

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 16 July 2025, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Geoff Parsons, Sally Roberts and Cr Harry Seager.
(Staff) Manager City Development (Assessment Manager) (A Houlihan), Team Leader Planning (G Sproule), Senior Planner (M Fielke) and the Minute Secretary (D Minear and M Stennett).

1. APOLOGIES

Tom Gregory

2. CONFLICT OF INTEREST DECLARATION

2.1 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting	16 July 2025
Panel Member Name	Geoff Parsons
Item	5.2.1
Nature of Interest	In accordance with the Assessment Panel Members Code of Conduct as adopted under Schedule 31(1)(c) of the <i>Planning, Development and Infrastructure Act 2016</i> the following were raised;

Geoff Parsons raised that he is a resident of the township of Nairne, however not in close proximity to the site of item 5.2.1. and has not attended the venue. Geoff Parsons declared that the nature of his relationship will not impact his ability to participate in the deliberation of the matter and does not need to be declared as a conflict of interest.

2.2 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting	16 July 2025
Panel Member Name	Cr Harry Seager
Item	5.2.1
Nature of Interest	In accordance with the Assessment Panel Members Code of Conduct as adopted under Schedule 31(1)(c) of the <i>Planning, Development and Infrastructure Act 2016</i> the following were raised;

Harry Seager raised that a resident of the township of Nairne approached him to discuss item 5.2.1. and he declined to discuss the matter. Cr Harry Seager declared that the nature of his conversation will not impact his ability to participate in the deliberation of the matter and does not need to be declared as a conflict of interest.

3. CONFIRMATION OF MINUTES

Moved Geoff Parsons that the minutes for the meeting held on 18 June 2025 be taken as read and confirmed.


Chairman


Assessment Manager

Seconded Cr Harry Seager

CARRIED
CAP20250716.01

4. REPORTS DEFERRED

Nil.

5. REPORTS BY OFFICERS

Nil.

5.1. DEVELOPMENT ACT APPLICATIONS

Nil.

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 23011096 – LAND HOLDINGS (SA) PTY LTD

Application ID	23011096
Applicant	Land Holdings (SA) Pty Ltd
Subject Land	60 Princes Hwy, Nairne SA 5252 62 Princes Hwy, Nairne SA 5252
Nature of Development	Variation to DA 580/632/16 (alterations and additions to existing hotel) including the removal of a bottle shop, associated increase in hotel dining, provision of car parking and associated earthworks.
Lodgement Date	24 June 2023
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Township Main Street
Planning and Design Code Version Number	2023.8 (15.06.2025)
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	7
Persons to be heard	4
Referrals – Statutory	• Minister responsible for the administration of <i>Heritage Places Act 1993</i>
Referrals – Non Statutory	• Development Engineering Officer


Chairman


Assessment Manager

Responsible Officer	Matthew Fielke – Senior Planner
Recommendation	Grant Planning Consent

Carlo Panozzo spoke on behalf of The District Hotel to their representation.

Emma Shakes spoke to their representation.

Garth Heynan (*Heynan Planning Consultants Director*) spoke for the application on behalf of the applicant Land Holdings (SA) Pty Ltd.

David Holland (*DASH Architects Director*) spoke for the application on behalf of the applicant Land Holdings (SA) Pty Ltd.

The Panel discussed the application and reached the following decision;

Cr Harry Seager 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, in accordance with Section 126 (1) of the *Planning, Development and Infrastructure Act 2016*;

and

GRANT Planning Consent to the application by Land Holdings (SA) Pty Ltd to the variation of DA 580/632/16 (alterations and additions to existing hotel) including the removal of a bottle shop, associated increase in hotel dining, provision of car parking and associated earthworks, at 60 and 62 Princes Highway, Nairne as detailed in Application ID: 23011096 subject to the following conditions, reserved matters and advisory notes:

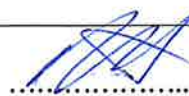
RESERVED MATTERS

Reserved Matter 1

The following detailed information shall be submitted for further assessment and approval by the Council Assessment Panel as reserved matter pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act):

1. Updated construction detail shall be provided to Council prior to Development Approval being granted as it relates to the proposed variation. The construction detail is to be based upon 'Preliminary Stormwater Plan', Document No. WGA161379-SK-CV-0001, Rev F, dated 28 Nov 2024. The updated construction detail shall include tree sensitive construction techniques throughout the area of the Tree Protection Zone, in an effort to preserve the health and wellbeing of the adjacent significant tree (*Eucalyptus microcorys*).

