

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 17 February 2021, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Tom Gregory, Sally Roberts and Harry Seager.  
**(Staff)** Manager – Planning, City Development (A Humphries), Planner, City Development (D Henderson), Development Engineer, City Development (M Schubert) and the Minute Secretary (S Mann).

**1. APOLOGIES**

Nil.

**2. CONFLICT OF INTEREST DECLARATION**

Geoff Parsons declared a perceived interest, but not a conflict, in relation to Item 5.3.1 Kings Baptist Mt Barker.

It is evident in report that Burke Urban has an interest in the development, Burke Urban also has a working relationship within the council area where Geoff is employed.

Geoff noted the perceived interest did not compromise his ability to remain impartial and accordingly he would participate in the debate and decision making on the item.

**3. CONFIRMATION OF MINUTES**

Moved, Sally Roberts that the minutes for the meeting held on 16 December 2020 be taken as read and confirmed.

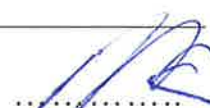
Seconded Geoff Parsons

CARRIED  
CAP20210217.01

**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

<b>Application No.</b>	580/270/20
<b>Applicant</b>	Kings Baptist Mt Barker
<b>Subject Land</b>	Lot 1000 in D120098, CT 6216/537, 41 Bollen Road, Mount Barker
<b>Ward</b>	Central
<b>Proposal</b>	Kings Baptist Grammar School - Stage 1: School Building and Early Learning Centre, including associated Decking, Shelter, Pergolas, Car Parking, Landscaping, Fencing, Retaining and Infrastructure
<b>Development Plan</b>	Mount Barker District Council – Consolidated 8 August 2017
<b>Zone</b>	Residential Neighbourhood
<b>Form of Assessment</b>	Merit
<b>Public Notification</b>	Category 2
<b>Representations</b>	1
<b>Persons to be heard</b>	1
<b>Agency Consultation</b>	Nil
<b>Responsible Officer</b>	Derek Henderson
<b>Recommendation</b>	Development Plan Consent

0935hrs Samantha Rolt spoke against the application – citing traffic, parking, speed and pedestrian safety along Bollen Rd.

0943hrs Julie Lewis, URPS & Melissa Mellen, MFY spoke for the application – responded to concerns about the traffic management and amenities.



The Panel discussed the application and reached the following decision;

Geoff Parsons moved that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker District Council Development Plan – Consolidated 8 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by Kings Baptist Mt Barker for the Kings Baptist Grammar School - Stage 1: School Building and Early Learning Centre, including associated decking, shelter, pergolas, carparking, landscaping, fencing, retaining and infrastructure at 41 Bollen Road MOUNT BARKER in Development Application 580/270/20 subject to the following conditions, reserved matters and advisory notes:

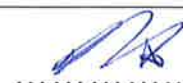
(1) The development herein approved is to be carried out in accordance with the plans and details accompanying this application, including:

- Amended Planning Report of URPS titled *King's Baptist Grammar School 41 Bollen Road, Mount Barker Stage 1* dated 21/09/2020
- Response to representation by URPS dated 17 November 2020
- Amended Plans of Hodgkison Architecture titled *Kings Baptist Grammar School – Mt Barker Revision 1* dated SEP 20
- Tree Protection Plan prepared by Tree Environs Pty Ltd dated 30 June 2020 titled *Kings Baptist School Lot 1000 Bollen Road Mt Barker*
- Stormwater Management Plan of WSP – Kings Baptist Grammar School dated December 2020 and the email of WSP to Council dated 3 February 2021
- Traffic and Parking Report of MFY dated 11 March 2020 Ref: 20-0030
- Carpark Landscaping Layout Concept of French Enviro dated November 2020

except where amended by the following conditions.

(2) Stormwater management is to occur in accordance with the approved documentation, including:

- a. All stormwater from the development must be connected to stormwater drainage infrastructure located within the drainage easement in the occurrence that constructed of this has been completed. Any associated costs for the connection are the developer's responsibility.
- b. Stormwater infrastructure is to be maintained such that the Water Quality objectives are achieved in regard to pollutants, including gross pollutants.



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- c. Final detailed design of all stormwater infrastructure, including connections to drainage infrastructure in the drainage easement, is to be approved by Council Planning Engineers prior to construction commencing.
- (3) Prior to the commencement of any earthworks on the site, tree protection zones (TPZs) must be established around all regulated and/or significant trees being retained as part of the development to the reasonable satisfaction of the Council. Tree protection zones must be fenced and sign-posted, and no persons, vehicles or machinery must enter the tree protection zones without the consent of the Council or a professional arborist with a minimum qualification of a Certificate V in Arboriculture.
  - (4) Any infrastructure works required to be installed within a tree protection zone of a regulated tree to remain on the land is to be undertaken in a tree-sensitive manner. The works are to be in accordance with the detailed design and methodology and overseen by a professional with a minimum Certificate V in Arboriculture.
  - (5) Lighting shall:
    - a. Be provided to the pedestrian areas, manoeuvring areas and car parks in accordance with AS 1158.1 Public Lighting Code and AS 2890.1 Parking facilities – Off-street car parking.
    - b. Designed to limit overspill of light on adjacent roads and residential areas which may create a nuisance to any neighbour or road user, whilst providing adequate illumination on-site and to perimeters of the site for security purposes, to the reasonable satisfaction of Council.
    - c. Have non-illuminated elements to be of a material of low reflectivity to minimise impacts of sun/headlamp glare.
  - (6) The subject land is not currently serviced by a sewer mains. The developer, at its cost, is to:
    - a. Provide external wastewater infrastructure (sewer mains) to the site that is suitably sized for the catchment, with a connection point to the subject site from the sewer mains. Design approval by Council and SA Health and associated financial and augmentation requirements of Council shall be met in regard to the connection to and construction of wastewater connections, drains and services. An onsite wastewater system, temporary holding tanks or pumped connection to the existing CWMS on the eastern side of Bollen Road are not accepted options.

