



NOTICE OF MEETING

Notice is hereby given that the following meeting will be held in the Council Chambers of the Local Government Centre, 6 Dutton Road, Mount Barker on Wednesday 20 February 2019.

9.30am

Council Assessment Panel

A handwritten signature in black ink, appearing to read "M. Voortman", is written over a faint, circular official stamp.

M. Voortman

ACTING ASSESSMENT MANAGER

13 February 2019

MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 20 February 2019, 9.30 am

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1. APOLOGIES

2. CONFLICT OF INTEREST DECLARATION

3. CONFIRMATION OF MINUTES

- 3.1. That the minutes of the meeting held on 19 December 2018 as circulated to members be confirmed as a true and accurate record of proceedings

4. BUSINESS DEFERRED

Nil.

5. REPORTS BY OFFICERS

Nil.

5.1. NON-COMPLYING APPLICATIONS

Nil.

5.2. CATEGORY 3 APPLICATIONS

Nil.

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5.3 CATEGORY 2 APPLICATIONS

5.3.1 SUMMARY DETAILS

Application No.	580/856/18
Applicant	Bev Copp for Hurst Constructions
Subject Land	LOT: 3 SEC: 3876 DP: 22796 CT: 5091/128 6 Meadows Road ECHUNGA.
Ward	South
Proposal	Change of Use to a Store (Builders Yard) and Construction of a Storage Building (Retrospective)
Development Plan	8 August 2017
Zone	Light Industry Zone
Form of Assessment	Merit
Public Notification	Category 2
Representations	One (1)
Persons to be heard	None
Agency Consultation	n/a
Responsible Officer	Nathan Franklin – Senior Planner
Main Issues	Land Use, Built Form, Traffic and Access
Recommendation	Development Plan Consent be granted

1. PROPOSAL

The proposed development is for the change of use to a store (builder's yard) and construction of a storage building (retrospective) at 6 Meadows Road, Echunga. The intended nature of the land use is for general storage for a builder accommodating the property owner's business Hurst Constructions and is intended for the storage of equipment and vehicles only. No staff will operate from the site.

A historical application DA 580/611/16 for the existing storage building was granted planning consent by Council in July 2016 however some requested and required Building Rules Consent information was not submitted resulting in the application being refused due to non-supply of information.

The property owner illegally constructed the storage building as was proposed at that time and this application seeks to rectify this breach and rationalise the land use upon the property.

Prior to the above application a previous development application DA 580/94/16 for the *Service Industry in association with the storage of vehicles* was granted full development approval. The business associated with this service industry use has since relocated elsewhere.

Refer to **Attachment (1) One** for details of the proposal page 15.

2. **SUBJECT LAND / LOCALITY**

The subject land is identified as Allotment 3 in Deposited Plan 22796 in the area named Echunga, Hundred of Kuitpo and is held in Certificate of Title Volume: 5091 Folio: 128. The property address is 6 Meadows Road, Echunga.

The subject land has a frontage to Meadows Road of 24.99 metres and an overall depth of 86 metres creating an allotment of 2,074 square metres. The allotment contains two existing buildings, rainwater tanks and an all-weather access driveway. There are several non-regulated trees located towards the front of the site. The subject land slopes gently to the rear western boundary. It is noted that the subject land does not have any septic tank/waste water management as there are no wet areas on site and therefore no requirements.

The subject land forms part of a small Light Industry Zone comprising of only five allotments on the south eastern edge of the Echunga Township. There is an existing storage facility located immediately to the north of the subject land while there are Meadows Road adjacent the site is a secondary arterial road (speed rated at 50km/hr). To the west there is primary production land while to the east and north east is the settlement of Echunga.



Figure 1: The subject land 6 Meadows Road, Echunga (red outline) with the representor's property identified adjacent the subject land.