Pursuant to Section 102(1) of the Act, the Council Assessment Panel reserves its decision on the form and substance of any further conditions of planning consent that it considers appropriate to impose in respect of the reserved matters set out above. The Council Assessment Panel resolves to delegate the power to assess and determined specified reserved matters, including the power to impose further conditions of planning consent pursuant to Section 127(1) of the Act, to the Assessment Manager.


Chairman
Assessment Manager

CONDITIONS

Council conditions

Condition 1

The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions. Relevant approved documentation includes:

- a) Set of drawings prepared by Dash Architects:
 - Cover – Project No. DA234406 – Drawing SK01 Rev P3 – Dated 14 Jan 2025.
 - Ground Floor Plan – Existing – Project No. DA234406 – Drawing SK02 Rev P3 – Dated 14 Jan 2025.
 - Ground Floor Plan – Demo – Project No. DA234406 – Drawing SK03 Rev P3 – Dated 14 Jan 2025.
 - First Floor Plan – Demo – Project No. DA234406 – Drawing SK04 Rev P3 – Dated 14 Jan 2025.
 - Site Plan – Proposed – Project No. DA234406 – Drawing SK05 Rev P3 – Dated 14 Jan 2025.
 - Site Plan – Proposed + Traffic – Project No. DA234406 – Drawing SK06 Rev P3 – Dated 14 Jan 2025.
 - Ground Floor – Proposed – Project No. DA234406 – Drawing SK07 Rev P3 – Dated 14 Jan 2025.
 - First Floor – Proposed – Project No. DA234406 – Drawing SK08 Rev P3 – Dated 14 Jan 2025.
 - Elevations – North & East – Project No. DA234406 – Drawing SK09 Rev P3 – Dated 14 Jan 2025.
 - Elevations – South & West – Project No. DA234406 – Drawing SK10 Rev P3 – Dated 14 Jan 2025.
 - 3D Images 01 – Project No. DA234406 – Drawing SK11 Rev P3 – Dated 14 Jan 2025.
 - 3D Images 02 – Project No. DA234406 – Drawing SK12 Rev P3 – Dated 14 Jan 2025.
 - 3D Images 03 – Project No. DA234406 – Drawing SK13 Rev P3 – Dated 14 Jan 2025.
- b) Stormwater Management Plan – WGA Engineers – Ref: WGA161379-RP-CV-0001_E – Dated 29 Nov 2024.
- c) Transport Impact Statement – Stantec Australia Pty Ltd – Rev D – Dated 24 Sep 2024.
- d) Letter from Heynen Planning Consultants – Response to Representations – Dated 2 Jun 2025.

Condition 2

The following hours of operation apply to the development:

Outdoor dining:

- 7:00am to 10:00pm – 7 days per week.

Balance of the hotel (in accordance with the existing Liquor License):

- 5:00am to Midnight – Monday to Wednesday
- 5:00am to 1:00am the following day – Thursday to Saturday
- 8:00am to Midnight – Sunday.

The following conditions of the Liquor License will continue to apply, including:

- The trading hours are extended to 2:00am the following day on the day preceding Good Friday and on Christmas Eve
- The trading hours are extended to 1:00am the following day on days preceding any other public holiday.
- The trading hours for the sale of liquor for consumption off the licensed premises are extended to 2:00am on New Year's Eve.

Condition 3

The following patron capacity applies to the development:

- Ground Floor: 150 persons
- Upper Floor: 100 persons


Chairman


Assessment Manager

Condition 4

Waste collection shall be undertaken by a private contractor with a vehicle no larger than an 8.8m Medium Rigid Vehicles (MRV). All waste collection is to occur from Leith Street, with bins being wheeled from the bin store to the truck for collection.

Condition 5

All deliveries to the site shall be provided by vehicles no larger than 6.4m Small Rigid Vehicles (SRV). All loading and unloading is to occur from Leith Street.

Condition 6

Waste collection and deliveries shall not be conducted:

- Before 9:00am or after 7:00pm on any Sunday or public holiday; or
- After 7:00pm or before 7:00am on any other day.

Waste collection and delivery times shall be agreed to by Council to ensure appropriate parking restrictions are in place within the site and adjacent road reserve.

