Tree 12 displayed moderate foliage density and well formed structural architecture. Mycelium observed on the remaining root buttress displays characteristics of Armillaria luteobubalina however this was not confirmed using laboratory parameters and trunk integrity appeared suitably stable at the point of the remaining stump. |

14th May 2020

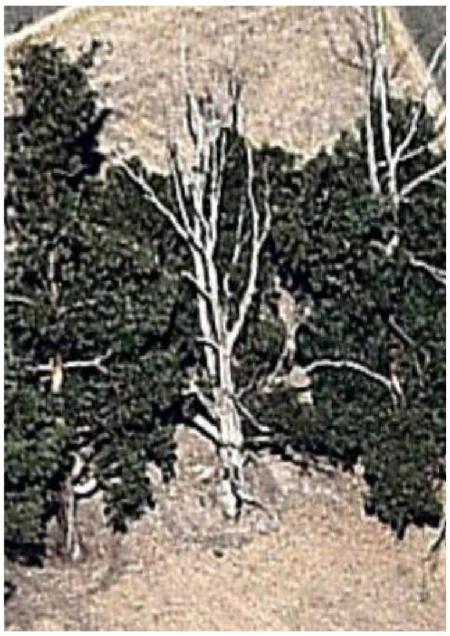
## Tasmanian Blue Gum Tree ID #69145

1 Armstrong Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 13 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 15 |
| Crown Spread [m]: | 12 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Dead |
| Structure: | Fair |
| Circumference Range: | >3m |
| Legislative Control: | Exempt |

Photos | Street View | Map View



| | |
|---|---|
| Observation Comments: | Aerial imagery and stump assessment indicates that Tree 13 was dead at the time of removal. Estimated Trunk Circumference - 347cm |

14th May 2020

## Tasmanian Blue Gum Tree ID #69146

1 Collins Street

### Tree Details

| | |
|---|---|
| Project Tree ID: | 14 |
| Species: | Eucalyptus globulus |
| Common Name: | Tasmanian Blue Gum |
| Date Assessed: | 11/05/2020 |
| Tree Height (Estimated) [m]: | 15 |
| Crown Spread [m]: | 13 |
| Age: | Over Mature |
| Useful Life Expectancy: | 0 years |
| Health: | Poor |
| Structure: | Fair |
| Circumference Range: | >2m <3m |
| Legislative Control: | Regulated |

Photos | Street View | Map View

| | |
|---|---|
| Observation Comments: | This tree displays foliage density derived of lower crown and basal epicormic growth as well as terminal deadwood. Estimated Trunk Circumference - 298cm. |

14th May 2020

## Development Plan Assessment (Significant Trees)

Trees 1-2 and 4-10 attained the criteria of Significant Trees under the provisions of the *Development Act 1993* and generally displayed similar health and structural attributes. The following assessment was conducted to determine justification of planning decisions relating to tee management under this Act as well as the Development Plan of the District Council of Mount Barker.

### Objectives

1. **The District Council of Mount Barker considers the conservation of Significant Trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.**
   The subject trees provided moderate and declining aesthetic benefit to the local area due to the level of health decline present throughout the tree group. As an introduced species that is separate from wildlife corridors, this tree grouping had a minor environmental value.
2. **The conservation of significant trees should occur in balance with achieving appropriate development, while avoiding the indiscriminate and inappropriate removal of significant trees.**
   Development Activities are not proposed as part of the management of the tree population at Moon Hill Reserve.

### Principles of Development Control

1. **Development should preserve the following attributes where a Significant Tree demonstrates at least one of the following attributes:**
   a) **The trees contributed to the character and amenity of the local area however the notable health decline within the majority of the population limited this.**
      The notable health decline within the majority of the population caused the tree group to detract somewhat from the visual amenity within this location. The tree species, identified as an introduced native does not align with the known vegetative character of the Mount Barker District, which generally includes open woodland native tree species as well as European deciduous species.
   b) **The tree is not indigenous to the local area.**
      The tree species is indigenous to southern Victoria and northern Tasmania.
   c) **The species is not listed as a rare or endangered native species under the *National Parks and Wildlife Act 1972*.**
   d) **The trees did not appear to represents important habitat for native fauna.**
      The trees were separated from wildlife corridors by residential housing developments and the species is not known to provide significant habitat benefit for South Australian indigenous fauna.
   e) **The trees are not part of a wildlife corridor of a remnant area of native vegetation.**
      The trees were separated from remnant wildlife corridors by residential housing developments.

**f) The trees were not important to the maintenance of biodiversity within the local environment.**

As introduced native species, these trees did not contribute to vegetative biodiversity within the local area.

**g) The trees formed a notable visual element within the local area.**

While the health of the trees was declining and many trees may have been aesthetically abstract to healthy garden environments, these trees were situated in such a location that their removal would have been noted. They therefore are considered to have been a notable visual element within the locality.

**2. Development should be undertaken so that it has minimum adverse effect on the health of a Significant Tree.**

Development Activities are not proposed as part of the management of the tree population at Moon Hill Reserve.

**3. Development should be designed and undertaken to retain and protect Significant Trees.**

Development Activities are not proposed as part of the management of the tree population at Moon Hill Reserve.

**4. Significant Trees should be preserved and tree-damaging activities should not be undertaken unless one or more of the following exist:**

**(a) in the case of tree removal, where at least one of the following apply;**

**(i) the trees were diseased and their life expectancies short.**

Trees 1-2, 4-5 and 7-10 displayed substantial health decline with poor foliage density and distribution as well as terminal deadwood. Tree 6 displayed less health decline however it is unlikely that this tree would have remained sustainable, both from a health and structural integrity perspective following the management of all surrounding trees.

**(ii) the trees represented an increasing risk to public and private safety.**

Some trees within the population were defective structurally and would have had a significantly elevated potential for stem and primary branch failure. It is not clear exactly how many and which trees within the population displayed these characteristics. The target frequency below each of the trees would not be high enough to generate an unacceptable risk rating when calculated using ratified Arboricultural Risk Assessment tools. Where the target frequency below the trees was likely to increase, the risk associated with the tree population would likewise increase and result in the tree population representing an unacceptable risk.

**(iii) the trees have not been shown to be a bushfire hazard.**

No evidence was provided to indicate that any of the trees within the population were contributing to a bushfire hazard.

**(b) the trees have not caused and are not threatening to cause damage to a substantial building or structure of value.**

No evidence was provided to indicate that any of the trees within the population were causing or contributing to damage to structures of value.

**(c) all other reasonable remedial treatments and measures have been determined to be ineffective.**

The proportion of health decline and structural instability within the population indicates that remedial treatments would not have successful enabled the sustainable retention of the subject trees.

**(d) it has been demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.**

There are no development options available that could have been employed to achieve the sustainable retention of the subject tree population.

14th May 2020

## Development Plan Assessment (Regulated Trees)

Trees 11-12 and 14 attained the criteria of Regulated Trees under the provisions of the *Development Act 1993* and generally displayed similar health and structural attributes. The following assessment was conducted to determine justification of planning decisions relating to tee management under this Act as well as the Development Plan of the District Council of Mount Barker.

### Objectives

1. **The District Council of Mount Barker considers the conservation of regulated trees that provide important aesthetic and environmental benefit.**
   The subject trees provided moderate and declining aesthetic benefit to the local area due to the level of health decline present throughout the tree group. As an introduced species that is separate from wildlife corridors, this tree grouping had a minor environmental value.
2. **Development should occur in balance with preserving regulated trees that demonstrate one or more of the following attributes:**
   a) **The subject trees make a moderate contribution to the character and visual amenity of the local area.**
      The notable health decline within the majority of the population caused the tree group to detract somewhat from the visual amenity within this location. The tree species, identified as an introduced native does not align with the known vegetative character of the Mount Barker District, which generally includes open woodland native tree species as well as European deciduous species.
   b) **The trees are not indigenous to the local area.**
      The tree species is indigenous to southern Victoria and northern Tasmania.
   c) **The tree species is not listed as rare or endangered under the *National Parks and Wildlife Act 1972*.**
   d) **The trees do not represent importance to habitat value for native fauna.**
      The trees were separated from wildlife corridors by residential housing developments and the species is not known to provide significant habitat benefit for South Australian indigenous fauna.

### Principles of Development Control

1. **Development should have minimum adverse effects on regulated trees.**
   Development Activities are not proposed as part of the management of the tree population at Moon Hill Reserve.
2. **A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:**
   a) **The subject trees are diseased and their life expectancies are short.**
      Trees 11 and 14 displayed substantial health decline with poor foliage density and distribution as well as terminal deadwood. Tree 12 displayed less health decline however fungal mycelium with characteristics of *Armillaria luteobubalina*

were noted within the remaining stump. The presence of this fungi indicates that this tree would have had a short life expectancy.

b) **The trees represented an increasing risk to public or private safety.**
Some trees within the population were defective structurally and would have had a significantly elevated potential for stem and primary branch failure. It is not clear exactly how many and which trees within the population displayed these characteristics. The target frequency below each of the trees would not be high enough to generate an unacceptable risk rating when calculated using ratified Arboricultural Risk Assessment tools. Where the target frequency below the trees was likely to increase, the risk associated with the tree population would likewise increase and result in the tree population representing an unacceptable risk.

c) **The trees were not causing damage to a building.**
No evidence was provided for the purpose of the assessment that demonstrated any of the trees were causing damage to buildings or structures.

d) **Development that is reasonable and expected was not being restricted by the subject trees.**
Development activities were not known to have been proposed within the areas of the subject trees.

e) **The work was not required for the removal of deadwood and was not in the general interests of tree health. The management conducted however, was conducted in accordance with arboricultural guidelines for the treatment of tree disease.**
The level of health decline identified within the population indicates that the majority of trees would not have been successfully remediated for a reasonable timeframe should remediation have been attempted. The removal of such trees is a recognised arboricultural practise where trees that have surpassed their Useful life Expectancy are removed and replaced to maintain tree related risk as well as aesthetic and environmental contributions. With this view, the work was conducted to manage tree disease in most cases.

3. **Tree damaging activity other than removal should seek to maintain the aesthetic appearance and structural integrity of the tree.**
The work involved tree removal.

14th May 2020

# Discussion/Conclusion

Adelaide Arb Consultants were commissioned to assess the remnants of fourteen *Eucalyptus globulus* – Tasmanian Blue Gum following tree management works involving their removal. The subject trees had previously been assessed in 2016 by Homewood Consulting who found that the majority of these trees had surpassed or were approaching the extent of their Useful Life Expectancy and that management was required.

The following table compares the current findings to the data collected by Homewood Consulting in late 2016.

| Adelaide Arb Tree ID # | Mt Barker Asset ID # | Health | Structure | ULE | Recommended Management (2016) |
|---|---|---|---|---|---|
| 1 | 14719 | Poor | Fair | 1-5 years | Remove |
| 2 | 14720 | Poor | Poor | 1-5 years | Remove |
| 3 | 14721 | Dead | Poor | 0 years | Remove |
| 4 | 14722 | Poor | Poor | 1-5 years | Remove |
| 5 | 14732 | Fair | Fair | 6-10 years | Deadwood Removal |
| 6 | 14731 | Fair | Fair | 6-10 years | Deadwood Removal |
| 7 | 14730 | Poor | Poor | 1-5 years | Remove |
| 8 | 14729 | Poor | Poor | 1-5 years | Remove |
| 9 | 14728 | Fair | Good | 6-10 years | Deadwood Removal |
| 10 | 14727 | Poor | Fair | 1-5 years | Remove |
| 11 | 14726 | Poor | Poor | 1-5 years | Remove |
| 12 | 14725 | Fair | Fair | 6-10 years | Deadwood Removal |
| 13 | 14724 | Poor | Poor | 1-5 years | Remove |
| 14 | 14723 | Poor | Fair | 1-5 years | Remove |

Four trees within the population during December 2016 displayed attributes that indicate their Useful Life Expectancy exceeded five years and that management other than complete removal may be suitable for the sustainable retention of the trees.