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- b. Connection to Council's Sewer System must be provided in accordance with Council's current standards, Australian Standards and relevant codes to the reasonable satisfaction of the Council and be operational prior to the occupation/operation of the development.
- (7) Effective measures shall be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- a. Prevent silt run-off from the land to adjoining properties, roads and drains;
  - b. Control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
  - c. Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - d. Ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
  - e. Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
- (8) Following completion of the works and prior to occupation, the contractor shall remove all accumulated material from a permanent drainage infrastructure. The contractor shall arrange for a video survey of all Council stormwater pipes and make a copy of the video plus associated written report available to Council. A further video survey shall be undertaken by the contractor if considered necessary by Council to demonstrate that identified defects in the pipe system have been satisfactorily repaired. As constructed drawings of all infrastructure to be vested in Council is to be provided.
- (9) An appropriate Stormwater, Erosion and Drainage Management Plan (SEDMP) in accordance with the EPA Stormwater Pollution Prevention Code of Practice must be prepared by an experienced and qualified consultant, to the satisfaction of the Council and must include a range of strategies to collect, treat, store and dispose of stormwater during construction while minimizing the release of pollutants into the environment. The measures recommended in the SEDMP must be in place, to Council satisfaction, prior to any earthworks commencing on site and maintained in good condition and remain in place until the site is sealed, stabilised or suitably re-vegetated in a manner to prevent erosion.
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- (10) Traffic management, parking and construction of vehicle manoeuvring and car parking areas is to be in accordance with the submitted plans (other than any amendments conditioned below) and demonstrate the following:
- a. Car parks and any traffic control devices must be designed and constructed in accordance with AS 2890, in particular AS 2890.1 and AS 2890.2 –Off-Street Car parking along with AS 1742 Manual of Uniform Traffic Control Devices, Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999) and any other relevant Australian Standards and codes, to the reasonable satisfaction of the Council.
  - b. A detailed line marking and traffic control plan is to be submitted to, and endorsed by Council prior to the commencement of construction.
  - c. The driveways and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
  - d. Prior to the occupation of the development, all appropriate traffic interventions that would facilitate safe pedestrian access across Bollen Road is to be provided. The design is to be considerate of all relevant strategic designs for this road and approved by all relevant authorities, including Council.
- (11) The final landscape construction and management plan (overlaid on the final civil plan) is to be submitted to Council to the satisfaction of the Assessment Manager prior to Development Approval. The landscaping within the carpark area is to be in general accordance with the submitted plans. This is to include opportunities for the establishment of large shade trees as appropriate. Landscaping shall be completed prior to the occupation of the development and be maintained in good condition with losses replaced in a timely manner.
- (12) “As-Constructed” drawings and an asset register shall be submitted to Council for all infrastructure to be vested in Council, including stormwater drainage and wastewater drainage external to the site. The plans are to be provided in accordance with relevant Council standards.

**Notes:**

- (1) Council has declared the area an underground mains area. Any electricity mains must be placed underground in accordance with recognised engineering practice and the requirements of SA Power Networks.

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- (2) Any person proposing to undertake building work within the district of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc., must be reinstated to a standard acceptable to Council at the applicants' expense.
- (3) The applicant is reminded to notify Council in writing when all the Council's conditions and requirements have been complied with. Written Notification should identify each condition and address how the condition has been satisfied, including any relevant documentation.
- (4) The applicant/owner is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that its activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause environmental harm.
- (5) To legally install traffic control devices, a Traffic Control Plan and a Traffic Impact Statement and certification is required to be prepared by a recognised Traffic Engineering Practitioner for approval by Council and/or DPTI.
- (6) As the development hereby approved includes plumbing work, an On-site Wastewater Works Application must be approved by Council prior to the commencement of building work for the approved development.

Seconded Sally Roberts

CARRIED  
CAP20210217.02

#### **5.4 CATEGORY 1 APPLICATIONS**

Nil.

#### **6. INFORMATION REPORTS**

Nil

#### **7. CONFIDENTIAL REPORTS**

Nil.

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

Nil.





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**9. OTHER BUSINESS**

Nil.

**10. CLOSURE**

Meeting declared closed at 1045hrs



CHAIRMAN

17.2.2021

DATE