

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 November 2025, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Tom Gregory, Sally Roberts and 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

Geoff Parsons,

2. CONFLICT OF INTEREST DECLARATION

2.1 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting	19 November 2025
Panel Member Name	Mark Adcock
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;

Mark Adcock declared that he is related to the applicant for item 5.2.1 and there could be a perception of bias in performing his duties as a member of the Council Assessment Panel in the determination of the application. Accordingly, he will remove himself from the meeting during the consideration of the item and will have no participation in the consideration or determination of the application.

3. CONFIRMATION OF MINUTES

Moved Harry Seager that the minutes for the meeting held on 16 July 2025 be taken as read and confirmed.

Seconded Sally Roberts

CARRIED
CAP20251119.01

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


Chairman


Assessment Manager

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. 25022762 – MR MATTHEW ADCOCK

Mark Adcock left the room due to the declaration of conflict of interest. Tom Gregory nominated Sally Roberts to act as Presiding Member for Agenda Item 5.2.1.

Moved Tom Gregory
Harry Seager Cr Seager

Application ID	25022762
Applicant	Matthew Adcock
Subject Land	26 Timmins Road, Nairne
Nature of Development	Establishment of a Dog Park utilising facilities associated with the existing Rural Dog Day Care Facility including existing fenced exercise area, onsite parking and amenities
Lodgement Date	12 August 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Rural
Planning and Design Code Version Number	2025.14 – 31 July 2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	1
Persons to be heard	1
Referrals - Statutory	Nil
Referrals - Non Statutory	Nil
Responsible Officer	Greg Sproule – Team Leader Planning
Recommendation	Grant Planning Consent

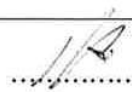
Geordie Dostal spoke to their representation.

Matthew Adcock (*Whinnleys Dog Park*) spoke for the application.

The Panel discussed the application and reached the following decision;

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*;


Chairman


Assessment Manager

and
GRANT Planning Consent to the application by Matthew Adcock for Establishment of a Dog Park utilising facilities associated with the existing Rural Dog Day Care Facility including existing fenced exercise area, onsite parking and amenities as detailed in Application ID: 25022762 subject to the following conditions, reserved matters and advisory notes:

RECOMMENDATION

It is recommended 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 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*;

and

GRANT Planning Consent to the application by Matthew Adcock for the establishment of a Dog Park utilising facilities associated with the existing Rural Dog Day Care Facility including existing fenced exercise area, onsite parking and amenities at 26 Timmins Road, Nairne as detailed in Application ID: 25022762 subject to the following conditions and advisory notes:

CONDITIONS

Council conditions

Condition 1

The development approved herein shall be established, operate and be managed in accordance with approved plans and documentation, including;

- Written Submission – Whinnleys Outdoor Rural Dog Day Care – 26 Timmins Road, Nairne, Variation for complementary Private Dog Park Use, dated 28 July 2025
- Site Plan – Proposed Dog Park

Condition 2

The maximum number of dogs permitted to utilise the dog park at any one time is strictly limited to five (5) dogs of two (2) registered owners or a nominated proxy.

Condition 3

Hours of operation for the Dog Park are limited to the following:

- a. 7:00am to 6:00pm or 7:00am to 8:00pm during the daylight savings period on any day.
- b. No operation on Christmas Day, Good Friday and Easter Sunday.
- c. No operation at the same time as the Rural Dog Day Care Facility.

Condition 4

With the exception of the supervised walking of dogs on a leash to and from the designated onsite parking area and the entry gate of the exercise area, dogs must not be exercised or left unattended in any areas of the property outside of the exercise area.

Condition 5

All perimeter fencing and gates of the dog park facility shall be appropriately maintained so to provide a secure and safe environment, to the reasonable satisfaction of Council.



Chairman



Assessment Manager

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 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).

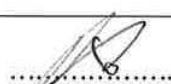
3. The granting of this consent does not remove the need for the Applicant to obtain all other consents that may be required by other statutes or regulations. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
4. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
5. It is recommended that the applicant/operator of the facility prepare and make available a Bushfire Survival Plan (BSP) designed for the purpose of informing staff and customers (owners of animals utilising the facility) 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 customers (owners of animals utilising the facility) 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 the BSP.

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.