Tree health and structure between December 2016 and each trees removal in March 2020 would not have improved and should be expected to have deteriorated further. The four trees that display Useful Life Expectancies ranging between 6 and 10 years likewise should be expected to have declined. Indeed, the aerial and panoramic imagery available supports this.

- Image Above: Moon Hill Reserve when viewed aerially from the north. This image clearly shows that the majority of trees within the reserve had substantial proportions of medium to large diameter terminal deadwood. This is a clear indicator of tree health decline and is highly typical of the species *Eucalyptus globulus* at ages greater than 40-50 years. Trees displaying these attributes are unlikely to remain sustainable and management of some form is required to reduce the potential for branch/stem failure.

The species identification also supports the observations of premature health decline. The species natural distribution of coastal eastern Tasmania and distinct southern areas of Victoria including the Otway Ranges, Strezlecki Range and Wilsons Promontory demonstrate that the tree has evolved to require higher annual rainfall. Australian Bureau of Meteorology data states that these regions receive between 1000 to 2500mm of rainfall annually compared to the average annual rainfall of Mount Barker being 735mm.

This variation, combined with the potential for prolonged dry summer seasons causes this species to develop poor cell construction that is prone to dysfunction and fungal colonisation leading to premature decline. This phenomenon is accelerated on the Adelaide Plains where this species often declines and/or demises within 40 years of establishment.

With this view, it is highly likely that the trees, having been noted to be displaying health decline and structural instabilities would have declined to a point within the three years following the Homewood Consulting assessment that tree removal would be necessary.

In the event that individual trees were suitable for retention on their health and structural attributes, further consideration would need to be given relating to their ongoing structural integrity following the removal of surrounding unsustainable trees. Trees being reactive organisms develop integrity by laying down timber fibres in areas of weakness. This process takes considerable time to develop and where alterations to crown shape or application of wind loading is applied (by removal of surrounding trees or structures), the potential for branch failure is elevated.

The current data, when compared to the 2016 data indicates that Trees 6 and 12 may have been candidates to explore potential tree retention during the tree management application. These trees are both located as internal trees within a group planting and were sheltered to some extend from prevailing wind. Prevailing wind at this site approaches from the south west.

Removal of trees surrounding each of these trees should be expected to result in stem and/or branch failure, which in turn may alter the crown shape, load interaction to prevailing wind and increase the potential for ongoing branch failure. Flowering trees generally take up to two years to stabilise following such changes of crown shape or load application.

Some pruning options do exist to manage this phenomenon including crown thinning and branch reduction pruning as described within Australian Standard AS4373-2007 *Pruning of amenity trees.* It is not clear whether such pruning would have been achievable to enable the sustainable retention of Trees 6 and/or 12.

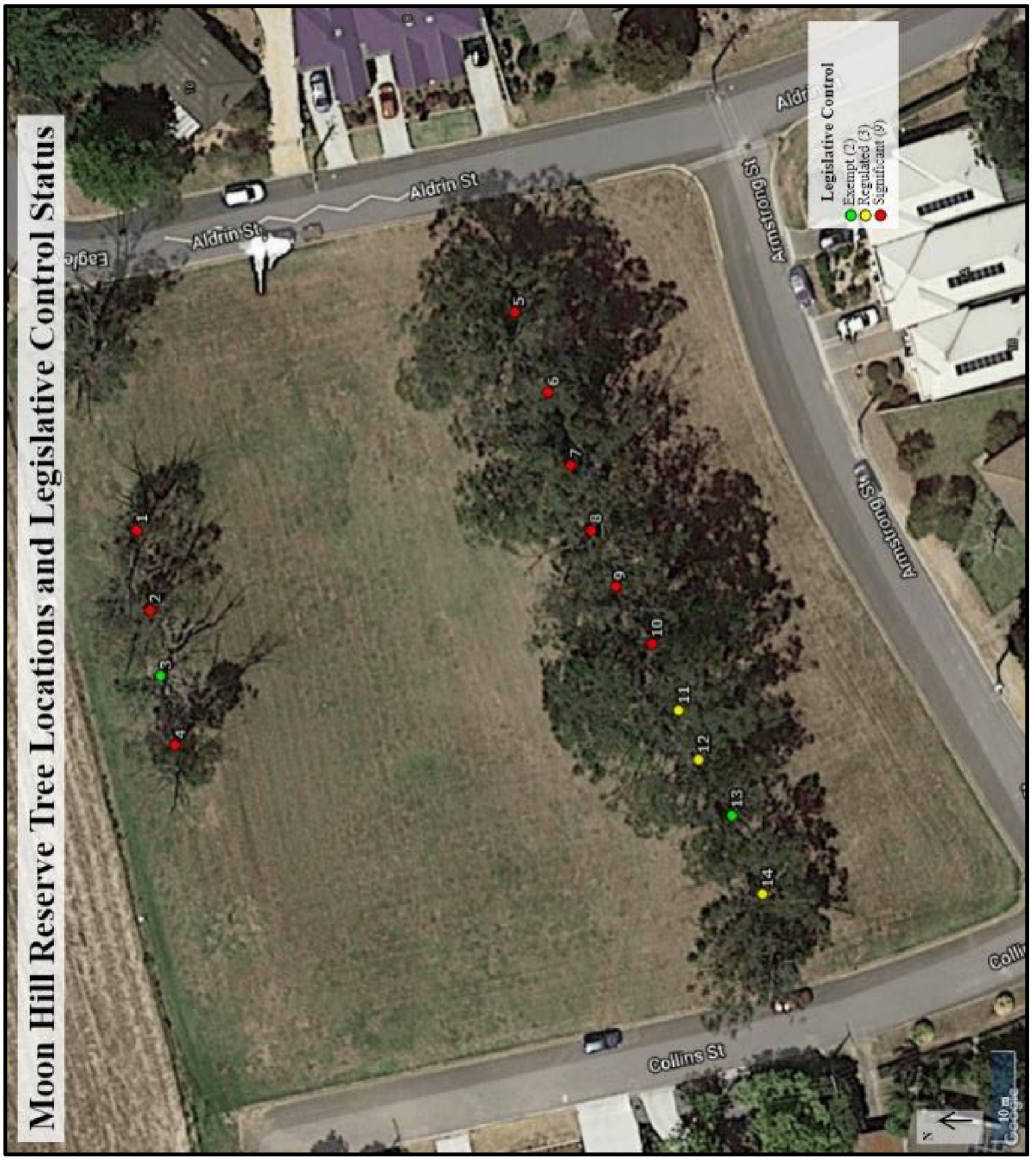
In conclusion, the removal of fourteen *Eucalyptus globulus* – Tasmanian Blue Gum located within Moon Hill Reserve, Aldrin Street, Mount Barker has occurred in line with industry standards of arboricultural management.

Appropriate data collection had occurred prior to the management being conducted that outlined a requirement for tree removal to occur. Four trees removed that were recommended to be managed using maintenance pruning techniques (deadwood removal) each had a Useful Life Expectancy ranging between 6-10 years. As this data was three years old, it is reasonable to expect that these trees each had a Useful life Expectancy ranging between 3-7 years. Data collected through the post tree removal process further supports that health decline had continued throughout the population and that tree removal was a suitable management option.

I therefore support the tree management undertaken by the District Council of Mount Barker where fourteen trees were recently removed. I further confirm that these trees fulfilled the requirements of the *Development Act 1993* and Development Plan for the District Council of Mount Barker to support the removal of Significant and Regulated Trees under this Act. It is therefore reasonable that retrospective Development Approval be granted in relation to this tree management.

14th May 2020

# Site Plan



14th May 2020

# Appendix A – TRAQ Risk Assessment Model

The risk assessment guidelines were conducted in accordance with the TRAQ Risk Assessment Model developed by the International Society of Arboriculture and included the following aspects.

**Level 1 risk assessments (Limited Visual Assessment) consist of:**

- Identify the location of trees to be assessed.
- Assess the trees of concern in a walk-by perspective.
- Record information about each tree (e.g specific defects or other conditions of concern), and identify the location of trees that require a higher level of assessment/prompt further action.
- Evaluate the risk of trees selected.
- Submit a report indicating risk level and mitigation options and/or recommendations.

**Level 2 risk assessments (Basic Risk Assessment) consist of:**

- Locate and identify the tree/s to be assessed.
- Determine the target and target zones for trees or branches of concern.
- Review site history, conditions, and species failure profile.
- Assess potential loads on each tree and their parts.
- Assess general tree health.
- Inspect the tree visually using industry apparatus.
- Record observation of site conditions, defects, and outward signs of possible internal defects and response growth.
- Analyse data to determine the likelihood and consequences of failure in order to evaluate the degree of risk.
- Develop mitigation options and estimate the residual risk following the application of each option.

This information is then analysed and conveyed through the TRAQ Risk Assessment Model using the following criteria to then give a risk rating.

The preliminary stage of the risk assessment considers the "likelihood of tree failure" (including tree part failure) and the "likelihood of impact" by that tree part to a person or property within a matrix. These may vary between 'unlikely', 'somewhat likely', 'likely' and 'very likely' as shown within the table below:

**Likelihood Matrix**

| Likelihood of failure | Likelihood of Impacting Target | | | |
|---|---|---|---|---|
| | Very Low | Low | Medium | High |
| Imminent | Unlikely | Somewhat likely | Likely | Very likely |
| Probable | Unlikely | Unlikely | Somewhat likely | Likely |
| Possible | Unlikely | Unlikely | Unlikely | Somewhat likely |
| Improbable | Unlikely | Unlikely | Unlikely | Unlikely |

The result of the "likelihood matrix" calculation is then considered within a "Risk Rating Matrix" in combination with the "Consequence of Failure" or the tree part impacting an object in the worst case scenario. The second matrix gives a qualifiable risk rating that may vary between 'low', 'moderate', 'high' and 'extreme'.

**Risk Rating matrix**

| Likelihood of failure & Impact | Consequence of Failure | | | |
|---|---|---|---|---|
| | Negligible | Minor | Significant | Severe |
| Very likely | Low | Moderate | High | Extreme |
| Likely | Low | Moderate | High | High |
| Somewhat likely | Low | Low | Moderate | Moderate |
| Unlikely | Low | Low | Low | Low |

These matrices are designed to provide a balanced and qualifiable risk rating by considering the trees overall potential for failure, the likelihood that such a failure would impact a target and the consequence of these actions transpiring.

Attachment Two (2)

DISTRICT COUNCIL OF MOUNT BARKER

**STATEMENT OF REPRESENTATION FOR CATEGORY 2**
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/498/20
Removal of one (1) significant tree and retrospective removal of nine (9) additional significant trees and three (3) regulated trees (all Eucalyptus globulus - Tasmanian Blue Gums) at Moon Hill Reserve

**YOUR DETAILS:** (all fields with an asterix * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: Silvia Zola-Coulson

* HOME ADDRESS: 128 Main Rd Littlehampton SA. 5250

* POSTAL ADDRESS P.O. Box 749 Littlehampton SA 5250

PHONE NO: 0435017997 E-MAIL: silvia@zoeducation.com

My interest/s are affected as: (please tick the following boxes as appropriate)

☑ The owner or the occupier of the property located at: 5 Collins Street MH Barker

☒ Other (please state): .....

