
MINUTES OF THE MEETING of the Council Assessment Panel of Mount Barker District Council held in the Council Chambers of the Local Government Centre, 6 Dutton Road Mount Barker on Wednesday 19 August 2020, commencing at 9.30 am.

PRESENT **(Members)** Tom Gregory (Presiding Member), Judith Urquhart, Geoff Parsons and Carol Bailey.
 (Staff) Manager – Planning, City Development (A Humphries), Senior Planner, City Development (M Dickson), Planner, City Development (C Webber) and the Minute Secretary (S Mann).

1. APOLOGIES

Nil.

2. CONFLICT OF INTEREST DECLARATION

Nil declared.

3. CONFIRMATION OF MINUTES

Moved Carol Bailey that the minutes for the meeting held on 15 July 2020 be taken as read and confirmed.

Seconded Geoff Parsons

CARRIED
CAP20200819.01

4. REPORTS 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 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	<ul style="list-style-type: none">• Removal of Significant and Regulated trees• Impacts to amenity of locality
Recommendation	RESOLVE to grant Development Plan Consent and Development Approval subject to conditions

The Panel discussed the application and reached the following decision, with the inclusion of condition 3;

Judith Urquhart moved that the Council Assessment Panel:

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

RESOLVE to GRANT Development Plan Consent and 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.
3. A tree planting plan shall be submitted by the applicant, and approved by the Manager City Development, within three (3) months of the development approval being issued. The tree planting plan shall detail the proposed location and species of trees proposed for the subject land in order to enhance the amenity of the locality to the satisfaction of Council.

Seconded Carol Bailey

CARRIED
CAP20200819.02

5.3.2 SUMMARY DETAILS

Application No.	580/582/20
Applicant	A M Liebelt
Subject Land	LOT: 100 DP: 122564 CT: 6232/34 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	<ul style="list-style-type: none">• Heritage• Built Form and Visual Appearance
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions

The Panel discussed the application and reached the following decision;

Carol Bailey moved that the Council Assessment Panel:

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

Seconded Geoff Parsons

CARRIED
CAP20200819.03

5.4 CATEGORY 1 APPLICATIONS

Nil.

6. INFORMATION REPORTS

Nil

7. CONFIDENTIAL REPORTS

Nil.

8. POLICY MATTERS ARISING FROM THIS AGENDA

Nil.

9. OTHER BUSINESS

Nil.

10. CLOSURE

Meeting declared closed at 9.54 hrs



CHAIRMAN

28/10/2020

(DATE)