
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 March 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), Planner, City Development (H Beesley) 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 20 February 2019 be taken as read and confirmed
Seconded Judith Urquhart

CARRIED
CAP20190320.01

4. REPORTS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1 NON-COMPLYING APPLICATIONS

5.1.1 SUMMARY DETAILS

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| Application No. | 580/1089/18 |
| Applicant | Enduro Builders |
| Subject Land | LOT: 8 SEC: 436 DP: 9023 CT: 5099/322 177 Mount Barker Road HAHNDORF. |
| Ward | North |
| Proposal | Change of use to Consulting Rooms (Chiropractic Centre) with Associated Offices, Additions and Alterations to the Existing Building, Signage and Car parking (Non-complying) |
| Development Plan | 8 August 2017 |
| Zone | Township Zone |
| Policy Area | Residential Policy Area 21 |
| Historic Conservation Area | Hahndorf Rural Setting Area 18 |
| Form of Assessment | Non-Complying |
| Public Notification | Category 3 |
| Representations | One (1) |
| Persons to be heard | Nil |
| Agency Consultation | N/A |
| Responsible Officer | Henry Beesley |
| Main Issues | <ul style="list-style-type: none">• Land Use• Interface between Land Uses• Historic Conservation Area• Transportation and Access• Car parking |
| Recommendation | Development Plan Consent subject to conditions and concurrence of the State Commission Assessment Panel |

The Panel discussed the application and reached the following decision;

Tom Gregory moved that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker District Council Development Plan Consolidated – 8 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by Enduro Builders for Change of use to Consulting Rooms (Chiropractic Centre) with Associated Offices, Additions and Alterations to the Existing Building, Signage and Car Parking at 177 Mount Barker Road, HAHNDORF in Development Application 580/1089/18 subject to the following conditions, advisory notes and concurrence by the State Commission Assessment Panel:

1. The development herein approved shall be carried out in accordance with the plans and documentation accompanying this application, including but not limited to the following:
 - a. Amended Site Plan, Floor Plan, Elevations and Supporting Documentation of Enduro Builders Ref No. PA1 – PA11 dated 22 January 2019
 - b. Statement of Support prepared by Jackson Digney of Enduro Builders dated 3 November 2018
 - b. Statements of Effect prepared by Peter Meline & Associates dated 8 January 2019
 - c. Additional statement of effect prepared by Tom Crompton – Senior Associate - Botten Levinson on the 24 January 2019
 2. The premises shall only be opened for business between the hours of 8:30am to 6:30pm Monday to Friday and 8:00am to 12:00pm Saturday.
 3. All requirements in regard to the construction of car parking are to be met, including:
 - The car park shall be at a minimum spray sealed and line marked to accepted engineering standards prior to the occupation of the development and shall be maintained good condition at all times.
 4. Lighting shall be:
 - Provided within the driveways, car parking and pedestrian areas in accordance with AS 1158.1 Public Lighting Code and AS 2890.1 Parking facilities – Off-street car parking.
 - Designed so as to not create unreasonable overspill onto any adjoining property which may create a nuisance to any neighbour whilst providing adequate illumination onsite for security purposes, to the reasonable satisfaction of Council.
 5. All stormwater captured by structures shall be directed to the rain water tanks on the land, re-used for irrigation with the overflow from the tanks disposed of to the drainage easement on the land or the street water table immediately upon the roof cladding installation to the satisfaction of Council.
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6. 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.

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:

- SA Water's Sewerage system,

Stormwater entering into any of these systems is detrimental to the function for which they are intended. This will ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.

7. Effective measures are to 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.

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.

8. A detailed Landscape Plan using local species is to be submitted to Council for approval prior to the issuing of Full Development Approval. Landscaping is to be completed within six (6) months of the date of Full Development Approval. The vegetation shall be nurtured and maintained, with any diseased or dying vegetation replaced within one (1) month, to the reasonable satisfaction of Council.

Seconded Carol Bailey

CARRIED
CAP20190320.02

5.2 CATEGORY 3 APPLICATIONS

Nil.

5.3 CATEGORY 2 APPLICATIONS

Nil.

5.4 CATEGORY 1 APPLICATIONS

Nil.

6. INFORMATION REPORTS

PDI Act & ongoing implementation – Marc to update Panel members in respect to requirements and impacts.

7. CONFIDENTIAL REPORTS

Nil.

8. POLICY MATTERS ARISING FROM THIS AGENDA

Nil.

9. OTHER BUSINESS

Marc Voortman provided update post intra-council workshop in respect to assessment pathways, identified same triggers, consistent discussion with other councils. Feedback provided to State Government implementation team.

Carol Bailey raised concern about the shift in respect to management and identification of Heritage items in the Code, Marc Voortman advised he would seek advice from Luke Gray.

10. CLOSURE

Meeting declared closed at 10.03 am

CHAIRMAN

DATE