**YOUR COMMENTS:**

* I/We:

☐ Support the proposal and provide the following comments.

☒ Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

I/ The other trees were illigelly removed; no consideration for possible environmental pruning considered. I wish this tree to remain and have an

expert arborist conduct a proper pruning process taking into consideration the environmental need for this tree. Please consider contacting Will Ff at Master Tree care for services in this field - 0421 786 005

* I/We:

☒ Do not wish to be heard by the Council Assessment Panel in support of my representation.

☐ Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

☐ Appearing personally, **OR**

☐ Be represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).*

*Development Act 1993 - Part 4, 38 (10)(a)*
*In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.*

**Your written representation must be received by Council no later than 11.59pm on Wednesday 1 July 2020, to ensure that it is a valid representation and taken into account.**

If you make representation you will be notified by a separate letter of the date and time of the Council's Assessment Panel (CAP) meeting at which CAP will consider the application.

**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED _____ DATE 26/6/2020

DISTRICT COUNCIL OF MOUNT BARKER

**STATEMENT OF REPRESENTATION FOR CATEGORY 2**
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/498/20
Removal of one (1) significant tree and retrospective removal of nine (9) additional significant trees and three (3) regulated trees (all Eucalyptus globulus - Tasmanian Blue Gums) at Moon Hill Reserve

**YOUR DETAILS:** (all fields with an asterix * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: COLIN ELLIS AND CHRISTINE HART

* HOME ADDRESS: 1A ARMSTRONG ST MT BARKER 5251

* POSTAL ADDRESS .....

PHONE NO: 0408 830 709 E-MAIL: christine.hart2@bigpond.com

My interest/s are affected as: (please tick the following boxes as appropriate)

☒ The owner or the occupier of the property located at: As above

☐ Other (please state): .....

**YOUR COMMENTS:**

* I/We:

☒ Support the proposal and provide the following comments.

☐ Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

The tree remaining and those which have been removed are unhealthy and not a native species to the hills. They were also dangerous dropping branches and very messy with peeling bark all over the roads. They restricted use of the park as an amenity to the Residents

As the trees have already been examined by an Arborist and found to be in poor condition and not suited to the environmental conditions they should be removed.
It would be advantageous to Residents to have an open usable space which is well maintained we look forward to the reinstatement of the park with suitable planting.

* I/We:

☒ Do not wish to be heard by the Council Assessment Panel in support of my representation.

☐ Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

☐ Appearing personally, **OR**

☐ Be represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).*

*Development Act 1993 - Part 4, 38 (10)(a)*
*In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.*

**Your written representation must be received by Council no later than 11.59pm on Wednesday 1 July 2020, to ensure that it is a valid representation and taken into account.**

If you make representation you will be notified by a separate letter of the date and time of the Council's Assessment Panel (CAP) meeting at which CAP will consider the application.

**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED _____ DATE 24/06/2020

## Michael Dickson

**From:** Thomas, Louise <LThomas@concordia.sa.edu.au>
**Sent:** Wednesday, 1 July 2020 2:48 PM
**To:** Michael Dickson
**Cc:** Bradley Orr; lizalou@optusnet.com.au; Steven Thomas
**Subject:** RE: Statement of Representation for 580/498/20

Dear Michael,
Thank you for taking the time to explain Council's processes to me this morning.

I am making my **Statement of Representation for Category 2 regarding Development No. 580/498/20 by email**, being unable to type onto the PDF supplied.

**My Details**
Name: Louise Elizabeth Thomas
Home Address: 1B Collins Street, MOUNT BARKER 5251
Postal Address: 1B Collins Street, MOUNT BARKER 5251
Phone No: 0412528414

My interests are affected as I am the owner (freehold) and occupier of the property located at 1B Collins Street MOUNT BARKER 5251.

**My Comments**
I **support** the proposal and provide the following comments.

1. **The Park, commonly known as 'Moon Hill Reserve' is important to us and the community living in this area** which now includes the Southern Cross retirement facility, Oak Ridge Rise. Our family values the sense of open space and community which comes from this reserve and want to see it secured and enhanced. We also value the birdlife and native wildlife that these trees brought to the area.
2. Our household of five loved these trees. Even though they were 'scruffy', they were also majestic and beautiful in their own right. They, together with the reserve, were a factor in our choosing to relocate to Mount Barker and to this area in particular. We understand the reasons for their removal but **please note out disappointment that removal happened outside of the normal development process** which would have allowed us to comment. It may have been that one or two of the more healthy, less affected specimens could have been retained as a basis for a new planting scheme. The remaining tree is not one of these more suitable specimens and should now be removed. If Council wishes to keep that tree in a pruned form to satisfy other residents, I do not object.
3. **I trust that Council will retain and protect the Moon Hill Reserve** and plant with suitable replacement trees with an emphasis on tall, elegant, majestic, sustainable native gums. I trust that these plantings will also be consistent with promoting healthy birdlife and wildlife in the region.
4. **Importantly, it is well known in the area that the trees were a war memorial**, thought to commemorate the end of World War II. This is supported by the relatively unusual planting layout but which was common to soldier memorial gardens of the 20th Century in Australian country towns. Could the Mount Barker Council please:
    a. Investigate the historical provenance of these plantings.
    b. If it cannot be found that the plantings were a World War II memorial, given that this year is the 75th anniversary of the end of World War II, reinstate the Reserve and its plantings as a World War II Memorial as a suitable way to acknowledge the history of the area which may be undocumented but still means a great deal to local residents. It may be that the local RSL would welcome such a move as well.
    c. Reinstate the plantings as a World War II Memorial in a way which is more consistent with current landscaping and aesthetic sensibilities.

5. **I wish to be involved in plans to replant this reserve**. I would like to see a modest, mostly natural look but perhaps with the addition of some facilities to encourage the sense of local community, such as a shelter with BBQ and some seating. Retention of a large unobstructed space to kick a ball around the centre of the park is important for the many children who live in the area and can thus be allowed to run around outside while still being supervised by parents from their front gardens.

I hope you will see my comments as supportive of Council and in line with principles of sustainability, town planning for wellbeing, protecting the sense of a rural environment in a somewhat urbanised setting, practicality and low-cost.

I wish to be heard by the Council Assessment Panel in support of my representation if helpful, particularly if they have any queries or would like further information about my views.

Many thanks for consulting on the process.
Kind regards,

**Louise Thomas**

Attachment Three (3)

## Michael Dickson

**From:** Glen Carter
**Sent:** Monday, 13 July 2020 1:59 PM
**To:** Michael Dickson
**Subject:** RE: CAT 2 Reps 498/20

Hi Michael,

Thank you for your email and I apologise for the delay getting back to you.

With regards to the three representations, I provide the following responses:

**Louise Elizabeth Thomas**
Comments noted regarding support for removing remaining tree.

Council is not aware of the trees in Moon Hill Reserve forming a World War II Memorial.

Residents will be engaged during the development of future concept plans for Moon Hill Reserve.

**Silvia Zola-Coulson**
Council engaged a suitably qualified and experienced consultant, Adelaide Arb Consulting to carry out a comprehensive visual assessment of the remaining *Eucalyptus globulus,* opposite 10 Aldrin Street at Moon Hill Reserve. Council is committed to removing this tree as recommended by Adelaide Arb Consultants and outlined within the management notes contained in their report (below):

| Management | |
|---|---|
| Tree Work: | Remove |
| Detailed Management: | The tree displays severe health decline, an unstable structural form and is recommended to be removed and replaced. |
| Notes: | This tree displays an elevated potential for stem or branch failure and there are no realistic or realistic management options available to prolong the Useful Life Expectancy of this tree for a reasonable time frame. |
| Further Assessment Reqd: | No |

**Colin Ellks & Christine Hart**
Comments noted regarding support for removing remaining tree. Residents will be engaged during the development of future concept plans for Moon Hill Reserve.

Please let me know if you require any further information regarding this matter.

Thanks,
Glen

**5.3.2 SUMMARY DETAILS**

| | |
|---|---|
| **Application No.** | 580/582/20 |
| **Applicant** | A M Liebelt |
| **Subject Land** | LOT: 100 DP: 122564 CT: 6232/34<br>5A Windsor Avenue HAHNDORF |
| **Ward** | North Ward |
| **Proposal** | Alterations/Additions to Local Heritage Place (Louise Flierl Mission Museum, fr St Paul's Church Heritage ID 18392) including Roof Replacement, Porch, Water Storage Tank and Fencing in association with Tourist Accommodation |
| **Development Plan** | Consolidated - 8 August 2017 |
| **Zone** | Township |
| **Policy Area** | Residential Policy Area 21 |
| **Form of Assessment** | Merit |
| **Public Notification** | 2 |
| **Representations** | 1 |
| **Persons to be heard** | Nil |
| **Agency Consultation** | Nil |
| **Responsible Officer** | Chris Webber |
| **Main Issues** | • Heritage<br>• Built Form and Visual Appearance |
| **Recommendation** | RESOLVE to grant Development Plan Consent subject to conditions |

## 1. BACKGROUND

The land was subject to a previous authorisation for Land Division (Boundary Re-alignment) and conversion of the Louise Flierl Mission Museum (fr. St Paul's Church, Local Heritage Place - ID 18392) to Tourist Accommodation (Bed & Breakfast) including alterations and additions to the building as part of Development Application No 580/D039/18.

The conversion of the existing local heritage listed building on the land to tourist accommodation included minor works to the building consisting of removing an external door and infilling the opening, removing partition walls, adding a new door, and undertaking an internal fit-out for the building to have 'studio' style tourist accommodation comprising an open kitchen, living, dining and bedroom area and a bathroom.

The approved tourist accommodation use did not include any off street vehicle parking. It was determined that the offset for the adaptive reuse and preservation of the local heritage place in absence of the capacity to accommodate one off street car parking space was appropriate.

## 2. PROPOSAL

This application is seeking consent for alterations and additions to a local heritage place for the approved tourist accommodation use. This includes:

- Replacement of the existing roof with corrugated iron sheeting in Colorbond, 'Woodland Grey'
- Construction of a new gable pitched porch on the eastern side of the building. The porch will be timber framed and contain Colorbond corrugated roof sheeting and gutters;
- A new timber door on the eastern side of the building;
- A new opening on the western side of the building to make way for a new timber door that will provide direct access to the rear of the property;
- A 9000 litre corrugated rainwater tank in Colorbond, 'Woodland Grey';
- 2 x 2 metre high privacy screens located within the rear yard, adjacent the water tank with a rendered finish in Dulux 'Natural White';
- 1.8 metre high 'good neighbour' boundary fencing to the rear and western side boundary. The western side boundary fence will taper down to 1.2 metres high at the front boundary. The fencing will be in Colorbond, 'Woodland Grey';
- Existing masonry walls to be painted in Dulux 'Natural White';
- All external doors, window frames, decorative brickwork and timber to be finished in Dulux 'Linseed' or similar.

Refer to **Attachment One (1)** for details of the proposal page **83**.

## 3. PROCEDURAL MATTERS

### 3.1 Classification of Development

The land is entirely located within the Residential Policy Area 21 of the Township Zone. Refer to Map MtB/29 of the Mount Barker District Council Development Plan, consolidated 8 August 2017.

The proposed building work does not fall within any of the complying or non-complying forms of development stipulated within the Procedural Matters section of the Township Zone.

Pursuant to Section 35(5) of the *Development Act 1993*, the application is therefore deemed to be a merit kind of development and shall be assessed on its merits, taking into account the provisions of the relevant Development Plan.