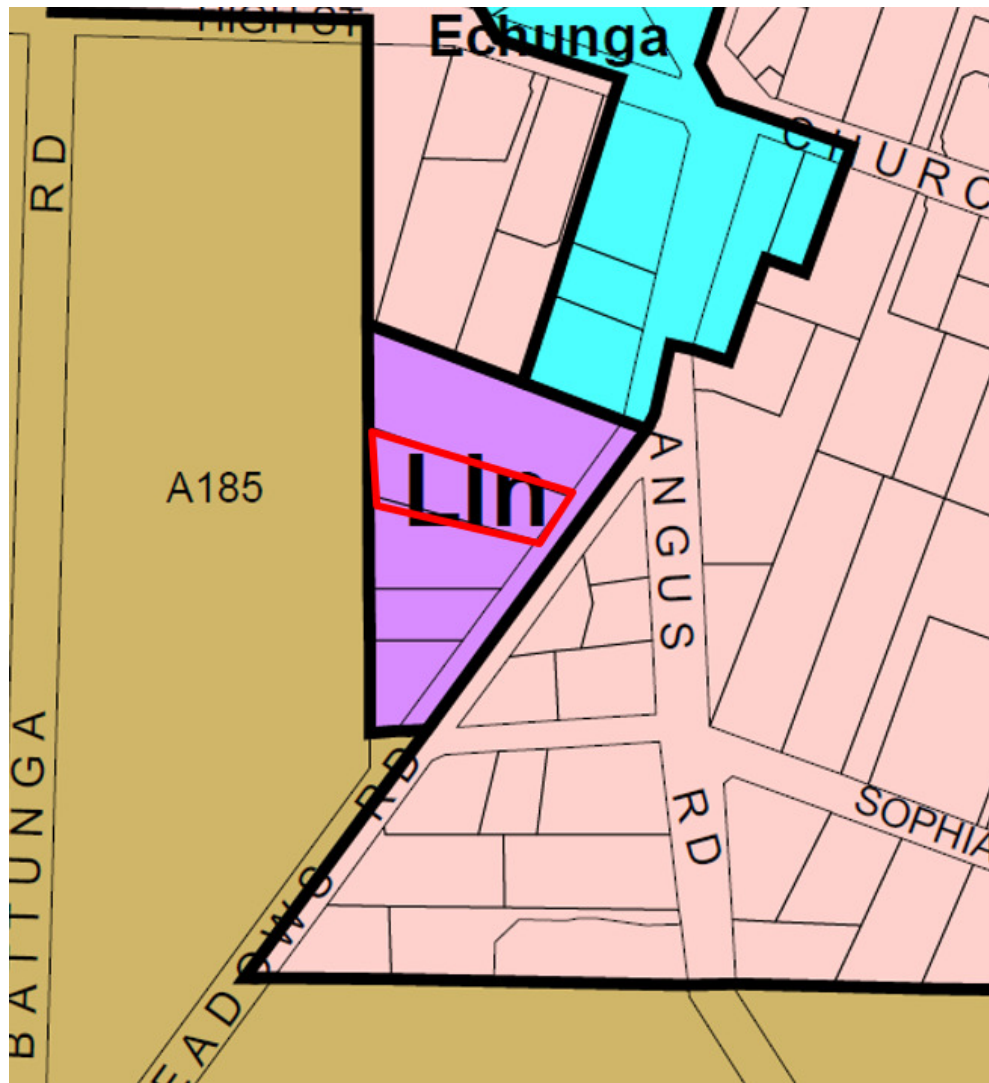


Figure 2: The subject land 6 Meadows Road, Echunga as identified on the Development Plan
Zone Map MtB/32

3. **GOVERNMENT AGENCY SUBMISSIONS**

None required. While the subject land is located adjacent a secondary arterial road under the care of control of the Department of Planning Transport and Infrastructure (DPTI) it is considered that the proposed development did not change the nature and function of an existing access. This was further qualified through discussions with City Development Engineers.

4. COUNCIL DEPARTMENT COMMENTS

4.1 City Development Engineering

City Development Engineers have reviewed the proposed development and are of the opinion the proposed development can be accessed appropriately from Meadows Road. With regard to stormwater existing tanks on the land will capture water with overflow directed to an appropriately dimensioned soakage area designed in accordance with Minister's Specification SA 78AA – On-site Retention of Stormwater.

5. PUBLIC NOTIFICATION

The application was advertised in accordance Schedule 9 (Part 2) 19 of the Development Regulations 2008 as a Category 2 form of development and accordingly adjoining and adjacent property owners were notified.

5.1 Representations

Following the public notification period one (1) representation was received.

	Representor	Address	Summary of Issues	Request to be heard
1	Elmglade Investments Pty Ltd	3 Meadows Road, Echunga	<ul style="list-style-type: none">• Traffic and access concerns;• Safety of vehicle movements to and from the site impacting upon bus stop/service.	No

Refer to **Attachment (2) Two** for a copy of the representation received page 27.

5.2 Response to Representations

The applicant provided the following response by way of email which stated the following:

- Hurst Constructions have owned this land at Echunga for approximately seven years and it has always been used as a storage area and there is little traffic to and from the site.
- There is very clear visibility from the gate area with a wide off street cleared area.
- At present the largest vehicle accessing the site would be a four wheel drive with a trailer behind and this is not a daily occurrence.
- The use does not operate to create any detrimental impact on the surrounding area.
- It is noted that adjacent to the land there are retail businesses which operate on a daily basis.
- The area is zoned commercial and light industrial and the current use is appropriate in this zoning

Refer to **Attachment (3)** for a copy of the applicant's response to the representation page 29.

6. ASSESSMENT

6.1 Classification of Development

The proposed development is neither identified as being complying nor non-complying in the Zone, and accordingly is required to be assessed on its merits having regard to the relevant provisions of Council's Development Plan.

6.2 Relevant Development Plan Provisions

The development application is required to be assessed against the Development Plan in effect at the time of lodgement, being the Mount Barker (DC) Development Plan Consolidated – 8 August 2017.

General Section

Design and Appearance Objectives 1 and 2, PDCs 1-5, 7 and 18

Interface Between Land Uses Objectives 1-3, PDCs 1-6

Transportation and Access Objectives 1, 2, 3, 4, 5 PDC's 1, 2, 4, 8, 18, 29, 30, 39, 41, 42

Light Industry Zone Objectives 1-4, PDCs 1, 2, 6, 7, 8, 9 and 10

While all of the above provisions are considered applicable, only the most relevant to this site and application, are discussed in detail below.

6.3 Planning Assessment

Land Use

Within the Light Industry Zone a store is an envisaged land use. Further to this the Desired Character statement for the Light Industry Zone outlines the following guidance for this zone in Echunga:

Located within the Mount Lofty Ranges Watershed and within the township, the Echunga Light Industry Zone will provide for low impacting industrial uses permitted within the zone which maintain the small to medium scale of built form and are built in sympathy with adjoining land uses.

