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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 15 May 2019, commencing at 9.30 am.

PRESENT **(Members)** Mike Canny (Presiding Member), Tom Gregory and Carol Bailey.  
**(Staff)** Acting Manager, City Development (A Humphries), Senior Planner, City Development (D Henderson) and the Minute Secretary (S Mann).

**1. APOLOGIES**

Judith Urquhart.

**2. CONFLICT OF INTEREST DECLARATION**

Nil declared.

**3. CONFIRMATION OF MINUTES**

Moved Carol Bailey that the minutes for the meeting held on 20 March 2019 be taken as read and confirmed.  
Seconded Tom Gregory.

*CARRIED  
CAP20190515.01*

**4. REPORTS DEFERRED**

Nil.

**5. REPORTS BY OFFICERS**

**5.1 NON-COMPLYING APPLICATIONS**

Nil.

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## 5.2 CATEGORY 3 APPLICATIONS

### 5.2.1. SUMMARY DETAILS

<b>Application No.</b>	580/177/19
<b>Applicant</b>	HA Runge
<b>Subject Land</b>	Lot 3 in D17708, CT 5070/639, 328 Springs Road MOUNT BARKER
<b>Ward</b>	Central
<b>Proposal</b>	Partial demolition of a Local Heritage Place (Greengables - house, dairy, bakehouse, barn, shed & tree - ID 18501) - demolition of barn & shed only
<b>Development Plan</b>	Mount Barker District Council – Consolidated 8 August 2017
<b>Zone</b>	Residential Neighbourhood
<b>Form of Assessment</b>	Merit
<b>Public Notification</b>	Category 3
<b>Representations</b>	2
<b>Persons to be heard</b>	1
<b>Agency Consultation</b>	Nil
<b>Responsible Officer</b>	Derek Henderson, Senior Planner
<b>Main Issues</b>	Heritage
<b>Recommendation</b>	Development Plan Consent, subject to conditions

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9.33hrs Derek Henderson provided an overview of the application.

9.42hrs Nathan Rogers spoke against the application.

9.49hrs James Levinson spoke on behalf of the owner, for the application.

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.

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RESOLVE to GRANT Development Plan Consent to the application by HA Runge for the Partial demolition of a Local Heritage Place (Greengables - house, dairy, bakehouse, barn, shed & tree - ID 18501) - demolition of barn & shed only at 328 Springs Road, Mount Barker in Development Application 580/177/19 subject to the following conditions:

**Development Plan Consent Conditions:**

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 remaining items listed in the Greengables Local Heritage Place (House, Attached Dairy, Bakehouse and Tree) are to be retained.
3. Prior to the commencement of any demolition works on-site, tree protection zones must be established around regulated and significant trees in proximity to the works (in particular the regulated Oak tree and significant/local heritage listed Remnant Gum tree, both adjacent to the Shed to be demolished), to the satisfaction of Council. Tree protection zones must be fenced and sign-posted, and no persons, vehicles or machinery must enter the tree protection zones without the consent of the Council or a professional arborist with a minimum qualification of a Certificate V in Arboriculture.
4. Prior to the commencement of demolition works a record of the Shed and Barn structures is to be provided to Council. Key artefacts, original structural components or other items of archaeological interest are to be retained onsite until such time as suitable onsite interpretation of the heritage listing be established and re-use opportunities for structural components determined. These matters are to be undertaken to the satisfaction of Council's Heritage Consultant.

Seconded Carol Bailey.

*CARRIED*  
*CAP20190515.02*

**5.3 CATEGORY 2 APPLICATIONS**

Nil.

**5.4 CATEGORY 1 APPLICATIONS**

Nil.

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**6. INFORMATION REPORTS**

AH advised that updates will be provided to the Panel members as it becomes available.

**7. CONFIDENTIAL REPORTS**

Nil.

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

Nil.

**9. OTHER BUSINESS**

Nil.

**10. CLOSURE**

Meeting declared closed at 10.08hrs

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CHAIRMAN

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DATE

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