

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 15 June 2022, commencing at 9.30 am.

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

1. APOLOGIES

Nil.

2. CONFLICT OF INTEREST DECLARATION

Nil declared

3. CONFIRMATION OF MINUTES

Moved Sally Roberts that the minutes for the meeting held on 18 May 2022 be taken as read and confirmed.

Seconded Harry Seager

CARRIED
CAP20220615.01

4. REPORTS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1. DEVELOPMENT ACT APPLICATIONS

5.1.1. NON-COMPLYING APPLICATIONS

Nil.

5.1.2. CATEGORY 3 APPLICATIONS

Nil.

5.1.3. CATEGORY 2 APPLICATIONS

Nil.



5.1.4. CATEGORY 1 APPLICATIONS

Nil.

5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

5.2.1 21027494 – ASHLEE CARVER

Development Number	21027494
Applicant	Ashlee Carver
Subject Land	1 Smyth Road, Dawesley
Ward	North Ward
Nature of Development	Partial change in land use to Industry for the purposes of manufacturing transportable buildings with associated conversion of existing farm building, storage area and car parking
Lodgement Date	7 September 2021
Planning and Design Code Version Number	23 September 2021 – 2021.14
Zone	Rural
Relevant Authority	Council Assessment Panel
Categorisation	Performance Assessed
Notification	Yes
Representations	Yes
Persons to be heard	Yes
Referrals - Statutory	Department for Infrastructure and Transport
Referrals – Non-Statutory	No
Responsible Officer	Andrew Houlihan - Team Leader Planning
Recommendation	To Refuse Planning Consent

9.35 Mark Kwiatkowski spoke on behalf of Andrew May, against the application.

9.38 Luke Angel spoke for the application.

The Panel discussed the application and reached the following decision;

Sally Roberts moved that the Council Assessment Panel:

DETERMINE that the proposed development is not seriously at variance with the provisions of the Planning and Design Code.



Refuse Planning Consent to the application by Ashlee Carver for the partial change in land use to Industry for the purposes of manufacturing transportable buildings with associated conversion of existing farm building, storage area and car parking at 1 Smyth Road, Dawesley, as detailed in Development Application ID 21027494 as the proposed development does not achieve the following Desired Outcomes or Performance Outcomes;

Rural Zone – Desired Outcomes

DO1

A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO2

A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Rural Zone – Performance Outcomes

PO1.1

The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

PO 4.1

Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.

PO 4.3

Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

General Development Policy – Design

PO 6.1

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from



public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

PO 7.2

Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.

PO 7.6

Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.

General Development Policy – Interface between Land Uses

PO 2.1


Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- a) the nature of the development
- b) measures to mitigate off-site impacts
- c) the extent to which the development is desired in the zone
- d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land

PO 4.2

Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

- a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
- b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
- c) housing plant and equipment within an enclosed structure or acoustic enclosure
- d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.



Traffic Generating Development Overlay

PO 1.1

Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road Network.

PO 1.2

Access points sited and designed to accommodate the type and volume of traffic to be generated by development.

Seconded Tom Gregory

CARRIED
CAP20220615.02

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil

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 10.34 hrs


CHAIRMAN

20/7/2022
DATE