### 3.2 Public Notification

Alterations and/or redevelopment of a Local Heritage Place is assigned as Category 2 within the Township Zone of Council's Development Plan. Therefore, the proposed development has been processed as a Category 2 development.

## 4. SUBJECT LAND

The land comprises one allotment, formally identified as Allotment 100 in DP 122564, held in Certificate of Title Volume: 6232 Folio: 34 and commonly known as 5A Windsor Avenue, Hahndorf.

The land is a slightly irregular shaped allotment, located on the northern side of Windsor Avenue with a frontage of 16.63m, a maximum depth of 17.32m and a total area of 284m$^2$.

The topography of the site is relatively flat and contains an existing local heritage listed building *(Louise Flierl Mission Museum, fr St Paul's Church, Heritage ID 18392)* that has been approved for tourist accommodation. The existing building is setback approximately 4 metres from the front boundary and is single storey with a high gable pitched roof form. The external materials consist of rendered stone walls, corrugated roof sheeting and timber frame windows and doors. The property contains some vegetation forward of the building in the form of shrubs and a small tree.

**Figure 1: Image of Subject Land**

## 5. LOCALITY

The locality comprises a variety of allotment sizes by virtue of being located on the fringe of Hahndorf's Township Zone and the Primary Production Zone.

Allotments typically reflect the relevant Zone with residential development located on small to medium size allotments on the northern side of Windsor Avenue within the Township Zone and large, rural living size allotments are located to the south within the Primary Production Zone.

Directly to the rear of the subject land is a group of small units as part of the St Pauls retirement village.

Existing built form within the Primary Production Zone are single storey and clustered together with ancillary structures on the allotment with the remainder of the land being used for farming or rural activities. Properties on the northern side of Windsor Avenue contain predominantly single storey built form, set back from the front boundary and well landscaped front yards. This, along with the heritage listed Avenue of English Oaks along Windsor Avenue provides a high level of amenity.


**Figure 2: Locality Map**

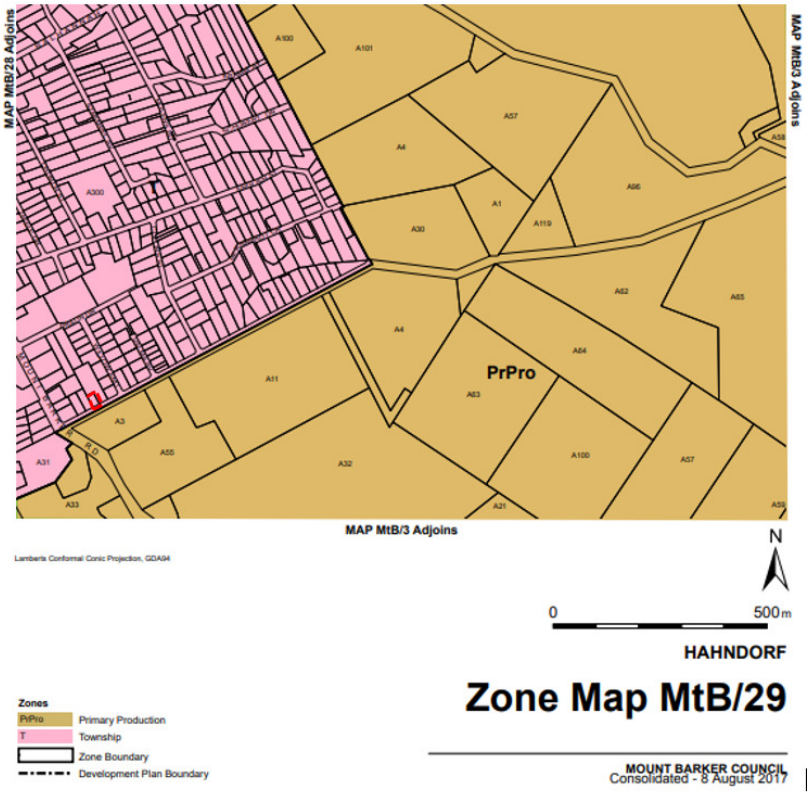



**Figure 3: Zone Map**

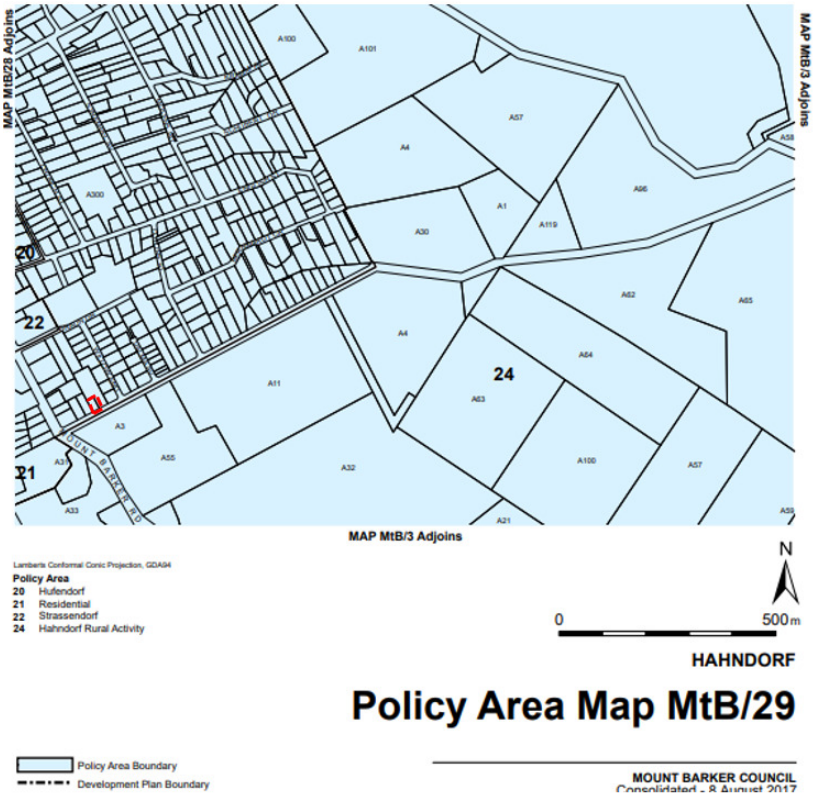



**Figure 4: Policy Area Map**

## 6. COUNCIL DEPARTMENT COMMENTS

### 6.1. Heritage

The application was referred to Council's Heritage Advisor, Douglas Alexander, to provide comments on potential impacts to the local heritage listed place, including its setting.

In summary, it was advised that:

- The local heritage place will be conserved through the actions proposed as part of this application.
- The local heritage setting is not disturbed and the new rear fencing and tank present no disturbance and permit active reuse of the heritage place.
- The portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in in Table MtB/8 - Local Heritage Places
- The replacement of the roof sheeting is not considered demolition and its colour is acceptable.
- The proposal satisfies Table MtB/5 - Heritage Design Guidelines.
- The proposed colours and alterations to fenestration do not disturb those elements contributing to its heritage value.
- The development of the Local Heritage Place is compatible with the heritage value of the place.
- The proposal involves only painting of previously painted surfaces.
- The colour and texture of materials is as contemplated in PDC 7 of Heritage Places and compatible with the heritage place.

## 7. PUBLIC NOTIFICATION

The application underwent Category 2 notification in accordance with Part 4 of the Development Act 1993. Adjoining land owners were notified on 8 July 2020.

Pursuant to Part 4, Section 38(10)(a) of the Development Act, 1993 the Council Assessment Panel may at it's discretion allow a person who made written representation to appear personally or by representative before it to be heard in support of the representation.

### 7.1. Representations

One (1) representation was received as a result of the public notification. This is summarised in the table below.

| | Representor | Address | Summary of Issues | Request to be heard |
|---|---|---|---|---|
| **1** | T & N Fountas | 2071 Mount Barker Road, Hahndorf | • The provision of one car parking space for each guest room has not been provided;<br>• On-street parking will be the only option on a road used by large amounts of traffic, heavy earthmoving trucks, equipment and agriculture machinery;<br>• There is a lack of parking within the township for day visitors;<br>• Emergency bushfire plan involves using the side access from our paddocks out to Windsor Avenue and if this access was to be blocked during an emergency, this could be detrimental to our safety;<br>• Preservation of this historical property should be a high priority.<br>• Heritage and/or cultural features of the building should remain including that of original plaster and/or colour and signage marking its historical past. | No |


**Figure 5: Map of Representors**

Refer to **Attachment Two (2)** for a copy of the representation received page **95**.

## 7.2. Response to Representations

The Applicant provided a response to the representation that was received during the consultation period in respect to:

- Off street car parking; and
- The restoration and preservation of the heritage listed building; and
- Signage to mark the building's historical past.

Refer to **Attachment Three (3)** for a copy of the Applicant's response to the representation on page **99**.

## 8. ASSESSMENT

### 8.1. Relevant Development Plan Provisions

The development application is required to be assessed against the Development Plan in effect at the time of lodgement, being the Mount Barker (DC) Development Plan Consolidated – 8 August 2017.

Township Zone: Objectives 3, 5, 6 PDCs 1, 3, 7
Residential Policy Area 21: Objectives 5 PDCs 3, 9

Design and Appearance: Objective 1 PDCs 1, 7
Hazards: Objectives 2, 5 PDCs 1, 3, 8, 9, 15, 16
Heritage Places: Objectives 1, 2, 3 PDCs 1, 2, 3, 4, 5, 7
Interface between Land Uses: Objectives 1, 2, 3 PDCs 2
Orderly and Sustainable Development: Objectives 1, 3, 4, PDCs 3
Tourism Development Objectives: 2, 3, 8 PDCs 2, 3,

While all of the above provisions are considered applicable, only the most relevant to this site and application, are discussed in detail below.

### 8.2. Land Use

The proposed development does not seek to change nor impact the approved tourist accommodation use of the land. The proposal rather seeks to make improvements to the existing building and site to enhance its visual amenity and improve the functionality to support the tourist accommodation use.

### 8.3. Heritage

The Township Zone of Council's Development Plan seeks for development that is compatible with the preservation of the historic character of the Township of Hahndorf. To achieve this, it is imperative that the proposed development respects the heritage value of the existing building and Hahndorf's important cultural significance through the careful choice of building materials, architectural treatments, size and scale. In particular, development of a local (or state) heritage place should retain those elements contributing its heritage value.

The local heritage listing for the Louise Flierl Mission Museum, fr St Paul's Church (heritage ID 18392) includes *[Rendered] walls constructed of local stone including cambered arch over front double doors, with cgi gable roof with gable section to rear, timber-framed openings with timber doors & wide timber-framed lancets.*

The proposed works will be retaining all of the above mentioned elements. For instance, the rendered finish to the walls will be kept with new painting to be applied over the previously painted surface. The roof, whilst being replaced, will retain a corrugated profile and the openings and porch will comprise of timber treatments that is consistent with the listing.

Council's Heritage Advisor lent his support to the proposal as the proposed development does not disturb the heritage value or setting the of the local heritage building. The proposed porch, water tank, privacy screening and fencing was not considered to diminish the historic character and the proposed colours and materials are considered compatible with the heritage value of the building.

Overall, the proposed development complements and supports the approved adaptive reuse of the local heritage listed building as tourist accommodation. The works also retain the elements that contribute to its heritage value and preserve its heritage setting. On this basis, the relevant provisions of Heritage Places of Council's Development Plan and intent of the Township Zone are considered to be satisfied.