6. 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.

Seconded Tom Gregory


Chairman


Assessment Manager

CARRIED
CAP20251119.02

Mark Adcock returned to the room to continue the meeting as the Presiding Member.

5.2.2. 25007303 – TOPSHIL PTY LTD

Application ID	25007303
Applicant	Topshil Pty Ltd C/- URPS
Subject Land	17 Adelaide Road, Mount Barker SA 5251 5 Dumas Street, Mount Barker SA 5251 3 Dumas Street, Mount Barker SA 5251
Nature of Development	Partial demolition of existing car park and removal of one (1) regulated tree (<i>Eucalyptus viminalis ssp. viminalis</i>) and One (1) significant tree (<i>Eucalyptus viminalis ssp. viminalis</i>), alterations and additions to existing cinema complex comprising removal of two (2) cinemas and construction of a four (4) storey addition including function venue and indoor recreation facility, as well as associated earthworks and landscaping.
Lodgement Date	11 April 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Community Facilities Zone
Planning and Design Code Version Number	2025.10 – 29 May 2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Five (5)
Persons to be heard	Two (2)
Referrals - Statutory	Minister responsible for the administration of Heritage Places Act 1993
Referrals - Non Statutory	- Development Engineering Officer - Urban Trees Officer - Manager Property - GMB Water
Responsible Officer	Matthew Fielke – Senior Planner
Recommendation	Planning Consent, Subject to Conditions

Dave Hemmings on behalf of Paths and Trails Mount Barker and Beyond Group spoke to their representation.

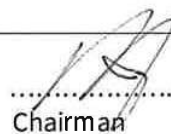
Nathan Rogers spoke to his representation.

Matilda Asser (*Senior Consultant URPS*) spoke for the application.

Thomas Wilson (*Associate (Civil & Transport) CIRQA*) spoke for the application.

Deanna Wallis spoke for the application.

The Panel discussed the application and reached the following decision;


Chairman


Assessment Manager

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 Topshil Pty Ltd C/- URPS for Partial demolition of existing car park and removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and One (1) significant tree (*Eucalyptus viminalis ssp. viminalis*), alterations and additions to existing cinema complex comprising removal of two (2) cinemas and construction of a four (4) storey addition including function venue and indoor recreation facility, as well as associated earthworks and landscaping as detailed in Application ID: 25007303 subject to the following conditions, reserved matters and advisory notes:

RECOMMENDATION

It is recommended 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 URPS for the partial demolition of existing car park and removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and One (1) significant tree (*Eucalyptus viminalis ssp. viminalis*), alterations and additions to existing cinema complex comprising removal of two (2) cinemas and construction of a four (4) storey addition including function venue and indoor recreation facility, as well as associated earthworks and landscaping at 17 Adelaide Road, Mount Barker, SA as detailed in Application ID: 25007303 subject to the following conditions, reserved matters and advisory notes:

RESERVED MATTERS

The following 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 floor plans associated with the existing hotel and function venue facility (Auchendarroch House and Oak & Iron Tavern), showing:
 - o An amended seating layout showing an occupancy of no greater than 500 people in accordance with Parking Table 'Method 2', supplied by CIRQA.
 - o Floor areas associated with all existing areas of the building.
2. Updated 'Function Level' plan, showing a seating capacity no greater than 300 people.

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:

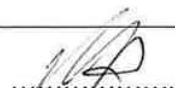
- Location Plan – Walter Brooke Project 23-0654 – Drawing DA-C-01 – Revision E – Dated 19 Sep 2025
- Site Plan – Walter Brooke Project 23-0654 – Drawing DA-C-02 – Revision E – Dated 19 Sep 2025
- Lower Ground Floor Plan – Walter Brooke Project 23-0654 – Drawing DA-C-03 – Revision E – Dated 19 Sep 2025
- Ground Floor Plan – Walter Brooke Project 23-0654 – Drawing DA-C-04 – Revision E – Dated 19 Sep 2025
- First Floor Plan – Walter Brooke Project 23-0654 – Drawing DA-C-05 – Revision E – Dated 19 Sep 2025
- Function Level – Walter Brooke Project 23-0654 – Drawing DA-C-06 – Revision E – Dated 19 Sep 2025
- Existing Site – Walter Brooke Project 23-0654 – Drawing DA-C-08 – Revision E – Dated 19 Sep 2025
- Existing Roof Plan – Walter Brooke Project 23-0654 – Drawing DA-C-09 – Revision E – Dated 19 Sep 2025
- Elevations 01 – Walter Brooke Project 23-0654 – Drawing DA-C-20 – Revision D – Dated 19 Sep 2025
- Elevations 02 – Walter Brooke Project 23-0654 – Drawing DA-C-21 – Revision D – Dated 19 Sep 2025
- Section – Walter Brooke Project 23-0654 – Drawing DA-C-31 – Revision D – Dated 19 Sep 2025
- 3D Impression 1 – Walter Brooke Project 23-0654 – Drawing DA-C-32 – Revision D – Dated 19 Sep 2025
- 3D Impression 2 – Walter Brooke Project 23-0654 – Drawing DA-C-33 – Revision D – Dated 19 Sep 2025
- Planning Report – URPS – Ref: 24ADL-1017 – Revision 3 – Dated 22 Apr 2025
- Response to RFI – URPS – Ref: 24ADL-1017 – Dated 19 May 2025
- Stormwater Management Plan – WGA Engineers – Ref: WGA250158-RP-CV-0001_B – Revision B – Dated 12 May 2025
- Arboricultural Impact Assessment – Arborman Tree Solutions – Ref: ATS7992-017AdeRdCinDIR – Dated 14 Mar 2025
- Traffic and Parking Report – CIRQA – Ref: 24673 – Version 1.2 – Dated 15 Aug 2025
- Letter from CIRQA – Ref: 24673|TAW – Dated 24 Sep 2025
- Waste Management Plan – Rawtec – Project: Wallis Mount Barker Cinema Re-Development, SA – Version 1.0 – Dated 19 Mar 2025
- Preliminary Site Investigation – Gama Environmental Pty Ltd – Job: 250208E – Dated 27 Feb 2025
- Response to Representations – URPS – Ref: 24ADL-1017 – Dated 20 Aug 2025.

Condition 2

Patron capacities shall be no greater than the following:

- Proposed function venue – 300 patrons
- Proposed indoor recreation facility – 370 patrons
- Existing hotel and function venue (Auchendarroch House and Oak & Iron Tavern) – combined 500 patrons
- Existing cinema – 902 patrons.

Condition 3


Chairman


Assessment Manager

Tree Protection Zones (TPZs) are to be erected for all regulated and/or significant trees to be retained (identified in the Arboricultural Impact Assessment by Arborman Tree Solutions) 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 4

The following activities shall not be allowed, caused, suffered or permitted to occur within the Tree Protection Zone (TPZ) of the regulated and/or significant trees to be retained, outside of the extent of the building footprint:

- Building work (verandahs, pergola or similar structures) utilizing non-invasive construction techniques such as hand digging may be appropriate if approved by Council.
- 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.
- Any vehicles or machinery.
- 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.
- Fencing except post and rail construction.
- 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 5

A Traffic Control Plan and supporting Traffic Impact Statement shall be provided to Council's satisfaction prior to the granting of Development Approval.

Condition 6

Deliveries and waste collection shall be undertaken by a service vehicle no greater than 11m in length and occur outside of the site's peak trading hours to prevent conflict with passenger vehicle movements.

Condition 7

Waste management shall occur in accordance with the Waste Management Plan prepared by Rawtec and should:

- Comprise three waste streams, including general waste, comingled recycling and organics recycling.
- Include a total waste storage volume of approximately 10,500 litres.
- Require no more than four (4) collections per week.
- Comprise bins and signage that meet the Australian Standard for Mobile Waste Containers (AS 4123.7-2006 Mobile Waste Containers).

Condition 8


Chairman


Assessment Manager

Areas used for the storage of waste refuse bins must be:

- a) Designed to contain all wastewater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
- b) Paved with an impervious material
- c) Designed to drain wastewater to either:
 - i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or
 - ii. a holding tank and its subsequent removal off-site on a regular basis.
- d) Appropriately contained, stored, managed and screened from public view to not cause a visual impact or odour impact.

