

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 March 2026, commencing at 9.30 am.

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

1. APOLOGIES
Nil.

2. CONFLICT OF INTEREST DECLARATION

2.1 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting 18 March 2026
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 *Planning, Development and Infrastructure Act 2016* the following were raised;

Geoff Parsons raised a former working relationship with a Representor. Geoff Parsons declared that the nature of his relationship was professional and, 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

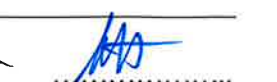
Date of Meeting 18 March 2026
Panel Member Name Sally Roberts
Item 5.2.1
Nature of Interest In accordance with the Assessment Panel Members Code of Conduct as adopted under Schedule 31(1)(c) of the *Planning, Development and Infrastructure Act 2016* the following were raised;

Sally Roberts raised that a current working relationship with a representor. Sally Roberts declared that the nature of her relationship was professional and, will not impact her ability to participate in the deliberation of the matter and does not need to be declared as a conflict of interest.

2.3 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting 18 March 2026
Panel Member Name Harry Seager
Item 5.2.1 and 5.2.2
Nature of Interest In accordance with the Assessment Panel Members Code of Conduct as adopted under Schedule 31(1)(c) of the *Planning, Development and Infrastructure Act 2016* the following were raised;


Chairman


Assessment Manager

Cr Harry Seager raised that he is a local resident of Callington. Harry Seager declared that he has separated himself from discussions regarding the applications and, will not impact his ability to participate in the deliberation of the matters and does not need to be declared as a conflict of interest.

2.4 Disclosure of Perceived Conflict of Interest Declaration

Date of Meeting	18 March 2026
Panel Member Name	Geoff Parsons
Item	5.2.2
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 has previously worked with the Applicant. Geoff Parsons declared that the nature of his relationship was professional and, 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 Tom Gregory that the minutes for the meeting held on 18 February 2026 be taken as read and confirmed.

Seconded Geoff Parsons

CARRIED
CAP20260318.01

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


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Chairman


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Assessment Manager

5.2.1. 25025164 – CREST CONTRACTING

Application ID	25025164
Applicant	Crest Contracting Pty Ltd
Subject Land	Lot 1 Callington Road, Callington SA 5254
Nature of Development	Change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage
Lodgement Date	15/08/2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Rural Zone
Planning and Design Code Version Number	Version 2025.15 14/8/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	61
Persons to be heard	9
Referrals - Statutory	Nil
Referrals – Non Statutory	• Council Arborist • Council Development Engineer • Council Traffic Engineer
Responsible Officer	Jarrod Wotton
Recommendation	Planning Consent be Approved.

Brue Millican spoke to their representation.

Paul Johnston spoke to their representation.

Greg Burns spoke to their representation.

James Hilditch (Hilditch Lawyers), Grazio Mairoano (URPS), Michael Grogan (URPS) and Tyson Barolo (Crest Contracting Pty Ltd) spoke for the application.

The Panel discussed the application and reached the following decision;

Geoff Parsons 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 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*;

and


Chairman


Assessment Manager

GRANT Planning Consent to the application by Crest Consulting Pty Ltd for the change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage at lot 1 Callington Road Callington in DA: 25025164.

RESERVED MATTER

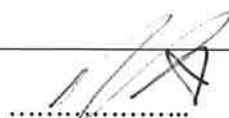
The following detailed information shall be submitted for further assessment and approval by the Assessment Manager as reserved matter pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act):

- A detailed landscaping plan, that includes a planting schedule that comprises establishment of a mixture of appropriate native and/or indigenous tree and shrub species, together with mulching and irrigation detail for the proposed areas of landscaping along and adjacent the northern and eastern perimeter of the proposed development to effectively screen the site
- A detailed plan showing the location of the of the fifty-four (54) replacement trees in accordance with Council's Tree Management Policy. Tree species to be confirmed by Council Urban Forst Officer.
- An amended set of internal and external turn path and access plans to reflect the amended siting of the development.

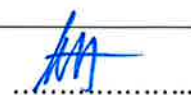
Pursuant to Section 127(1) of the Act, the Assessment Manager reserves its decision on the form and substance of any further conditions of planning consent that it considers appropriate to impose in respect of the reserved matters set out above.