### 8.4. Built Form and Visual Appearance

The proposed alterations and additions will have no material effect on the size and scale of the existing built form with the only addition to the building comprising the porch on the eastern elevation. Further, the proposed fencing, privacy screening and rainwater tank will not be visually dominant from the streetscape. The privacy screening will also provide visual screening of the water tank and bin storage area from the adjacent community title development. The proposed external materials will also not be visually obtrusive when viewed from the street or surrounding land.

The proposed works are considered to preserve the open and landscaped setting as desired by Residential Policy Area 21 as the proposal does not include fencing along the front boundary and the side boundary fencing will taper down towards the front boundary to a minimal height of 1.2 metres. Further, the proposed development will not lead to the reduction of the area forward of the building for future landscaping opportunities.

Overall, the proposed works are determined to maintain and enhance the visual attractiveness of the locality without any undue impacts to adjoining properties or the streetscape.

### 8.5. Car Parking

It is noted that the representation that was received during the public consultation period raised concerns regarding the under provision of off-street car parking for the approved tourist accommodation use. This application has no effect on the car parking requirements as assessed and determined in the previous approval.

## 9. CONCLUSION

The proposed development has been determined to be consistent with the Township Zone and Heritage Places of Council's Development Plan as it will conserve the existing local heritage listed place and not detract from its heritage value or setting.

The proposed works will also appropriately complement and support the adaptive reuse of the local heritage listed building for tourist accommodation and enhance the visual appearance of the land and locality with any undue impacts to the surrounding properties.

Taking all relevant planning matters into consideration, the subject development proposal is determined to accord with Council's Development Plan and warrants issuing of Development Plan Consent.

## 10. RECOMMENDATION

It is recommended 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 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by A Liebelt for Alterations/Additions to Local Heritage Place (Louise Flierl Mission Museum, fr St Paul's Church Heritage ID 18392) including Roof Replacement, Porch, Water Storage Tank and Fencing in association with Tourist Accommodation at 5A Windsor Avenue, Hahndorf (Development Application 580/582/20) 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:
- Site Plan by Hills Design & Drafting, Drawing Number WIN5, Sheet 4 of 6, Revised Plans Dated 16-06-2020;
- Proposed Floor Plan by Hills Design & Drafting, Drawing Number WIN5, Sheet 1 of 6, Dated Feb20;
- Elevations 1 & 3 by Hills Design & Drafting, Drawing Number WIN5, Sheet 2 of 6, Revised Plans Dated 16-06-2020;
- Elevations 2 & 4 by Hills Design & Drafting, Drawing Number WIN5, Sheet 3 of 6, Revised Plans Dated 16-06-2020;
- Section - A by Hills Design & Drafting, Drawing Number WIN5, Sheet 5 of 6, Dated Feb20; and
- Existing Floor Plan by Hills Design & Drafting, Drawing Number WIN5, Sheet 6 of 6, Dated Feb20.

(2) Effective measures are to be implemented during the construction of the development in accordance with this consent to:
- 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 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 during construction do not pollute the environment in a way which causes or may cause environmental harm.

Attachment One (1)

Mount Barker District Council
Received
18 June 2020

MOUNT BARKER
DISTRICT COUNCIL

# Development application form

Development Act 1993

PO BOX 54 OR 6 Dutton Road
MOUNT BARKER SA 5251 MOUNT BARKER
TELEPHONE: (08) 8391 7200 FAX: (08) 8391 7299
www.mountbarker.sa.gov.au

***Office use only***
**DEVELOPMENT NUMBER:**
580/582/20

**Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application**

***PLEASE TICK AS REQUIRED***

***Development Plan Consent*** ☐ ***Building Rules Consent*** ☐ ***Development Approval (both)*** ☑

***APPLICANT'S CONTACT DETAILS:***
Name: ANDREW LIEBELT Email: HEYHOANDY@YAHOO.COM
Postal Address: PO BOX 909, MT BARKER 5251 Phone: 83984459

***OWNER'S CONTACT DETAILS:***
Name: ANDREW LIEBELT Email: HEYHOANDY@YAHOO.COM
Postal Address: PO BOX 909, MT BARKER 5251 Phone: 83984459

***BUILDER'S CONTACT DETAILS:***
Name: Email:
Postal Address: Phone:

***CONTACT PERSON:***
Name: ANDREW LIEBERT Email: HEYHOANDY@YAHO.COM

**DESCRIPTION OF DEVELOPMENT:**
**Proposed Development (e.g. Dwelling, Shop, Garage):** Alterations to tourist accom.
**Existing Use (e.g. Vacant, Dwelling, Grazing):** Vacant building

**LOCATION OF PROPOSED DEVELOPMENT:**
**Assessment No:** 3573 **Parcel No:** 33191
**House No:** 5A **Lot / Section No:** 2392 **Street:** WINDSOR AVE
**Town:** HAHNDORF **Volume:** 6214 **Folio:** 381

**BUILDING RULES CLASSIFICATION SOUGHT:** Present classification:

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: Female:

If Class 9a classification is sought, state the number of persons for whom accommodation is provided:

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

**Does either Schedule 21 (Activities of Environmental significance ) or 22 (Activities of Major Environmental significance (EPA)) of the Development Regulations, 2008 apply?** ☐Yes ☐No

**DEVELOPMENT COST (do not include shop fitout costs):$** 5000

**I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations, 2008.**

**SIGNATURE:** [signature] **DATE:** 18/6/2020
Applicant / Owner / Agent

***RELEVANT FEES, COPIES OF PLANS & COPIES OF ANY OTHER RELEVANT SUPPORTING DOCUMENTATION ARE DUE ON SUBMISSION OF THIS APPLICATION***

Government of South Australia

# DEVELOPMENT REGULATIONS 2008
## Form of Declaration (Schedule 5 clause 2A)

**To:** MH Barker Council

**From:** Andrew Liebelt

**Date of Application:** 18/6/202

**Location of Proposed Development:** 5A Winder Ave - Hahndorf

House No: 5A Lot No: ____ Street: Winder Ave.

Town/Suburb: Hahndorf

Section No (full/part): _____ Hundred: _____

Volume: _____ Folio: _____

**Nature of Proposed Development:**

I Andrew Martin Liebelt **being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.**

**Signed:** Andrew Liebelt **Date:** 18/6/20

Government of South Australia

**Note 1**

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

a) an internal alteration of a building; or
b) an alteration to the walls of a building but not so as to alter the shape of the building.

**Note 2**

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

**Note 3**

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

**Note 4**

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

**Note 5**

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at **sa.gov.au/energy/powerlinesafety**

**Note 6**

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

| | | | | | |
|---|---|---|---|---|---|
| PURPOSE: | DIVISION | AREA NAME: | HAHNDORF | APPROVED: STEVE ANDREWS 25/11/2019 | D122564 |
| MAP REF: | 6627/04/J | COUNCIL: | MOUNT BARKER DISTRICT COUNCIL | DEPOSITED: JOHN IKONOMOPOULOS 03/12/2019 | SHEET 1 OF 2 |
| LAST PLAN: | | DEVELOPMENT NO: | 580/D039/18/001/56933 | | 65153_text_01_v04_Version_4 |

AGENT DETAILS: AMB SURVEYS PTY LTD
1 RAILWAY PLACE
MOUNT BARKER SA 5251
PH: 0422413612
FAX:

AGENT CODE: SJF1

REFERENCE: 18063

SURVEYORS CERTIFICATION: I SCOTT JOHN FILMER , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 10th day of October 2019 22nd day of November 2019 Scott John Filmer Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 6214 | 381 | | ALLOTMENT(S) | 2392 | D | 85492 | ONKAPARINGA | | |
| CT | 6214 | 382 | | ALLOTMENT(S) | 8 | D | 111313 | ONKAPARINGA | | |

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|
| EXTINGUISH | 2392 IN D85492 | SHORT | FREE AND UNRESTRICTED RIGHT(S) OF WAY | B IN D85492 | | X IN D111313 | RTC 11516083 |

ANNOTATIONS: NO OCCUPATION TO SURVEYED SUBJECT LAND BOUNDARIES UNLESS OTHERWISE SHOWN

# D122564

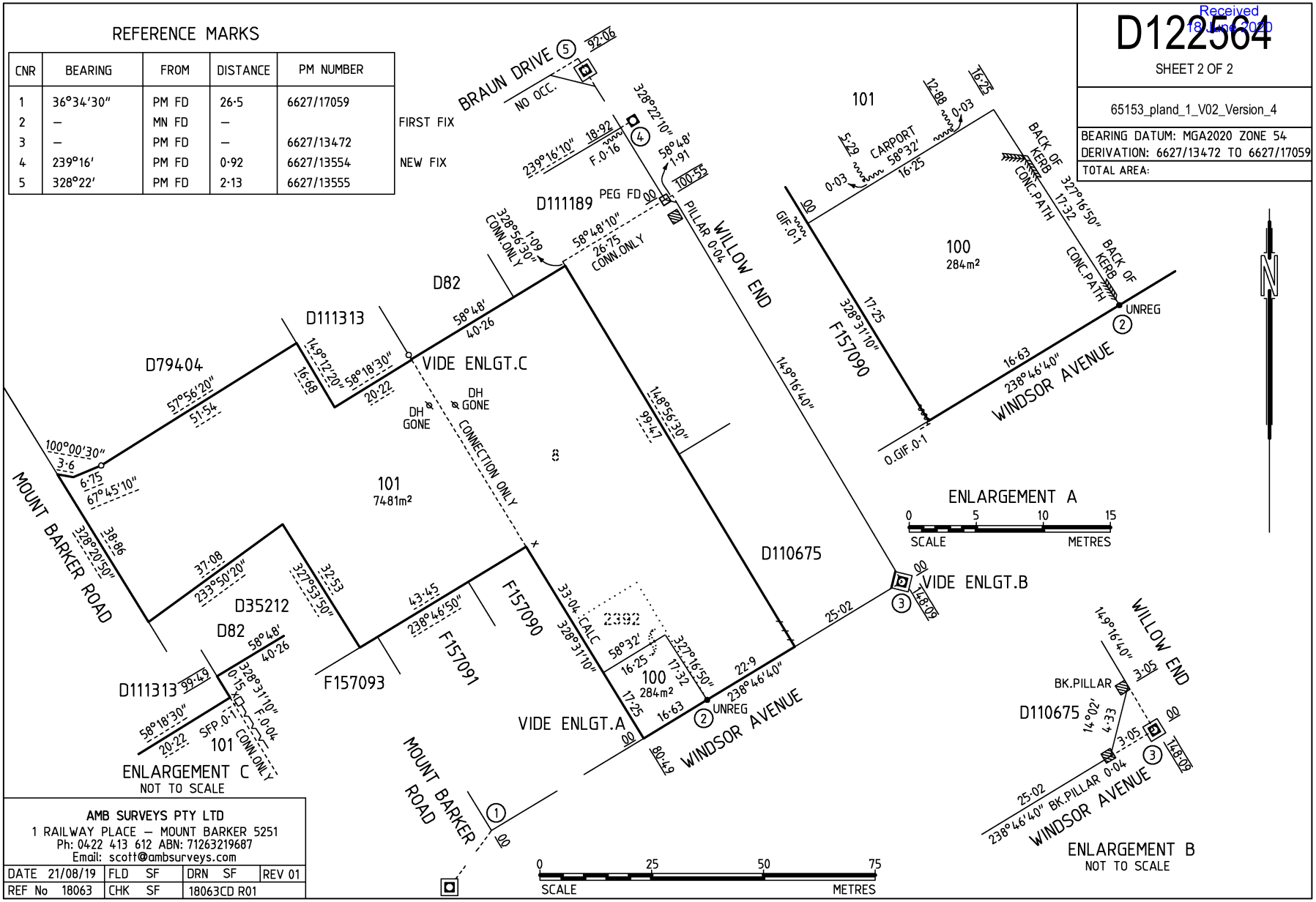
SHEET 2 OF 2

65153_pland_1_V02_Version_4

BEARING DATUM: MGA2020 ZONE 54
DERIVATION: 6627/13472 TO 6627/17059
TOTAL AREA:

## REFERENCE MARKS

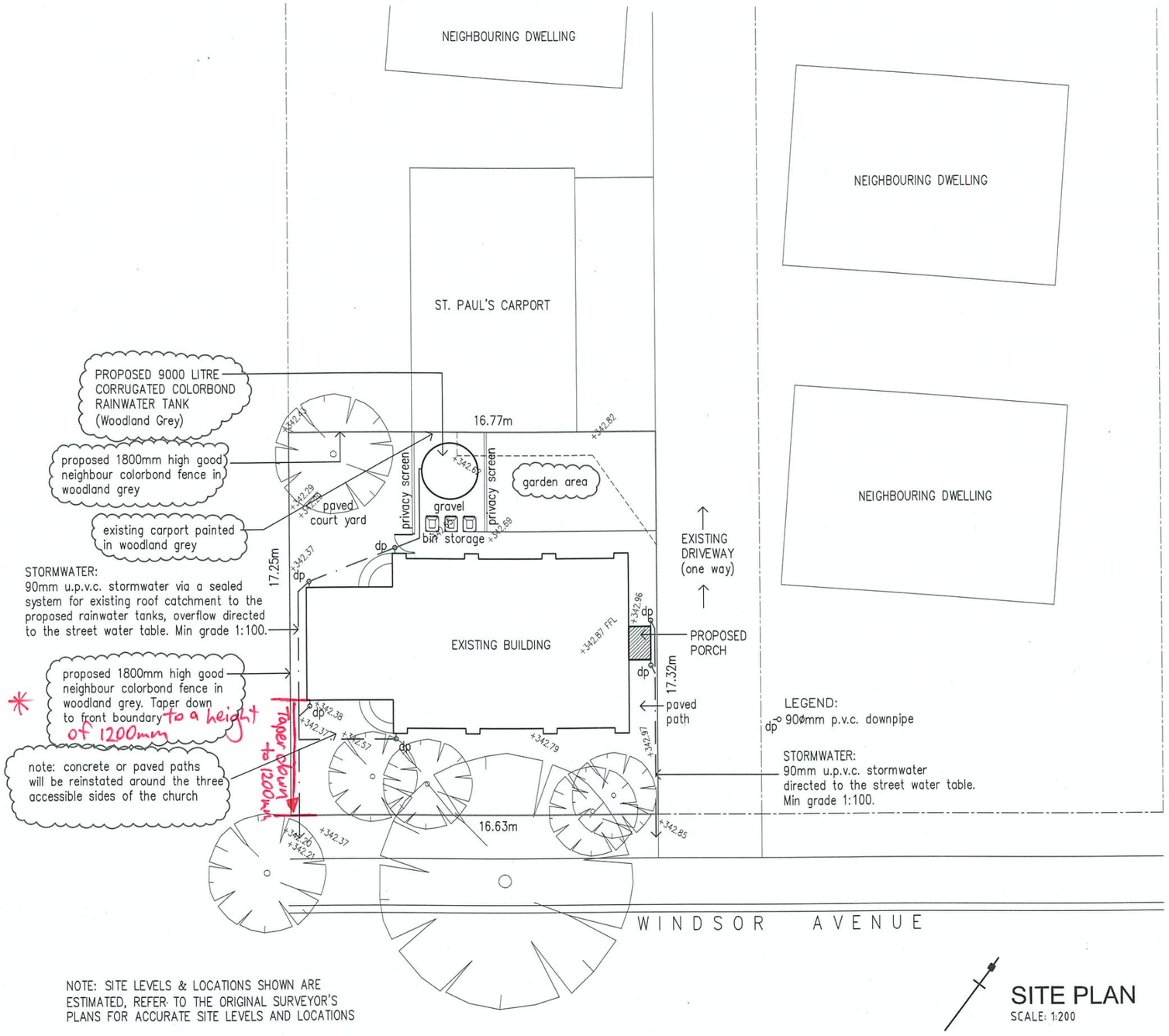
| CNR | BEARING | FROM | DISTANCE | PM NUMBER | |
|---|---|---|---|---|---|
| 1 | 36°34'30" | PM FD | 26·5 | 6627/17059 | |
| 2 | — | MN FD | — | | FIRST FIX |
| 3 | — | PM FD | — | 6627/13472 | |
| 4 | 239°16' | PM FD | 0·92 | 6627/13554 | NEW FIX |
| 5 | 328°22' | PM FD | 2·13 | 6627/13555 | |




AMB SURVEYS PTY LTD
1 RAILWAY PLACE — MOUNT BARKER 5251
Ph: 0422 413 612 ABN: 71263219687
Email: scott@ambsurveys.com

| | | | |
|---|---|---|---|
| DATE 21/08/19 | FLD SF | DRN SF | REV 01 |
| REF No 18063 | CHK SF | 18063CD R01 | |

REVISED PLANS
16-06-2020 - AS CLOUDED




SITE PLAN
SCALE: 1:200

## GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations. DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing. smoke alarms to comply with BCA SA E1.7.

(S) Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: 102.96m2

PROPOSED TOTAL AREA: 102.96m2

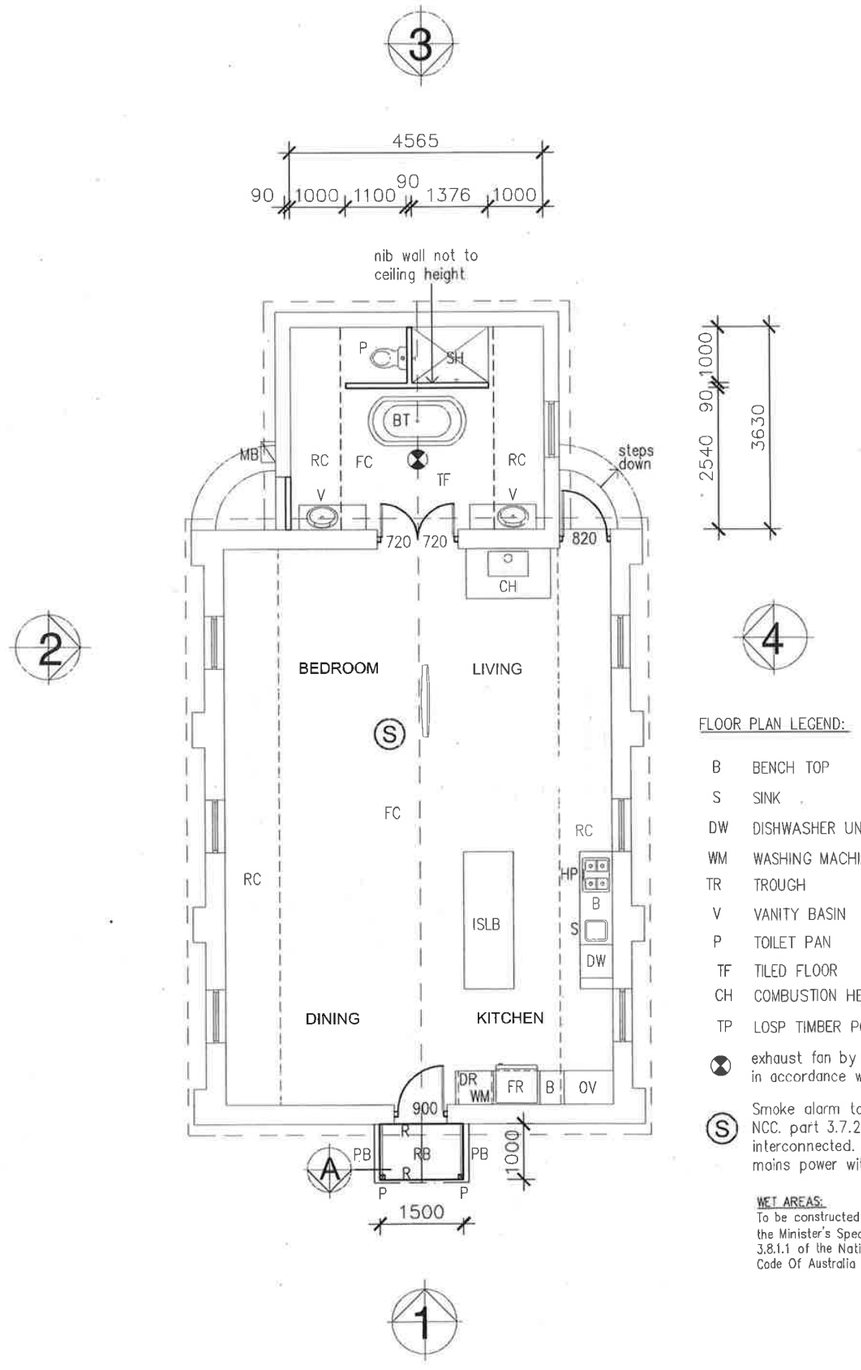
©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

owners:
A. & J. LIEBELT

project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
SITE PLAN

| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:200 | DM | 4 OF 6 |
| drawing number WIN5 | date FEB20 | |




FLOOR PLAN LEGEND:

| | |
|---|---|
| B | BENCH TOP |
| S | SINK |
| DW | DISHWASHER UNDER BENCH |
| WM | WASHING MACHINE |
| TR | TROUGH |
| V | VANITY BASIN |
| P | TOILET PAN |
| TF | TILED FLOOR |
| CH | COMBUSTION HEATER TO AS2918 |
| TP | LOSP TIMBER POST |

exhaust fan by mechanical ventilation in accordance with clause 3.8.5.0 of the BCA.

(S) Smoke alarm to comply with AS3786 & NCC. part 3.7.2. All smoke alarms to be interconnected. Connect to the consumer mains power with battery back– up.

WET AREAS:
To be constructed in accordance with the Minister's Specification SA F1.7,Table 3.8.1.1 of the National Construction Code Of Australia and AS 3740.