Currently the existing Light Industry Zone of Echunga (currently five allotments) contains a warehouse, a storage facility, the proposed development site and existing residential development. These uses, within this immediate locality, are considered to operate with a level of impact well below that of 'low impacting industrial uses' as envisaged within the Zone. Currently the existing uses seemingly operate with little perceived land use or amenity impact upon the adjacent residential properties.

Overall, the proposed development is considered to be consistent with the intent of the guiding land use provisions of the zone and the proposal will strengthen the continued use of the zone for Light Industry purposes.

Interface between Land Uses

The proposed use from an impact and amenity perspective is considered to be fairly benign in that a store does not typically give rise to substantial amenity impacts. The specific nature of the use and the hours of operation are unlikely to unreasonably impact upon more sensitive residential uses within the greater surrounding locality by way of any noise, traffic or visual impact.

It is proposed that the business would only operate during daylight hours 7:00am to 7:00pm. The low key nature of the use is such that the premises may not be used on a daily basis with access required only sporadically further reducing the potential for any impact.

During these times Meadows Road at this location does already result in a level of impact to existing more sensitive uses by way of traffic noise and vehicle movement. The impacts associated with this proposal are not considered to exacerbate the existing impacts experienced by the locality along Meadows Road and furthermore is not considered to be unreasonable in the context of the locality and zone. The proposal is considered to sufficiently accord with the relevant Interface provisions of the Development Plan.

Transportation and Access

City Development Engineers have previously reviewed access arrangements to the subject land in relation to previous development applications. The proposed use, the subject of this application, is considered to result in a de-escalation of land use intensity upon the land which would result in very limited daily traffic generated by the storage use.

The existing access point from Meadows Road provides adequate width to enable dual way traffic movement should it be required. Upon the land itself adequate manoeuvring areas have been provided to allow for forward egress onto Meadows Road.

While the sole representor in objection to this application raised concerns regarding traffic and safe vehicle movements within the locality it is not considered that this application would result in any identifiable impact to existing traffic conditions due to the nature and intensity of the proposed use. Overall, transportation and access related provisions are reasonable in this case.

Design and Appearance

The built form is simple in design and maintains a functional internal layout to accommodate the store use. The development appropriately addresses the street frontage to a sufficient degree and the subject land appears to be reasonably well maintained.

While simple and functional in design and construction the proposed design and appearance of the buildings upon the site is not offensive and considered to appropriately address the design parameters of the Light Industry Zone. The existing built form is also readily adaptable to other desired development of the zone. For these reasons the proposed built form is considered to be acceptable in context of the zone provisions and functionality of the proposed use.

7. CONCLUSION

It is considered that the proposal is consistent with the intent of the Development Plan and demonstrates sufficient merit to warrant consent. The proposed development is not considered to unreasonably impact upon the surrounding locality by hours of operation, noise and traffic movements and is a land use that is entirely envisaged within the Light Industry Zone.

8. RECOMMENDATION

It is recommended that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker (DC) Development Plan

RESOLVE to GRANT Development Plan Consent to the application by Bev Copp for Hurst Constructions to Change of Use to a Store (Builders Yard) and Construction of a Storage Building (Retrospective) at 6 Meadows Road, Echunga (Development Application 580/856/18) subject to the following conditions and advisory notes:

- (1) The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application to ensure the proposal is established in accordance with the submitted plans, except where amended by attached conditions.
- (2) The premises shall only operate between the hours of 7:00am and 7:00pm on any day.
- (3) That effective measures be implemented during the construction of the development and on-going use of the land 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.
- (4) All stormwater captured by structures shall be directed to the street water table or connected to a rear of allotment drain (if available) immediately upon the roof cladding installation to the satisfaction of Council.
- (5) All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land.

Overflow from the existing stormwater tanks on the land shall be discharged to an appropriately sized stormwater retention soakage well/trench upon the subject land and such a device shall be designed and dimensioned in accordance with Ministers Specification SA 78AA to the satisfaction of Council Engineers.

When configuring a stormwater collection system, it is important that it remains independent of any waste control system.

Under no circumstance shall stormwater be diverted or incorporated into either:

- Council's Common Waste Management System (CWMS)
- SA Water's Sewerage system, or
- A localised waste water system (septic tank).

Stormwater entering into any of these systems is detrimental to the function for which they are intended.

- (6) Driveways, vehicles manoeuvring and parking areas shall be constructed of compacted rubble prior to occupation or use of the development herein approved. Such surfaces shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of Council.
- (7) The loading and unloading of goods from vehicles must only be carried out on the land.

Notes:

- (1) 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.

If you have any queries please contact Council on 8391 7200.