Condition 9

All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022)

Condition 10

Replacement trees must be planted within 12 months of completion of the development at the following rates:

- i. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
- ii. if the development relates to a significant tree—3 trees to replace a significant tree;

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Prior to the planting of replacement trees, the applicant is required to provide a planting plan, showing the location and species of trees to be planted to the satisfaction of Council. For advice regarding the most appropriate species and location of replacement trees, please contact Council's Urban Forest Officer on (08) 8391 7200.

ADVISORY 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 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 3

Any pruning required to existing street trees shall be undertaken under the guidance of Council's Urban Forest Officer. Any necessary approvals or permits shall be granted prior to any pruning works occurring. For example, pruning of the existing English Oak Tree to the corner of Adelaide Road and Druids Avenue may



Chairman



Assessment Manager

require a Development Approval as this tree forms part of a Local Heritage Place. Please contact Council's Urban Forest Officer on (08) 8391 7200 to discuss further.

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.

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 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.

The consent does not override the authority of any encumbrance or easement that might be present on the land.

Advisory Note 6

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 7

GMB Water advise that:

- a. The proposed development is acceptable to connected to the Mount Barker Wastewater Network. The developer is required to establish a connection at a mutually agreed-upon point.
- b. Connection to the sewer system is mandatory. Septic tank systems are not a preferred servicing method and any existing septic tanks on the property must be decommissioned in accordance with relevant standards.
- c. A Trade Waste Application must be lodged with and approved by the GMB Water prior to the commencement of any work.
- d. The developer will be required to pay the applicable augmentation and/or infrastructure charges to accommodate the increased wastewater load on the network resulting from this development.
- e. Approval for all internal drainage works (plumbing) must be obtained from SA Health. Furthermore, mandatory inspections of these works must be scheduled with Mount Barker District Council at the appropriate stages of construction.

Advisory Note 8

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.


Chairman


Assessment Manager

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.

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 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 10

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

(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 11

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.

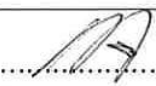
(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Seconded Sally Roberts

CARRIED
CAP20251119.03

5.2.3. 25007294 – TOPSHIL PTY LTD

Application ID	25007294
Applicant	Topshil Pty Ltd C/- URPS
Subject Land	17 Adelaide Road, Mount Barker SA 5251 5 Dumas Street, Mount Barker SA 5251 3 Dumas Street, Mount Barker SA 5251
Nature of Development	Partial demolition of existing car park, including removal of one (1) regulated tree (<i>Eucalyptus viminalis</i> ssp. <i>viminalis</i>) and construction of a five (5) storey building for tourist


Chairman


Assessment Manager

	accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.
Lodgement Date	11 April 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Community Facilities Zone
Planning and Design Code Version Number	2025.10 – 29 May 2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Five (5)
Persons to be heard	Two (2)
Referrals - Statutory	Minister responsible for the administration of <i>Heritage Places Act 1993</i>
Referrals – Non Statutory	- Development Engineering Officer - Urban Trees Officer - Manager Property - GMB Water
Responsible Officer	Matthew Fielke – Senior Planner
Recommendation	Planning Consent, Subject to Conditions

Dave Hemmings on behalf of Paths and Trails Mount Barker and Beyond Group spoke to their representation.

Nathan Rogers spoke to his representation.

Matilda Asser (*Senior Consultant URPS*) spoke for the application.

Thomas Wilson (*Associate, Civil & Transport - CIRQA*) spoke for the application.

The Panel discussed the application and reached the following decision;

Harry Seager moved that the Council Assessment Panel:

Defer the application for the applicant to provide further justification in relation to car parking provision and for Council to undertake a peer review of car parking.

Seconded Mark Adcock

CARRIED
CAP20251119.04

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil

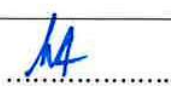
7. INFORMATION REPORTS

Nil

8. CONFIDENTIAL REPORTS



Chairman



Assessment Manager

Nil

9. POLICY MATTERS ARISING FROM THIS AGENDA

10. OTHER BUSINESS

Meeting proposal for 4th February 2026 to be advised.

11. CLOSURE

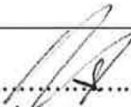
Meeting declared closed at 11:52 pm



CHAIRMAN


ASSESSMENT MANAGER

18/2/2026
DATE
18/2/2026
DATE


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Chairman


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Assessment Manager