

---

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 July 2026, commencing at 9.30 am.

PRESENT **(Members)** Mark Adcock (Presiding Member), Sally Roberts and Harry Seager.  
**(Staff)** Assessment Manager (K Barnes), Principal Planner (D Henderson), and the Minute Secretary (M Stennett).

**1. APOLOGIES**

Tom Gregory

**2. CONFLICT OF INTEREST DECLARATION**

Nil.

**3. CONFIRMATION OF MINUTES**

Harry Seager moved that the minutes for the meeting held on 20 May 2026 be taken as read and confirmed.

Seconded Sally Roberts.

*CARRIED  
CAP20260715.01*

**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**

**5.1.4. CATEGORY 1 APPLICATIONS**

Nil.

---

.....  
Chairman

.....  
Assessment Manager

## 5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

### 5.2.1 26000491 – Health Space

|                                         |                                                                                                                                                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Application ID                          | 26000491                                                                                                                                         |
| Applicant                               | Health Space                                                                                                                                     |
| Subject Land                            | 480 Heysen Boulevard, Mount Barker                                                                                                               |
| Nature of Development                   | Mixed use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls |
| Lodgement Date                          | 27 February 2026                                                                                                                                 |
| Relevant Authority                      | Assessment Panel at Mount Barker District Council                                                                                                |
| Zone                                    | Master Planned Neighbourhood                                                                                                                     |
| Sub Zone                                | Emerging Activity Centre                                                                                                                         |
| Planning and Design Code Version Number | 2026.4 – 26/02/2026                                                                                                                              |
| Categorisation                          | Code Assessed (Performance Assessed)                                                                                                             |
| Notification                            | Yes                                                                                                                                              |
| Representations                         | 6                                                                                                                                                |
| Persons to be heard                     | 1                                                                                                                                                |
| Referrals - Statutory                   | Nil                                                                                                                                              |
| Referrals – Non Statutory               | Senior Development Engineer                                                                                                                      |
| Responsible Officer                     | Derek Henderson, Principal Planner                                                                                                               |
| Recommendation                          | Grant Planning Consent                                                                                                                           |

Brian Hill (on behalf on Andrew Kohler) spoke to their representation.

Michael Lewington (Health Space), Sean Elliot (URPS) and Jeremy Bayly (CIRQA) spoke on behalf of the application.

The Panel discussed the application and reached the following decision;

Sally Roberts moved that the Council Assessment Panel:

#### **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 Health Space for a mixed use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and

.....  
Chairman

.....  
Assessment Manager

retaining walls at 480 Heysen Boulevard, Mount Barker as detailed in Application ID: 26000491 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 a reserved matter pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Detailed plans for the external works on Spicer Street and Abington Way shall be provided to and approved by Council to their satisfaction; including, but not limited to:

- a. A detailed Civil Plan for:
  - Provision of indented car parking bays along the entire eastern frontage of Spicer Street between Heysen Boulevard and Grasmere Avenue in general accordance with the stamped *Indent Parking (Spicer Street) and Line Marking Plan* of CIRQA.
  - A 1.5m wide concrete footpath along the entire western frontage of Abington Way between Heysen Boulevard and Grasmere Avenue.
  - Provision of street tree plantings.
- b. A detailed Landscape Plan for the street tree plantings adjacent to the subject site on the eastern frontage of Spicer Street and western frontage of Abington Way.

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 determine 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.

### Reserved Matter 2

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

An updated Civil Plan for the following amendment to the internal car park design shall be provided to and approved by Council to their satisfaction; including, but not limited to:

- a. Gradients within the parking modules that do not exceed the maximum gradient specified in clause 2.4.6.1(b) of AS2890.1.
- b. Tactiles to be provided on pram ramps, in accordance with AS1428.4.1.
- c. A minimum tree trench soil volume of 10 cubic metres per tree is to be demonstrated.