- (2) You are advised that the Development Plan Consent hereby granted will lapse within 12 months from the date of this Consent, unless Building Rules Consent is sought by the applicant within this period. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above



Attachment (1) One Development application form

Development Act 1993

PO BOX 54 MOUNT BARKER SA 5251 TELEPHONE: (08) 8391 7200 www.mountbarker.sa.gov.au	OR 6 Dutton Road MOUNT BARKER FAX: (08) 8391 7299	Office use only DEVELOPMENT NUMBER: 580 / /
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Please use BLOCK LETTERS and Black or Blue Ink so that photocopies can be made of your application

PLEASE TICK AS REQUIRED

Development Plan Consent ☒ Building Rules Consent ☒ Development Approval (both) ☒

APPLICANT'S CONTACT DETAILS:

Name: BEV CORP Email: beverley.corp@bigpond.com
Postal Address: 36 NARWINA AVE Phone: 8339 2895
COMBERLAND PARK

OWNER'S CONTACT DETAILS:

Name: PAUL HURST Email: cf beverley.corp@bigpond.com
Postal Address: 36 NARWINA AVE Phone: 8339 2895
COMBERLAND PK

BUILDER'S CONTACT DETAILS:

Name: PAUL HURST Email: as above
Postal Address: as above Phone: 0407 869 819

CONTACT PERSON:

Name: BEV CORP Email: beverley.corp@bigpond.com
PROJECT ADMINISTRATOR

DESCRIPTION OF PROPOSED DEVELOPMENT (e.g. Dwelling, Shop, Garage):
SHED CONSTRUCTION FOR STORAGE

LOCATION OF PROPOSED DEVELOPMENT:

Assessment No: _____ Parcel No: _____
House No: 3 Lot No: _____ Street: HEADONS RD Town: EDINBURGH
Section No (full/part): _____ Volume: 5091 Folio: 128
Existing Use (e.g. Vacant, Dwelling, Grazing): SHED STORAGE

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present classification: _____

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

Does either Schedule 21 (Activities of Environmental significance) or 22 (Activities of Major Environmental significance (EPA)) of the Development Regulations, 2008 apply? ☐ Yes ☒ No

DEVELOPMENT COST (do not include shop fitout costs): \$ 20,000.00

I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations, 2008.

SIGNATURE: PAUL HURST DATE: 31 AUG 2018
Applicant / Owner / Agent

RELEVANT FEES, THREE (3) COPIES OF PLANS & TWO (2) COPIES OF ANY OTHER RELEVANT DOCUMENTATION ARE DUE ON SUBMISSION

DEVELOPMENT REGULATIONS 2008

**Form of Declaration
(Schedule 5 clause 2A)**

To: Mount Barker District Council

From: PAUL HURST - HURST CONSTRUCTIONS

Development Application: 580/ 1

Date of Application: 05/07/2016

Location of Proposed Development: 3 MEADOWS RD

House No: **Lot No:** **Street:** **Town/Suburb:** ECHUNCA

Section No (full/part): **Hundred:**

Volume: 5091 **Folio:** 128

Nature of Proposed Development:

NEW SHED STORAGE

I (insert name) ... BEN COFF, PROJECT ADMINISTRATOR ... being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*. I make this declaration under clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

Date: 31 Aug 2018

Signed: [Signature]

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the *Development Act 1993*), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the *Electricity Act 1996* do not apply in relation to:

- a) a fence that is less than 2.0 m in height; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 5091 FOLIO 128