Condition 7

All external lighting shall be designed to comply with Australian Standard 4282-2023 'Control of the obtrusive effects of outdoor lighting', to ensure surface areas are appropriately lit without adversely impacting upon neighbouring properties or causing distraction to drivers on adjacent roads due to unreasonable glare and light spill.

Condition 8

A solid screen shall be constructed around the rooftop mechanical plant, which extends a minimum 0.5 metres above the mechanical plant units. A suitable material ("Colorbond" or similar) of minimum 0.35mm BMT, or a material with the same or greater surface density shall be used to ensure compliance with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Condition 9

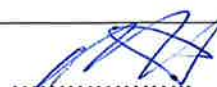
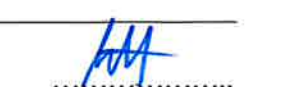
A Tree Protection Zone (TPZ) is to be erected for the protection of the existing Tallowwood tree (*Eucalyptus microcarys*) for the duration of construction (including any associated earthworks). This must:

- Consist of solid, chain mesh, steel or similar fabrication with posts at a maximum 3.0m intervals located to contain the area of the TPZ affected;
- Incorporate on all sides a clearly legible sign displaying the words 'Tree Protection Zone';
- Be a minimum of 1.8 metres in height;
- Be fixed in place to prevent any unauthorised movement within the zone; and
- Ensure no materials are to be stored within this zone.

Condition 10

The following activities shall not be allowed, caused, suffered or permitted to occur within the TPZ of the existing Tallowwood tree, outside of the extent of the building footprint:

- Building work and fencing, unless utilising non-invasive excavation techniques such as hand digging, hydrovac or similar.
- Trenching for the installation of underground services/pipes unless non-invasive methods such as directional boring are utilised.
- Paving or other impervious objects (such as a water feature) unless agreed in writing beforehand by Council. Tree sensitive pavement techniques may be appropriate if approved by Council.
- The parking, storage or manoeuvring of any vehicles or machinery.


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Chairman
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Assessment Manager

- Storage of material, building rubble, construction materials, equipment or temporary buildings/structures.
- Excavating or digging of any form, unless agreed in writing beforehand by Council.
- Placement of additional soil or removal of soil unless agreed in writing beforehand by Council.
- Scaffold supports required within the protection zone are to be placed on planks or boards of a suitable thickness.
- Changes to natural ground level.

Condition 11

The construction of Leith Street must be undertaken in accordance with detailed design documentation as agreed to by Council. Council's Development Engineering Team will undertake inspection of the works at the completion of key milestones, with any defects or omissions to be rectified to the satisfaction of Council.

The construction of Leith Street must be completed to the satisfaction of Council prior to occupation of the hotel.

NOTES

Council Advisory Notes

Advisory Note 1

Any person proposing to undertake building work within the Mount Barker District Council 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. If you have any queries please contact Council on 8391 7200.

Advisory Note 2

The applicant is advised that further approval is required for live music and other amplified entertainment that is inconsistent with the definition of *low impact entertainment* under Schedule 4 Clause 5 (3) of the *Planning, Development and Infrastructure Act 2016*.

Advisory Note 3

The proposed development is required to be connected to an approved wastewater management system (includes new or alterations to existing on-site systems, sewer systems and associated underfloor plumbing). A wastewater management system should be approved by Council prior to the commencement of construction.

Advisory Note 4

Effective measures are to be implemented during the construction of the development in accordance with this consent to:

- Prevent silt and water run-off from the land to adjoining properties, roads and drains;
- 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 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.


Chairman


Assessment Manager

This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 5

The applicant/owner is advised that the works within Council's road reserve herein approved (including the construction of Leith Street) shall be undertaken in accordance with the relevant Council standards and Fact Sheets for works on a public road. These documents can be found on Council's website at www.mountbarker.sa.gov.au and hard copies are available from the Council office. Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the applicant/owner expense.

A separate permit is required under Section 221 of the *Local Government Act 1999* prior to the commencement of any road works. Permit application forms can be found on Council's website at www.mountbarker.sa.gov.au.

Advisory Note 6

This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 7

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 8

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 9

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.

Advisory Note 10

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).

Advisory Notes imposed by the Minister responsible for the administration of the *Heritage Places Act 1993* under Section 122 of the Act

Advisory Note 11

Please note the following requirements of the *Aboriginal Heritage Act 1988*.


Chairman
Assessment Manager

- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the Aboriginal Heritage Act 1988.

