

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 18 August 2021, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Tom Gregory, Geoff Parsons, Sally Roberts and Harry Seager.  
**(Staff)** Team Leader – Planning, City Development (A Houlihan), Senior Planner, City Development (M Dickson), and the Minute Secretary (S Mann).

**1. APOLOGIES**

Nil.

**2. CONFLICT OF INTEREST DECLARATION**

Nil Declared.

**3. CONFIRMATION OF MINUTES**

Moved Harry Seager that the minutes for the meeting held on 6 August 2021 be taken as read and confirmed.

Seconded Sally Roberts

CARRIED  
CAP20210818.01

**4. REPORTS DEFERRED**


Nil.

**5. REPORTS BY OFFICERS**

**5.1. DEVELOPMENT ACT APPLICATIONS**

**5.1.1. NON-COMPLYING APPLICATIONS**

Nil.

  
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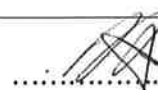
## 5.1.2. CATEGORY 3 APPLICATIONS

### 5.1.2.1 SUMMARY DETAILS

|                            |  |
|----------------------------|--|
| <b>Application No.</b>     | 580/305/19   |
| <b>Applicant</b>           | Equals Health Retreat  |
| <b>Subject Land</b>        | LOT: 7 FP: 157242 CT: 5287/13<br>33 Sandow Road, Verdun  |
| <b>Ward</b>                | North Ward   |
| <b>Proposal</b>            | Change of use to health and wellness retreat including the construction of seven (7) accommodation units, two (2) treatment rooms, alterations and additions to the existing shed to be used as a multi-purpose building and associated amenities, car parking, landscaping and infrastructure                       |
| <b>Zone</b>                | Primary Production Zone  |
| <b>Policy Area</b>         | Hahndorf Rural Activity Policy Area 24   |
| <b>Form of Assessment</b>  | Merit  |
| <b>Public Notification</b> | Category 3   |
| <b>Representations</b>     | Thirteen (13)  |
| <b>Persons to be heard</b> | Nine (9)   |
| <b>Agency Consultation</b> | <ul style="list-style-type: none"> <li>• Environment Protection Authority (EPA)</li> <li>• Country Fire Service (CFS)</li> </ul>   |
| <b>Responsible Officer</b> | Michael Dickson (Senior Planner)   |
| <b>Main Issues</b>         | <ul style="list-style-type: none"> <li>• Suitability of Land Use within the Zone</li> <li>• Design and Appearance</li> <li>• Native Vegetation</li> <li>• Car Parking, Transport and Access</li> <li>• Wastewater, general waste and stormwater</li> <li>• Interface between Land Uses</li> <li>• Hazards</li> </ul> |
| <b>Recommendation</b>      | RESOLVE to grant Development Plan Consent subject to conditions and reserved matters   |

9.42hrs Mark Kwiatkowski on behalf of Tarrant & Melanie Hansen, spoke against the application.

9.45hrs Marie & Vahid Chittleborough spoke in support of the application.



- 9.53hrs Phillip Brunning on behalf Mr Beaty & Mr Callaghan, spoke against the application.
- 10.01hrs Adrian Callaghan spoke against the application.
- 10.06hrs Grant Beaty spoke against the application.
- 10.10hrs Katherine Wenk spoke against the application.
- 10.17hrs Paul Yeates spoke against the application.
- 10.27hrs Matthew King - URPS, Katina Jones – Owner / applicant, Tom Game - Botten Levinson, Damian Campagnaro – DC Architecture, Phil Weaver – Phil Weaver and Associates spoke for the application.

The Panel discussed the application and reached the following decision;

Geoff Parsons moved that the Council Assessment Panel defer the decision until a further date for the applicant to consider 5 matters;

- location, appearance & impact of the carpark to the character of the locality,
- scale of the development,
- extent of vegetation removal and landscaping which appears to be predominately non-native, seeking additional native vegetation species building on existing vegetation present,
- waste water treatment system is insufficiently resolved – needs to be investigated to the satisfaction of the relevant agency (SA Health, Council and EPA),
- provision of appropriate bushfire management plan.

Seconded Tom Gregory

CARRIED  
CAP20210818.02

**5.1.3. CATEGORY 2 APPLICATIONS**

Nil.

**5.1.4. CATEGORY 1 APPLICATIONS**

Nil.

**5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS**

Nil.

**6. REVIEW OF ASSESSMENT MANAGER DECISIONS**

Nil.



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**7. INFORMATION REPORTS**

Nil.

**8. CONFIDENTIAL REPORTS**

Nil.

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

Nil.

**10. OTHER BUSINESS**

Nil.

**11. CLOSURE**

Meeting declared closed at 12.16hrs



CHAIRMAN

15/12/2021  
DATE

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