Edition 4
Date Of Issue 29/09/1992
Authority CONVERTED TITLE

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

B. P.

REGISTRAR-GENERAL



WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

REGISTERED PROPRIETOR IN FEE SIMPLE

PAUL JOHN HURST OF 36 NARINNA AVENUE CUMBERLAND PARK SA 5041

DESCRIPTION OF LAND

ALLOTMENT 3 DEPOSITED PLAN 22796
IN THE AREA NAMED ECHUNGA
HUNDRED OF KUITPO

EASEMENTS

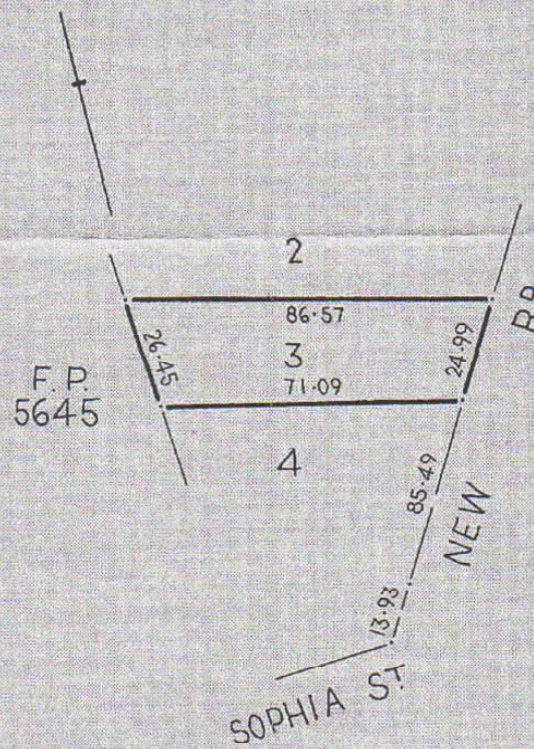
NIL

SCHEDULE OF ENDORSEMENTS

NIL

VOLUME 5091 FOLIO 128

188



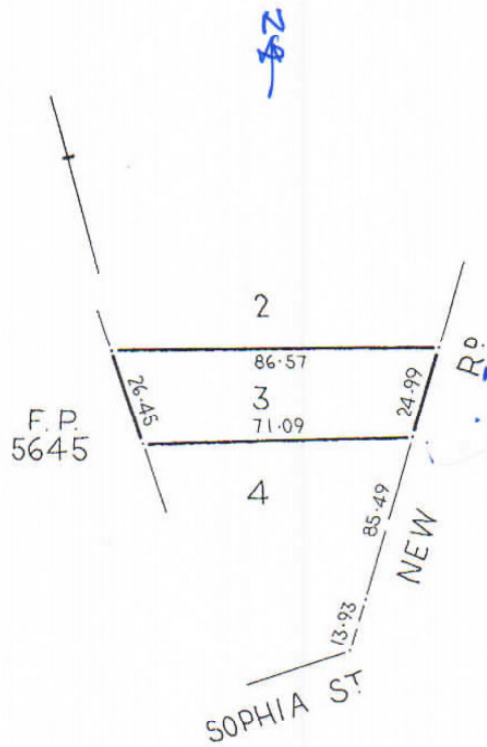
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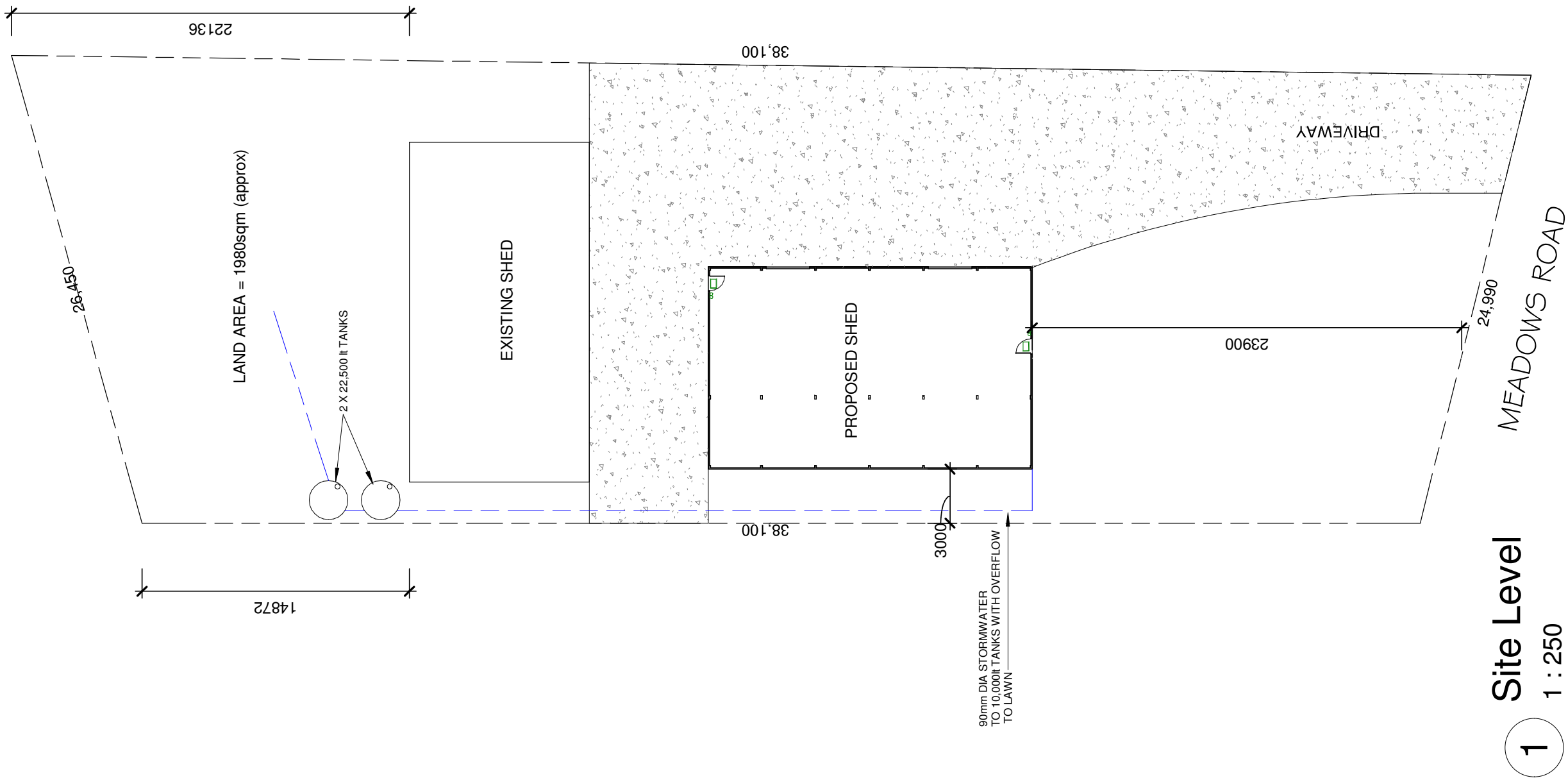
Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search
21/06/2016 02:11PM
Paul Hurst
20160621007951
\$27.25