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 determine 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

---

## PLANNING CONSENT 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.

### Condition 2

All external and internal civil works and associated infrastructure and landscaping necessary for the development shall be provided by the applicant at the full cost of the applicant/owner. All works shall be designed and constructed in accordance with relevant industry standards and guidelines and be completed prior to issuing a Section 152 certificate for the development.

### Condition 3

Traffic Impact Statement/s with supporting Traffic Control Plan/s are to be provided for the external works (to be endorsed by Council) and the internal car park and access prior to the issuing of a Section 152 Certificate for the development.

### Condition 4

All landscaping and associated infrastructure on the subject land as identified on the stamped Site Planting Plan as amended in the stamped response letter of Health Scape dated 23 June 2026, including street trees in Spicer Street and Abington Way, shall be completed prior to issuing of a Section 152 Certificate for the development. The plantings on the subject land are to be nurtured and maintained in good health and condition at all times; with any diseased or dying plants replaced to the reasonable satisfaction of the Council.

### Condition 5

All external lighting must be designed, constructed and operated to conform with Australian Standard AS 4282-1997 and mitigate light spill to adjacent land.

### Condition 6

The development must be connected to an operational wastewater service for the drainage of wastewater, prior to the commencement of operation. All financial and augmentation requirements of the Water Industry Entity shall be met in regard to the connection to and construction of any wastewater connections, drains and services.

### Condition 7

Waste and rubbish shall not cause nuisance to nearby properties or detract from the amenity of the locality by being appropriately contained, stored, managed and screened from public view to not cause odour impact, visual impact or unsanitary conditions.

Seconded Harry Seager.

*CARRIED*  
*CAP20260715.02*

---

.....  
Chairman

.....  
Assessment Manager

5.2.2 **25033798 – Craven Group**

|                                                |                                                             |
|------------------------------------------------|-------------------------------------------------------------|
| <b>Application ID</b>                          | 25033798                                                    |
| <b>Applicant</b>                               | Craven Group                                                |
| <b>Subject Land</b>                            | Lot 2 Jeffrey Street, Nairne                                |
| <b>Nature of Development</b>                   | Demolition of a Local Heritage Place (Barn-house, ID 18675) |
| <b>Lodgement Date</b>                          | 7 November 2025                                             |
| <b>Relevant Authority</b>                      | Assessment Panel at Mount Barker District Council           |
| <b>Zone</b>                                    | Housing Diversity Neighbourhood Zone                        |
| <b>Sub Zone</b>                                | N/A                                                         |
| <b>Planning and Design Code Version Number</b> | 2025.20 – 23/10/2025                                        |
| <b>Categorisation</b>                          | Code Assessed (Performance Assessed)                        |
| <b>Notification</b>                            | Yes                                                         |
| <b>Representations</b>                         | Three                                                       |
| <b>Persons to be heard</b>                     | One                                                         |
| <b>Referrals - Statutory</b>                   | Nil                                                         |
| <b>Referrals – Non-Statutory</b>               | Heritage Consultant and Building Team                       |
| <b>Responsible Officer</b>                     | Derek Henderson – Principal Planner (Major Land Divisions)  |
| <b>Recommendation</b>                          | Refuse issuing of Planning Consent                          |

The Panel and staff discussed the application.

Tom Game (McDonald Game Lawyers) spoke on behalf of the application.

The Panel discussed the application and reached the following decision;

Harry Seager moved that the Council Assessment Panel:

**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*;

REFUSE Planning Consent to the application by Craven Group for the Demolition of a Local Heritage Place (Barn-house, ID 18675) at Lot 2 Jeffrey Street, Nairne as detailed in Application ID: 25033798 as the development does not achieve Performance Outcome 6.1 of the Local Heritage Places Overlay.

Seconded Sally Roberts.

CARRIED  
CAP20260715.03

.....  
Chairman

.....  
Assessment Manager

## Nil

## Nil

## Nil

## 10. OTHER BUSINESS

A recruitment process will be undertaken to appoint a new Panel Member to fill the vacancy.

Meeting declared closed at 10:44 am.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

.....  
Assessment Manager