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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 20 February 2019 commencing at 9.30 am.

PRESENT **(Members)** Mike Canny (Presiding Member), Tom Gregory, Judith Urquhart, Carol Bailey.  
**(Staff)** Manager, City Development (M Voortman), Team, Leader – Planning, City Development (A Humphries), Senior Planner, City Development (N Franklin) and the Minute Secretary (S Mann).

**1. APOLOGIES**

Nil.

**2. CONFLICT OF INTEREST DECLARATION**

Nil declared.

**3. CONFIRMATION OF MINUTES**

Moved Tom Gregory that the minutes for the meeting held on 19 December 2019 be taken as read and confirmed.

Seconded Judith Urquhart

*CARRIED*  
*CAP20190220.01*

**4. REPORTS DEFERRED**

Nil.

**5. REPORTS BY OFFICERS**

**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

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

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The Panel discussed the application and reached the following decision;

Judith Urquhart moved 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.
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- (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 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.

- (5) 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.
- (6) The loading and unloading of goods from vehicles must only be carried out on the land.
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**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

Seconded Carol Bailey

*CARRIED  
CAP20190220.02*

**5.4 CATEGORY 1 APPLICATIONS**

Nil.

**6. INFORMATION REPORTS**

Nil.

**7. CONFIDENTIAL REPORTS**

Nil.

**8. POLICY MATTERS ARISING FROM THIS AGENDA**

Nil.

**9. OTHER BUSINESS**

- Marc Voortman reported back to the panel in respect to the having a Deputy Independent member, at this stage the current membership base is working well. Will be reconsidered once PDI Act has been fully implemented.
  - Sawmill appeal has been withdrawn.
  - NBN Tower in Meadows re-lodged, just completed notification and considering representation.
  - Mike Canny sought advice in relation to the changes with PDI Act and accreditation of CAP members from Marc Voortman. Marc Voortman advised that members are likely to be needing Level 2 accreditation, whereas Assessment Manager needing Level 1 accreditation.
  - MV facilitating workshop with other growth councils to discuss and review these issues and proposed changes under the PDI Act and its implementation.
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## **10. CLOSURE**

Meeting declared closed at 9.57 am

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CHAIRMAN

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DATE