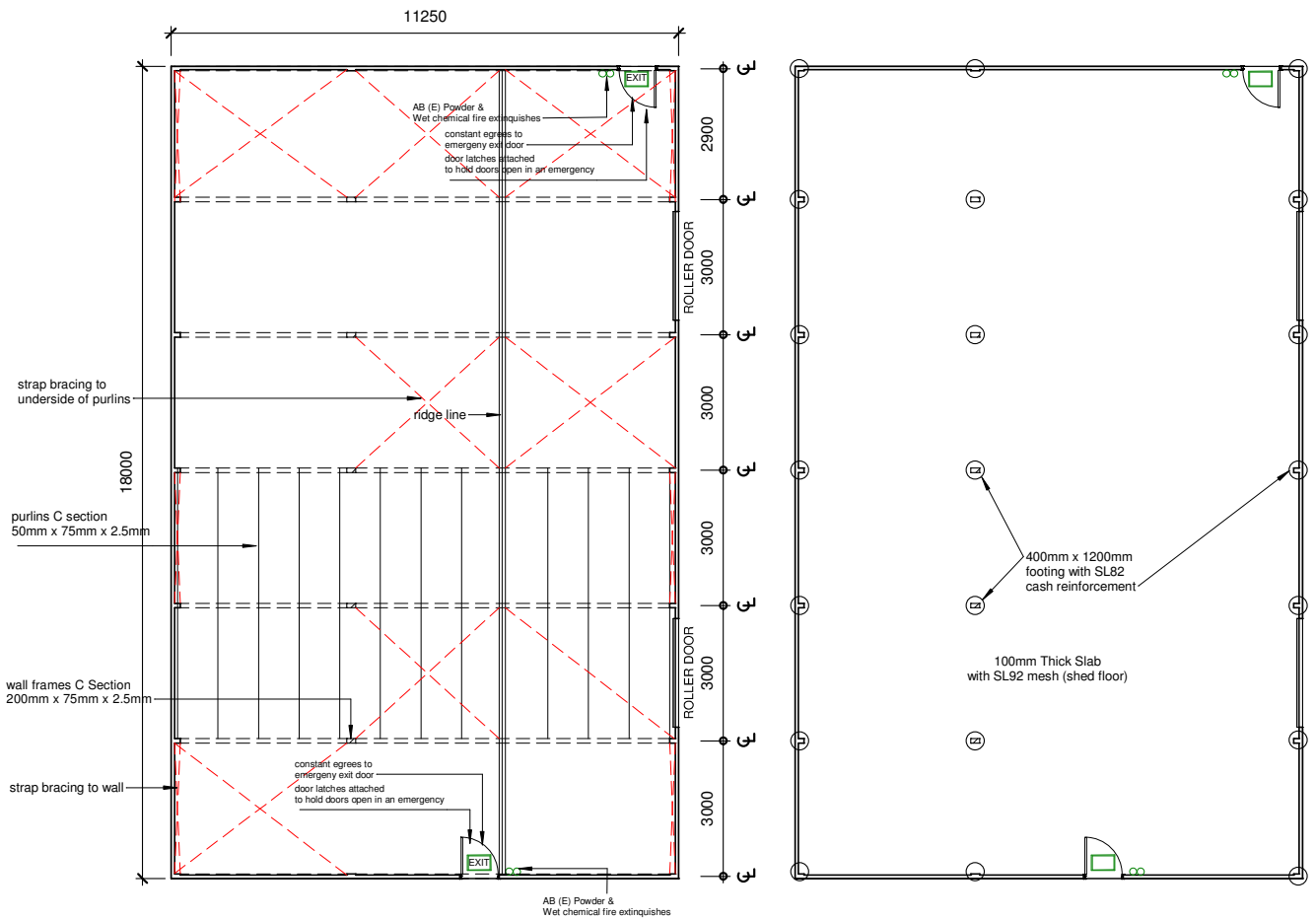


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No.		Description	Date	Client name: HURST CONSTRUCTIONS Project Address: 3 MEADOWS RD ECHUNGA S.A. Project Name: SHED	SITE PLAN			1 of 4
1		PLANNING	06.08.17		Project number	Project Number		
					Project Issue Date	20.01.18		
					Drawn by	CDS		
					Project Status	DA	Scale 1 : 250	

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2 Floor Plan
1 : 100

1 Footings Layout
1 : 100

AREAS:
FLOOR AREA =202sqm

No.	Description	Date
1	PLANNING	06.08.17

Client name: HURST
CONSTRUCTIONS
Project Address:
3 MEADOWS RD ECHUNGA S.A.
Project Name: SHED

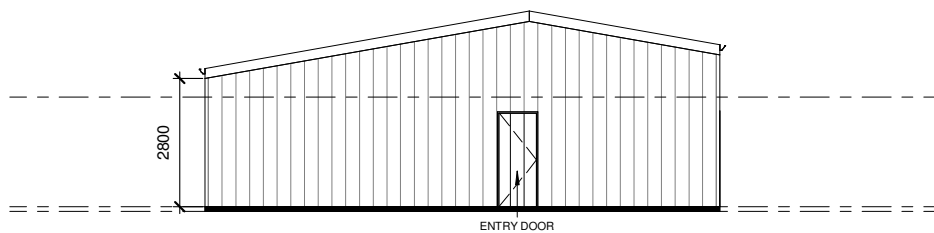
FLOOR PLANS

Project number	Project Number
Project Issue Date	20.01.18
Drawn by	CDS
Project Status	DA
Scale	1 : 100

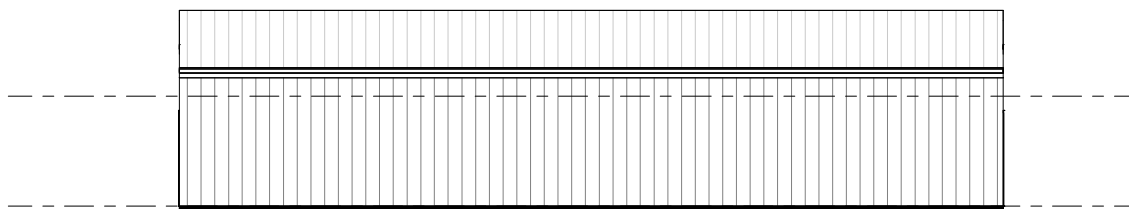
2 of 4

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HURSTCONSTRUCTIONS
www.hurstconstructions.com.au