# PROPOSED FLOOR PLAN
SCALE 1:100

## GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations. DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing.

smoke alarms to comply with BCA SA E1.7.
(S) Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: 102.96m2

PROPOSED TOTAL AREA: 102.96m2

©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

owners:
A. & J. LIEBELT

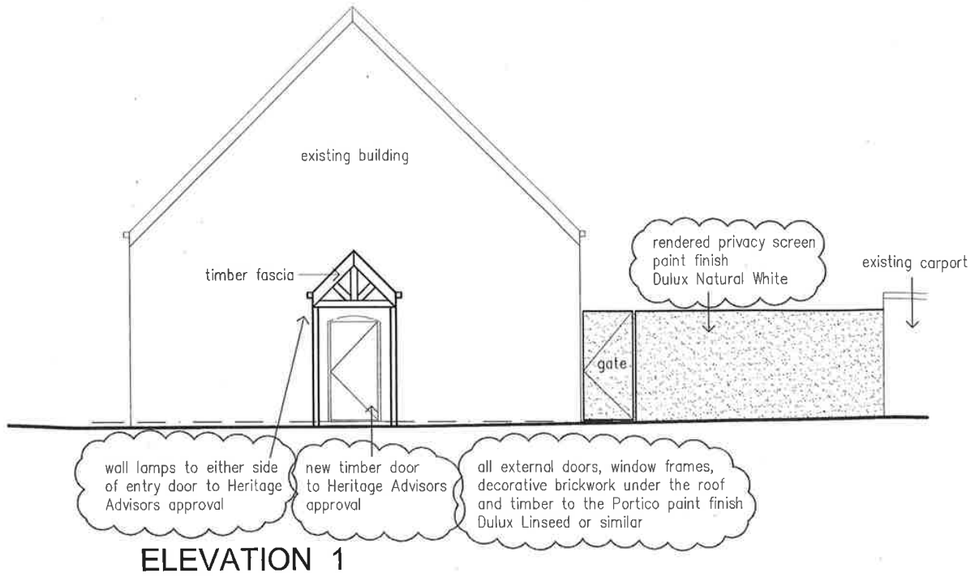
project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
PROPOSED FLOOR PLAN

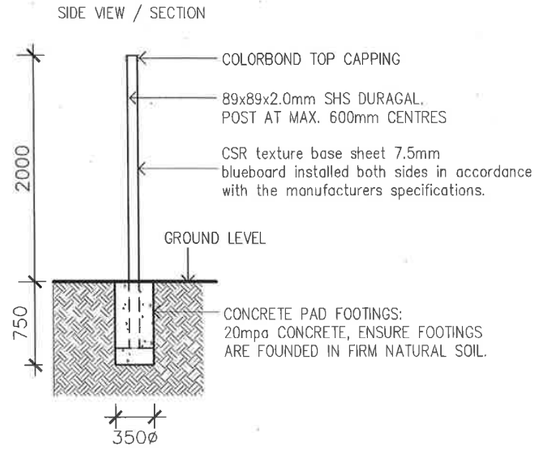
| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:100 | DM | 1 OF 6 |
| drawing number: WIN5 | date: FEB20 | |

REVISED PLANS
16-06-2020 - AS CLOUDED

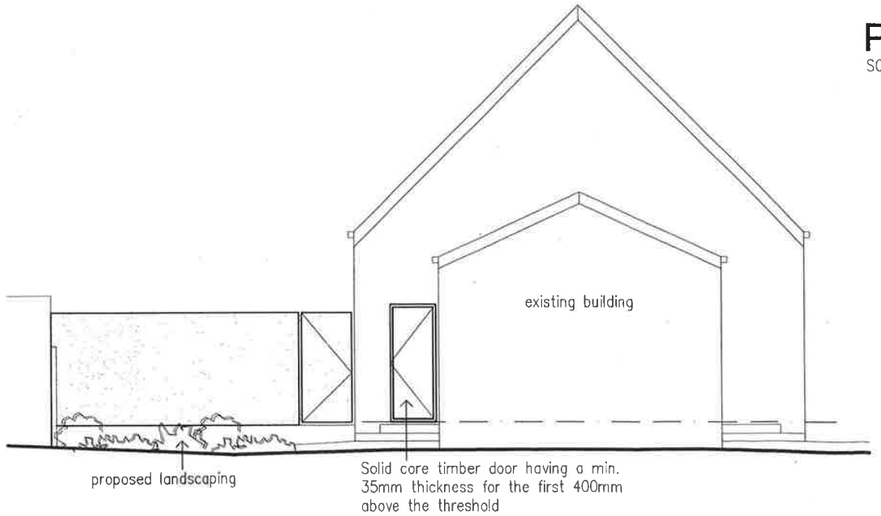





## ELEVATION 1
SCALE: 1:120




## PRIVACY SCREEN DETAIL
SCALE 1:50




Doors shall be tight-fiting to the door frame and to an abutting door if applicable. Weather strips. draught excluders or draught seals shall be installed at the base of side-hung external doors.

## ELEVATION 3
SCALE: 1:120

### GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations. DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing. smoke alarms to comply with BCA SA E1.7.

(S) Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: _____ 102.96m2

PROPOSED TOTAL AREA: _____ 102.96m2

©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

owners:
A. & J. LIEBELT

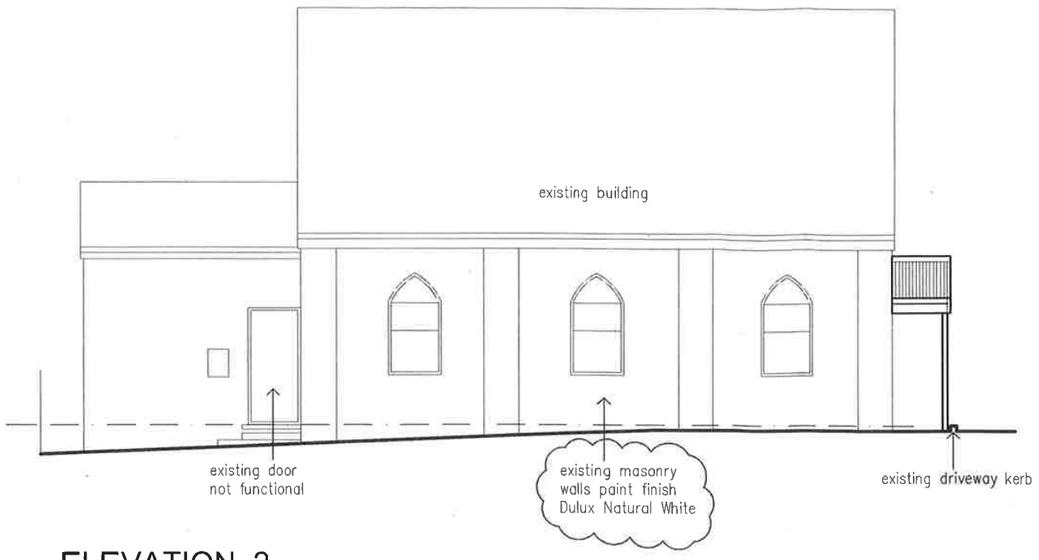
project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
ELEVATIONS 1 & 3

| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:100 / 1:50 | DM | 2 OF 6 |
| drawing number: WIN5 | date: FEB20 | |

REVISED PLANS
16-06-2020 - AS CLOUDED






ELEVATION 2
SCALE: 1:120


ELEVATION 4
SCALE: 1:120

## GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations.
  DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing.

(S) smoke alarms to comply with BCA SA E1.7. Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: 102.96m2

PROPOSED TOTAL AREA: 102.96m2

©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

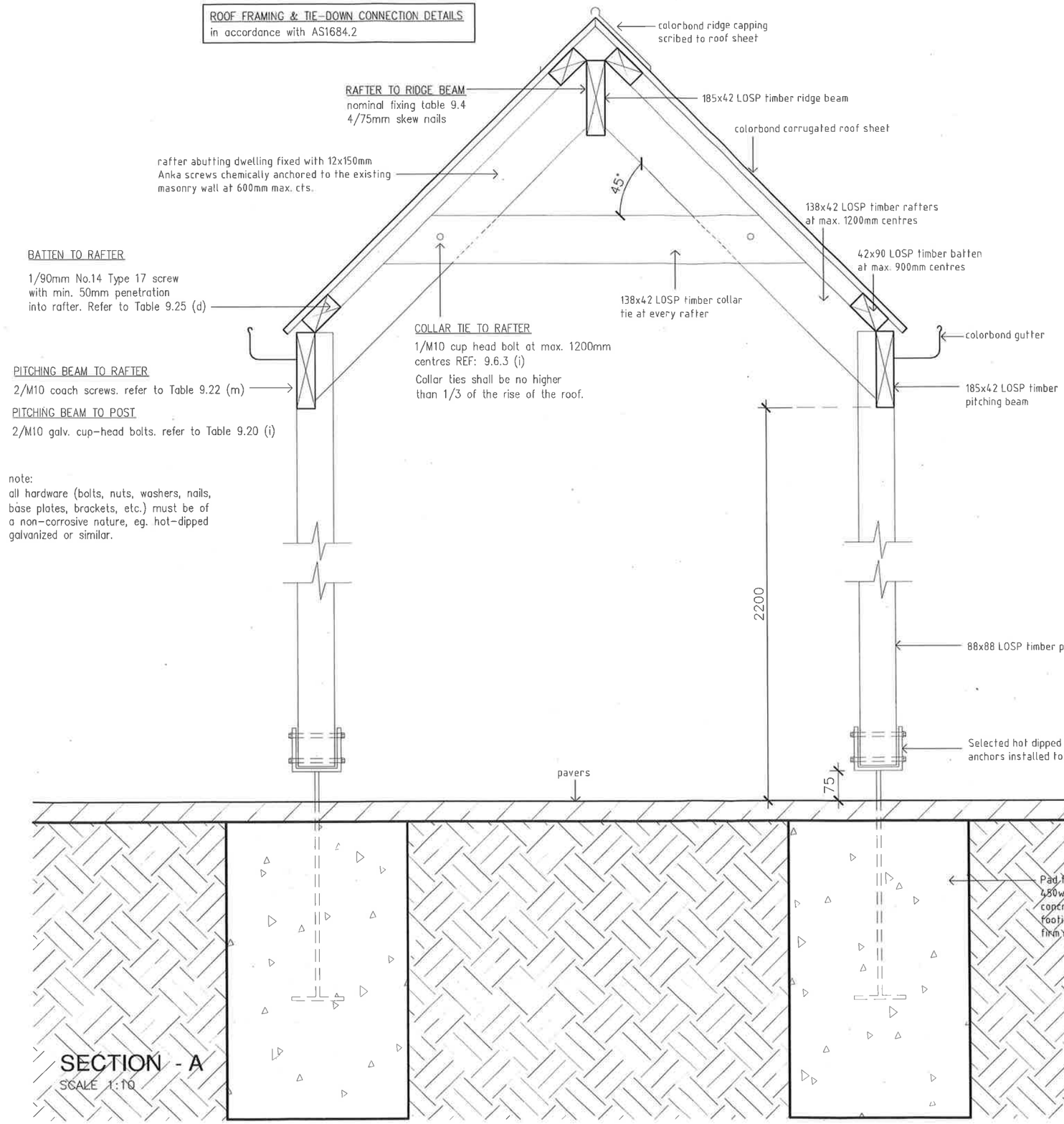
owners:
A. & J. LIEBELT

project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
ELEVATIONS 2 & 4

| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:100 | DM | 3 OF 6 |
| drawing number | date | |
| WIN5 | FEB20 | |

ROOF FRAMING & TIE-DOWN CONNECTION DETAILS
in accordance with AS1684.2




note:
all hardware (bolts, nuts, washers, nails, base plates, brackets, etc.) must be of a non-corrosive nature, eg. hot-dipped galvanized or similar.

SECTION - A
SCALE 1:10

## GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations.
  DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
  smoke alarms to comply with BCA SA E1.7.