Advisory Note 12

Please note the following requirements of the *Heritage Places Act 1993*.

- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
- (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Seconded Geoff Parsons

CARRIED
CAP20250716.02

5.2.2 25007314 – HAHNDORF FLOWER FARM

Application ID	25007314
Applicant	Hahndorf Flower Farm
Subject Land	97b Darby Rd Paechtown
Nature of Development	The establishment of Horticulture in the form of floriculture (flower farm) and Farm Tours and Shop (for flower farm workshops), and the associated construction of an onsite carpark and Agricultural Building
Lodgement Date	21 March 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Productive Rural Landscape
Planning and Design Code Version Number	Version 2025.5 13/3/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes: 23 April 2025 - 14 May 2025
Representations	6
Persons to be heard	5
Referrals - Statutory	Nil
Referrals - Non Statutory	• Heritage Advisor • Development Engineering & Infrastructure Planning
Responsible Officer	Greg Sproule - Team Leader Planning
Recommendation	Grant Planning Consent

Karen Rose spoke to her representation.

Karen Rose spoke on behalf of Anna Rose to their representation.

Nick Tirrell spoke to their representation.

Jon Hughes (*Hahndorf Flower Farm*) spoke for the application.


Chairman


Assessment Manager

Sean Elliott (*Flex Planning Senior Town Planner*) spoke for the application on behalf of the applicant Hahndorf Flower Farm.

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, in accordance with Section 126 (1) of the *Planning, Development and Infrastructure Act 2016*;

and

GRANT Planning Consent to the application by Hahndorf Flower Farm to the establishment of Horticulture in the form of floriculture (flower farm) and Farm Tours and Shop (for flower farm workshops), and the associated construction of an onsite carpark and Agricultural Building at 97b Darby Road, Paechtown as detailed in Application ID: 25007314 subject to the following conditions, reserved matters and advisory notes:

Reserved Matter 1

The following detailed information shall be submitted for further assessment and approval by the Council Assessment Panel as reserved matter pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016 (the Act):

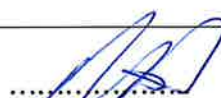
1. A detailed landscape plan shall be provided to council for approval. The landscape plan is to include the plantings and establishment of a mixture of appropriate native and/or indigenous tree and shrub species to along the southern boundary of the subject land and adjacent to the carpark to soften and screen the development from adjoining land.

Pursuant to Section 102(1) of the Act, the Council Assessment Panel reserves its decision on the form and substance of any further conditions of planning consent that it considers appropriate to impose in respect of the reserved matters set out above. The Council Assessment Panel resolves to delegate the power to assess and determined specified reserved matters, including the power to impose further conditions of planning consent pursuant to Section 127(1) of the Act, to the Assessment Manager.

CONDITIONS

Council conditions

1. The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions, including:
 - a. Drawings prepared by Fore Design:
 - Location Plan – PA01 – Revision A dated 13.03.2025
 - Site Plan – PA02 – Revision B dated 29.05.2025
 - b. Drawings prepared by PT Design:
 - Site Level Plan, drawing number 24277-C01, revision C dated 20.02.2025
 - Ground Profiles & Details, drawing number 24277-C02, revision B dated 20.02.2025
 - c. Drawings prepared by Fair Dinkum Builds All Sheds:
 - Shop (workshop) Building Elevation Plan - Sheet 7 of 7, reference BARK200264 dated 4.12.2024