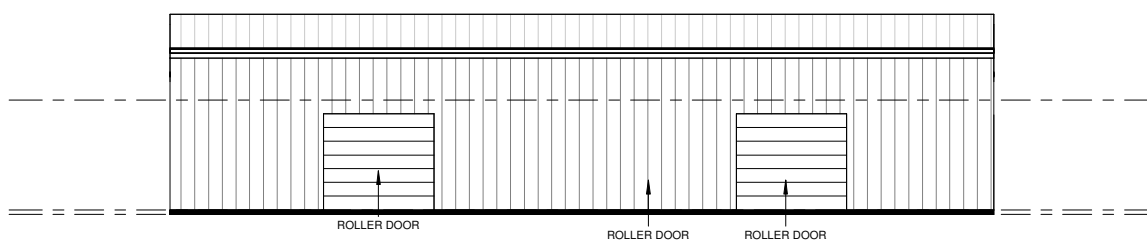
M: 0407 869 819
E: paulhurst@adam.com.au
W: www.hurstconstructions.com.au



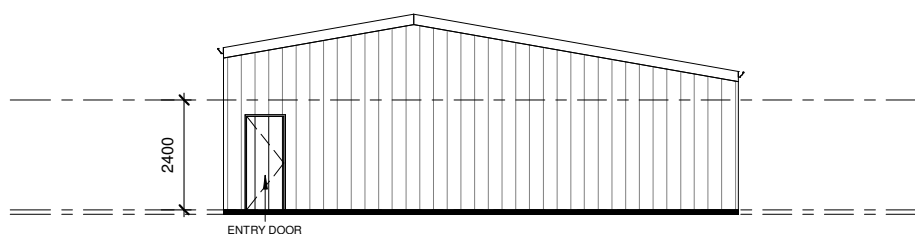
1 Front Elevation
1 : 100



2 L.H. Side Elevation
1 : 100



3 R.H. Side Elevation
1 : 100



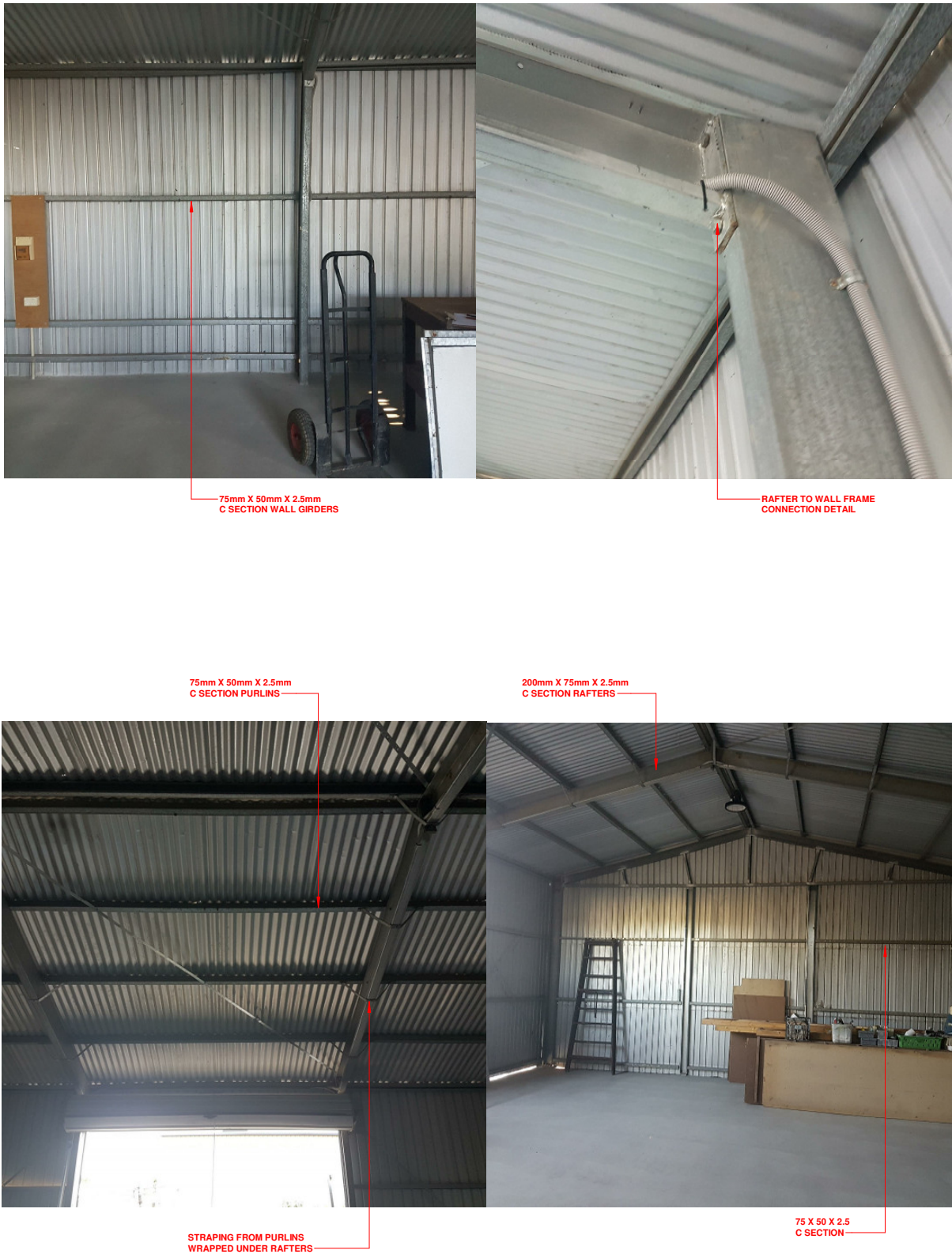
4 Rear Elevation
1 : 100

No.	Description	Date	ELEVATIONS		
1	PLANNING	06.08.17	Client name: HURST CONSTRUCTIONS	Project number	Project Number
			Project Address: 3 MEADOWS RD ECHUNGA S.A.	Project Issue Date	20.01.18
			Project Name: SHED	Drawn by	CDS
				Project Status	DA
					Scale 1 : 100

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M: 0407 869 819
E: paulhurst@adam.com.au
W: www.hurstconstructions.com.au

3 of 4



1 Framing Details
1 : 100

No.	Description	Date	DETAILS		
1	PLANNING	06.08.17	Project number	Project Number	4 of 4
			Project Issue Date	20.01.18	
			Drawn by	CDS	
			Project Status	DA	
			Scale	1 : 100	

Client name: HURST CONSTRUCTIONS
Project Address: 3 MEADOWS RD ECHUNGA S.A.
Project Name: SHED

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E: paulhurst@adam.com.au
W: www.hurstconstructions.com.au

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Attachment (2) Two

DISTRICT COUNCIL OF MOUNT BARKER

STATEMENT OF REPRESENTATION FOR CATEGORY 2

Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/856/18
Change of Use to a Store (Builders Yard)

YOUR DETAILS: (all fields with an asterix * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: ELINGGADE INVESTMENTS PTY LTD
* HOME ADDRESS: 75 CARLTON TERRACE, WALKERVILLE SA 5081
* POSTAL ADDRESS: As above
PHONE NO: 0418826533 E-MAIL: elizabeth.fricke@bigpond.com

My interest/s are affected as: (please tick the following boxes as appropriate)

☒ The owner or the occupier of the property located at: 3 MEADOWS ROAD, ELINGGA

☐ Other (please state):

YOUR COMMENTS:

* I/We:

☐ Support the proposal and provide the following comments.

☒ Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

Currently Meadows Road carries a large contingent
of traffic, particularly heavy rigid trucks & articulated
vehicles. More traffic & in particular trucks would
result in the road becoming very unsafe for

cars and residents, particularly children.
Currently there is a Bus stop located close
to the proposed yard. Residents of Eckunga
should feel confident walking to the bus stop,
should the yard be approved, they will
feel unsafe and disadvantaged as some
may cease utilising the bus.

* I/We:



Do not wish to be heard by the Council Assessment Panel in support of my representation.



Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:



Appearing personally,

OR



Be represented by the following person:

Contact details:

(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).

Development Act 1993 - Part 4, 38 (10)(a)

In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.

Your written representation must be received by Council no later than 11.59pm on Monday 29 October 2018, to ensure that it is a valid representation and taken into account.

If you make representation you will be notified by a separate letter of the date and time of the Council's Assessment Panel (CAP) meeting at which CAP will consider the application.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED

Egda Per

DATE

22/10/18.

Attachment (3) Three

Sandra Mann

From: Beverley Copp <beverley.copp@bigpond.com>
Sent: Thursday, 22 November 2018 1:57 PM
To: Nathan Franklin
Cc: paulhurst@adam.com.au
Subject: HPE CM: RE: DA 580/856/18 - 6 Meadows Road, Echunga

Hi Nathan - as discussed here is Hurst Construction's response to the objection lodged on the Echunga Application

Response to Objection to Echunga Development

Hurst Constructions have owned this land at Echunga for approximately seven years and. It has always been used as a storage area and there is little traffic to and from the site.

There is very clear visibility from the gate area with a wide off street cleared area.

At present the largest vehicle accessing the site would be a 4 wheel drive with a trailer behind and this is certainly not a daily occurrence.

The use does not operate to create any detrimental impact on the surrounding area.

It is noted that adjacent to the land there are retail businesses which operate on a daily basis. As no staff from Hurst Constructions are present on the site regularly there is no observance of how busy the sites are - The businesses are Farmgate Services farm Shop, Auto Engineers and Motor Engineer repair shop.

The area is zoned commercial and light industrial and the current use is appropriate in this zoning

Regards

Bev Copp
Project Administrator



HURST CONSTRUCTIONS
Telephone 8339 2895
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From: Nathan Franklin [mailto:nfranklin@mountbarker.sa.gov.au]
Sent: Wednesday, 21 November 2018 1:26 PM
To: Beverley Copp
Subject: RE: DA 580/856/18 - 6 Meadows Road, Echunga

Afternoon Beverly,

Can you please provide a response to the attached representation.

It doesn't have to be substantial but it is probably best to provide a brief response as to why the development is appropriate.

Please feel free to call me to discuss. I can help.

Regards,

Nathan Franklin

Senior Planner – City Development

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5.4. CATEGORY 1 APPLICATIONS

Nil.

6. INFORMATION REPORTS

Nil.

7. CONFIDENTIAL REPORTS

Nil.

8. OTHER BUSINESS

Nil.

9. CLOSE