(S) Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: _____ 102.96m2

PROPOSED TOTAL AREA: _____ 102.96m2

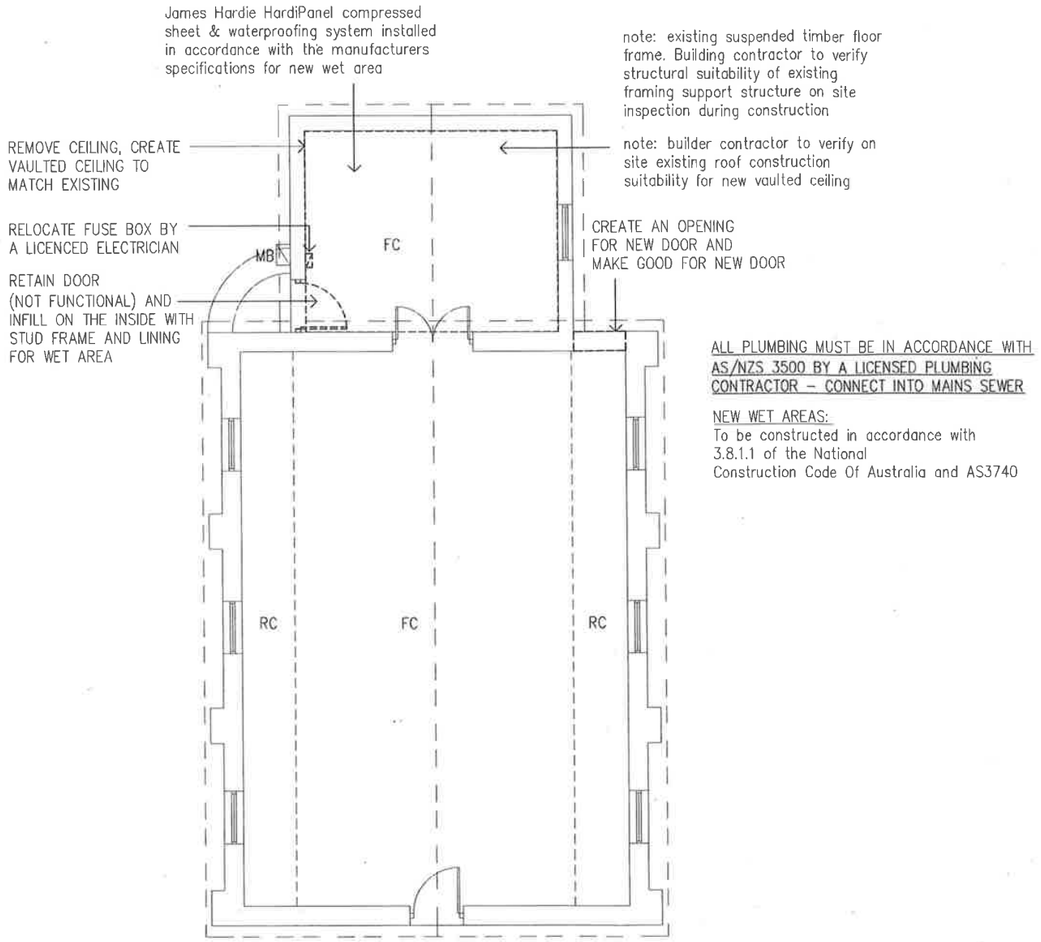
©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

owners:
A. & J. LIEBELT

project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
SECTION - A

| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:10 | DM | 5 OF 6 |
| drawing number: WIN5 | date: FEB20 | |




ALL PLUMBING MUST BE IN ACCORDANCE WITH AS/NZS 3500 BY A LICENSED PLUMBING CONTRACTOR – CONNECT INTO MAINS SEWER

NEW WET AREAS:
To be constructed in accordance with 3.8.1.1 of the National Construction Code Of Australia and AS3740

# EXISTING FLOOR PLAN
SCALE 1:100

## GENERAL NOTES

- all aluminium &/or timber windows & doors to be installed as per manufacturers instructions.
- all window & door glazing to comply with AS 1288 & AS 2047.
- bathroom, ensuite, & laundry to be provided with mechanical ventilation (exhaust fans) in accordance withclause 3.8.5.0 of the BCA.
- refer to engineers drawings for control joint locations
- all building works to be in accordance with all local authorities requirements & the building code of australia.
- these drawings to be read in conjunction with all other relevant documentation, specs., schedules, consultants & authorities reports.
- all levels to be checked on site prior to excavation, any discrepancy to be reported to engineer immediately. where a cut & fill situation arises, the engineer is to inspect site prior to pouring of slab.
- contractors to verify all dimensions on site prior to commencment of any work or order of materials. any discrepances to be reported to the draftsperson. written dimensions take preferance over scale, subject to site variations. DO NOT SCALE FROM THIS DRAWING.
- w.c. doors to have lift off hinges.
- where an external wall is to be built on the boundary, it is the builders responsibility to verify boundary location during substructure set-out.
- protection of the new building against damage from termites to be one of the acceptable methods as listed in AS 3660.1
- timber wall framing, roof framing & bracing to comply with AS 1684. type & size as specified by engineer &/or timber supplier.
- brickwork to comply with AS 3700 -saa masonry code.
- roof decking to comply with AS 1562 -design & installation of metal roofing.
- all measurements in millimetres unless noted otherwise.
- roof decking to comply with AS 1562 -design & installation of metal roofing.

(S) smoke alarms to comply with BCA SA E1.7. Connect to 240v power supply with 9v battery back-up mounted to ceiling.

AREAS
EXISTING BUILDING approx: _____ 102.96m2

PROPOSED TOTAL AREA: _____ 102.96m2

©COPYRIGHT
HILLS DESIGN & DRAFTING
A.B.N. 83 910 585 247
PO Box 662 Littlehampton S.A. 5250
Mobile: 0412 515 008
email: david@hillsdesigndrafting.com
www.hillsdesigndrafting.com

owners:
A. & J. LIEBELT

project
PROPOSED CHANGE OF BUILDING USE TO A TOURIST ACCOMMODATION AT LOT 8 / NO.15 WINDSOR AVE, HAHNDORF.

sheet content
EXISTING FLOOR PLAN

| scale | drawn/checked | sheet number/issue |
|---|---|---|
| 1:100 | DM | 6 OF 6 |
| drawing number | date | |
| WIN5 | FEB20 | |

Attachment Two (2)

DISTRICT COUNCIL OF MOUNT BARKER

**STATEMENT OF REPRESENTATION FOR CATEGORY 2**
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/582/20
Alterations/Additions to Local Heritage Place (Louise Flierl Mission Museum, fr St Paul's Church Heritage ID 18392) including Roof Replacement, Porch, Water Storage Tank & Fencing in association with Tourist Accommodation

**YOUR DETAILS:** (all fields with an asterix * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: T & N Fountas

* HOME ADDRESS: 2071 Mount Barker Road, Hahndorf

* POSTAL ADDRESS PO Box 643, Hahndorf

PHONE NO: ..... E-MAIL: .....

My interest/s are affected as: (please tick the following boxes as appropriate)

☑ The owner or the occupier of the property located at: 2071 Mt Barker Rd, Hahndorf

☐ Other (please state): .....

**YOUR COMMENTS:**

* I/We:

☐ Support the proposal and provide the following comments.

☑ Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

Please see attached letter dated 22/07/2020

.....

.....

.....

.....

.....

.....

.....

.....

.....

* I/We:

☑ Do not wish to be heard by the Council Assessment Panel in support of my representation.

☐ Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

☐ Appearing personally, **OR**

☐ Be represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).*

*Development Act 1993 - Part 4, 38 (10)(a)*
*In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.*

**Your written representation must be received by Council no later than 11.59pm on Friday 24 July 2020, to ensure that it is a valid representation and taken into account.**

If you make representation you will be notified by a separate letter of the date and time of the Council's Assessment Panel (CAP) meeting at which CAP will consider the application.

**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED _____ DATE 22/07/2020

22/07/2020

Comments relating to Development no. 580/582/20

Lot: 100 DP 122564 CT- 6232/34
at 5A Windsor Avenue, Hahndorf SA 5245

Whilst we welcome the introduction of a new accommodation facility in Hahndorf we oppose the development for the following reasons;

In the proposed plans for this development approval, the provision for car parking, at the rate of one space for each guest room as per the MBDC Development Plan, has not been included. With no provision for guest car parking we assume that on-street parking will be the only option. Large amounts of traffic frequently use Windsor Avenue each and every day including heavy earth moving trucks and equipment and agriculture machinery. The lack of parking within the township for day visitors is cause for concern, even more so during peak times of the year. In addition, our property is situated within rural zoning and our emergency bushfire plan involves using the side access from our paddocks out to Windsor Avenue and if this access was to be blocked during an emergency, this could be detrimental to our safety.

From a historical aspect, due to its extensive link to the colonisation of Hahndorf, the restoration and preservation of this historical property should be a high priority. Heritage and/or cultural features of the building should remain including that of original plaster and/or colour and signage marking its historical past. Considering this, the development budget that is listed within the application does not appear to match the desired outcomes for the project.

Kind regards,

T & N Fountas
2071 Mount Barker Road,
Hahndorf SA 5245

Attachment Three (3)

**3/8/2020**

**Development no: 580/582/20**
**Lot: 100 DP: 122564 CT: 6232/34**
**5A Windsor Avenue, Hahndorf**

Dear Sir/Madam,

We are writing in response to the representation that was presented by T & N Fountas to our proposed alterations/additions to 5A Windsor Avenue, Hahndorf.

We have written to the aforementioned a week ago and have also left a phone message, in an attempt to discuss the issues raised to see if a resolution could be reached, however, as of today, they have declined to respond. We therefore submit the following.

It is of note that the Fountas' did not raise any objection to the original redevelopment proposal from public museum to tourist accommodation in March 2019.

In relation to the issue that was raised relating to parking, due to the closeness of the structure to the street and inaccessibility from the street to the rear of the building, there is no option for off street parking that fulfils council guidelines. This was previously the case when the building was a public museum which may have attracted multiple visitors at any one time. As we will be marketing the facility as a 'couples only' B & B, the expectation would be that a single passenger vehicle would only be parked in front of the building. This is a wide public road with no parking restrictions in place. The building is on the opposite side of the road to the Fountas' gate which they were concerned could be blocked. We will ensure that any guests are aware that parking is strictly on the 'accommodation side' of the road and they are not to park in front of the gate across the road at any time.

As for the concerns re the 'restoration and preservation of this historical property,' both of our families (Liebelt and Jaensch) were amongst the first settlers in Hahndorf and we hold the heritage of our township dearly. It is our intention to restore the building both internally and externally to the highest of standards to ensure it remains a part of Hahndorf's future for at least another 160 years. We have a passion for heritage buildings and have recently renovated a 150-year-old church in Middleton which has just been nominated for a heritage award through the Alexandrina Council.

We have reviewed archival material related to the church and had several onsite consultations with Douglas Alexander, a heritage advisor recommended by the Mount Barker Council. The original building is made of red brick and was rendered over with a concrete based render in the 1940s. It will not be possible to restore the building to its original state as we have received advice that the render cannot be removed without damaging the underlying brickwork. The render is in relatively poor condition in places, due to salt damp, which we have now had treated. Much of the remaining render will require patching. It will be difficult to match the colour of the existing render and, after consultation with the heritage adviser, it was felt that painting would give a consistent finish in keeping with a white limewash that would have been used at the time the building was originally built. All materials and colours chosen for the project have been discussed with, and approved by, the heritage adviser. Regarding signage, we would be more than happy for this to be erected, with Council guidance, marking the building's historical past.

In relation to the budget, the figure quoted was for amendments to the original proposal from March 2019 only, specifically the addition of the small porch, water tank and fencing, not the entire restoration which is likely to require a budget of several hundred thousand dollars.

Thank you for considering our position on this objection to our development. Please contact us if you require any further clarification.

Thank you and kind regards,

**Andy and Jan Liebelt**
**P: 0459 244 459 / 8398 4459**
**E: aliebelt@cornerstone.sa.edu.au**

**5.4. CATEGORY 1 APPLICATIONS**

Nil.

**6. INFORMATION REPORTS**

Nil.

**7. CONFIDENTIAL REPORTS**

Nil.

**8. POLICY MATTERS ARISING FROM THIS AGENDA**

**9. OTHER BUSINESS**

**10. CLOSE**