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:
 - The set of planning drawings prepared by Tiers Group SA PtyLtd:
 - Civil Site Design - Contents and Locality Plan – Drawing No. TG25-065, Sheet No – 001, Rev D – Dated 2.3.26
 - Civil Site Design - Layout Plan– Drawing No. TG25-065, Sheet No – 002, Rev D – Dated 2.3.26
 - Civil Site Design - Pad Layout Plan– Drawing No. TG25-065, Sheet No – 003, Rev D – Dated 2.3.26
 - Floor Plan – Level 1 - Drawing No. TG25-065, Sheet No – 02, Rev C
 - Elevation - Drawing No. TG25-065, Sheet No – 04, Rev C
 - Elevation - Drawing No. TG25-065, Sheet No – 05, Rev C
 - Sections - Drawing No. TG25-065, Sheet No – 06, Rev C
 - Civil Site Design - Sections - Drawing No. TG25-065, Sheet No – 004, Rev D
 - Civil Site Design - Turning Path and Entrance Layout - Drawing No. TG25-065, Sheet No – 009, Rev D
 - Civil Site Design - Driveway Site Distance - Drawing No. TG25-065, Sheet No – 011, Rev D
 - Civil Site Design – Layout and Longitudinal - Drawing No. TG25-065, Sheet No – 005, Rev C
 - Civil Site Design – Layout and Longitudinal - Drawing No. TG25-065, Sheet No – 006, Rev C
 - Civil Site Design – Turning Paths - Drawing No. TG25-065, Sheet No – 010, Rev C



Chairman



Assessment Manager

- Storage Tank General prepared by Joyquip – Drawing No. JHC-SC70NP-GA – Rev D – Dated 2021.07.21
- 2. The Truck Depot shall be primarily associated with the transportation of primary production commodities sourced from the surrounding rural areas.
- 3. 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 2890.6.2009).
- 4. All external lighting, including illuminated signage, 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.
- 5. 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, managed and screened from public view so as to not cause odour or visual impact or unsanitary conditions; and
 - Bins are to be stored within or to the rear of their respective building/ tenancy at all times, except where removed for on-site waste collection or pending kerbside collection.

ADVISORY NOTES

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).

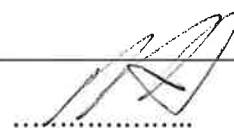
Advisory Notes 2

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 Notes 3

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).



Chairman



Assessment Manager

Advisory Notes 4

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 Notes 5

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.

Advisory Notes 6

The applicant is reminded that a permit to the National Heavy Vehicle Regulator will be required to allow for heavy vehicles to operator outside standard road rules or vehicle limits under controlled conditions along Old Princes Highway and Callington Road.

Seconded Tom Gregory

CARRIED
CAP20260318.02

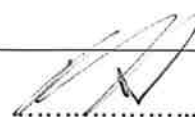
5.2.2. 24001439 – THE PAIM DE BRUGES FAMILY TRUST

Application ID	24001439
Applicant	The Paim de Bruges Family Trust
Subject Land	Lot 22 Samuels Road, Callington SA 5254
Nature of Development	Waste Recovery Facility and associated Special Industry (crushing)
Lodgement Date	2 May 2024
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Rural
Planning and Design Code Version Number	Version 2024.7 - 18/04/2024
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes: 11 November 2025 - 1 December 2025
Representations	13
Persons to be heard	5
Referrals - Statutory	Environment Protection Authority
Referrals - Non Statutory	Infrastructure Planning
Responsible Officer	Greg Sproule - Team Leader Planning
Recommendation	Grant Planning Consent

Paul Johnston spoke to their representation.

Denise William spoke to their representation.

Patrick Scoleri (on behalf of Mandy Burns) spoke to their representation.



Chairman



Assessment Manager

Gail Auricht spoke to their representation.

Timothy Freund (on behalf of Caitlyn Slade) spoke to their representation.

Carol Muzyk (*Care of Our Environment*) spoke for the application on behalf of the applicant The Paim de Bruges Family Trust.

The Panel discussed the application;

Tom Gregory moved that the Council Assessment Panel grant Planning Consent for the application, seconded by Mark Adcock; however, the motion was not supported by the remaining Panel Members.

The motion was then put to a vote, with Tom Gregory and Mark Adcock voting in favour, and Harry Seager, Sally Roberts and Geoff Parsons voting against.

As the motion was lost, Geoff Parsons moved that the Council Assessment Panel:

The Panel resolved to defer the application to obtain further information in relation to the following:

1. Capacity of the operations with respect to the expected quantities of material to be processed.
2. Peer review of the Environmental Noise Assessment.
3. Enforcement mechanisms for dust control.
4. Suitability of Samuels Road to cater for the proposed increase in heavy vehicle movements arising from the proposed development.

Seconded Mark Adcock

CARRIED
CAP20260318.03

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil.

7. INFORMATION REPORTS

Nil.

8. CONFIDENTIAL REPORTS

Nil.

9. POLICY MATTERS ARISING FROM THIS AGENDA

10. OTHER BUSINESS

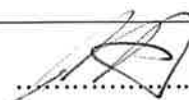
11. CLOSURE

Meeting declared closed at 1:30 pm



CHAIRMAN

20/05/2026
DATE



Chairman



Assessment Manager



ASSESSMENT MANAGER

20/5/26

DATE

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Chairman

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Assessment Manager