Chairman

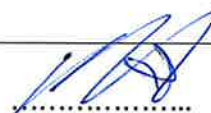

Assessment Manager

- Agricultural Building Elevation Plan – Sheet 8 of 8, reference BARK200266 dated 11.02.2025
2. The farm tours and shop (flower farm workshops) are to operate in accordance with the following:
 - Limited to a maximum number of 30 visitors per farm tour session (excluding children under the age of 12).
 - Hours of operation for the farm tour sessions are limited to between the hours of 8:00am and 6:30pm, and 8:00am and 7:30pm (during daylight savings), for a maximum 5 days over a 7 day week (including weekends and public holidays).
 - Limited to a maximum of five (5) sessions per day and be staggered through the day with a minimum 30 minute interval between the end of the previous session and start of the next session.
 3. The operator is to implement a traffic management plan for all visitors attending the farm tours that ensures:
 - All vehicles shall enter and exit the site in a forward direction and all vehicle manoeuvring occurs wholly within the subject land.
 - No queuing of vehicles occurs within the private road delineated in DP 293 to preserve free and unrestricted rights of way for access to the adjoining properties.
 4. The proposed agricultural building and shop building shall be clad (roof and wall) in pre-coloured treated cladding in Woodland Grey or Basalt (or similar). The buildings shall not be clad in Monument.
 5. The proposed carpark and the driveway access must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009). This includes the construction of the carpark with an all-weather compacted rubble and the installation appropriate directional signage prior to the commencement of the farm tours.
 6. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is required for building work and/or access purposes. All resultant exposed faces shall be covered in topsoil and planted with suitable ground cover to the reasonable satisfaction of Council.
 7. All external lighting shall be designed to comply with Australian Standard 4282-2023 'Control of the obtrusive effects of outdoor lighting', to ensure surface areas are appropriately lit without adversely impacting upon neighbouring properties or causing distraction to drivers on adjacent roads due to unreasonable glare and light spill.
 8. Waste and rubbish shall not cause nuisance to adjacent residential properties or detract from the amenity of the locality, to the reasonable satisfaction of Council, by:
 - Being appropriately contained, stored, screened and managed so as to not cause odour or visual impact or unsanitary conditions.
 - The capacity of the bins are to be appropriately monitored and emptied as required.

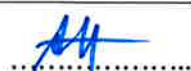
NOTES

Council Advisory Notes

1. The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The



Chairman



Assessment Manager

applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide (telephone number 8204 0289).

2. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

3. Prior to the commencement of the farm tours and associated shop for flower farm workshops, the applicant/operator is to seek the required authorisation/s from Council for the temporary portable toilet system. Council's Environmental Health Officers/Team can be contacted on 8391 7200 for further advice and assistance.
4. The applicant/operator shall put in place measures (i.e. via online booking system, website and social media) to encourage visitor attending the farm tours to do so via the existing bituminised road network by entering Darby Road from Echunga Road. Entering the site from this direction utilises the western and sealed portion of Darby Road will ensure a safer and more accessible traffic route and minimise vehicular access from the unsealed eastern and south-eastern sections of Darby Road, and via Liebelt Summer Track and Haines Track that function as fire tracks and are not suitable for through traffic, particularly during wet periods.
5. The granting of this consent does not remove the need for the Applicant to obtain all other consents that may be required by other statutes or regulations.
6. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
7. The applicant is reminded of their general environmental duty, as required by Section 25 of the *Environment Protection Act*, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.
8. The applicant is reminded of relevant obligations under the *Local Nuisance and Litter Control Act 2016*.
9. It is recommended that the applicant/operator of the facility prepare and make available a Bushfire Management Plan (BMP) or Bushfire Survival Plan (BSP) or equivalent document designed for the purpose of informing staff and visitors during a bushfire event, especially during the Fire Danger Season. The BSP should:
 - provide clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions; and
 - should address the expectations and limitations of the applicant/operator at the time of the bushfire event; and
 - not expect visitors/customers to be involved in fire-fighting operations.

The SA CFS 'Bushfire Safety Guide For Business' document (refer to CFS website) should be utilised as a basis for information and the drafting of such plan.



Chairman



Assessment Manager

The applicant/operator of the facility should consider reducing operating hours and restrictions on days of heightened bushfire danger and/or bushfire events and consider including any alterations to bookings and services offered due to actual or predicted conditions during the Fire Danger Season in any booking/refund policy.

Seconded Geoff Parsons

CARRIED
CAP20250716.03

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

Andrew Houlihan (Manager City Development, Assessment Manager) provided an update to the Panel on Appeals via the Environment, Resources and Development Court for the following development applications that were previously considered by the Panel:

Development Number: 580/D051/20 332 - 332 Wellington Road, Mount Barker SA 5251 and portion of Fidler Lane, Mount Barker & Wistow SA 5251. A Formal Appeal has been lodged by the Mount Barker District Residents Association, dated 25 July 2025.

CAP Meeting 24 August 2025 may look to be changed to Tuesday 19 August 2025 due to staff unable to attend. Mark Adcock (Presiding Member), Geoff Parsons, and Harry Seager confirmed attendance. Sally Roberts will be an Apology.

11. CLOSURE

Meeting declared closed at 11:50 am


CHAIRMAN

ASSESSMENT MANAGER

19.11.2025
DATE
19.11.2025
DATE

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Chairman

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Assessment Manager