

# BAROSSA ASSESSMENT PANEL

MINUTES OF THE TWENTY THIRD MEETING OF THE BAROSSA ASSESSMENT PANEL held  
on

**Tuesday, 4 February 2020 commencing at 5:00pm**

in the Council Chambers, 43-51 Tanunda Road, Nuriootpa



*The Barossa Council*

## MINUTES



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## 1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:02pm.

## 2. ATTENDANCE

### 2.1 Present

#### Panel Members

Bruce Ballantyne	Presiding Member
Rob Veitch	Member
Grant Hewitt	Member
Richard Miller	Member
Deirdre Reiman	Member

Louis Monteduro                      Assessment Manager

#### Council Staff

Gary Mavrinc                              Director, Development and Environmental Services

Janine Lennon	Senior Assessment Officer, Planning
Jake Boswell	Assessment Officer, Planning
Ashleigh Gade	Assessment Officer, Planning
Steve Kaesler	Manager, Engineering Services
Sam Hosking	Heritage Advisor
Chris Kruger	Minute Secretary

### 2.2 Apologies

Nil.

### 2.3 Absent

Nil.

## 3. CONFIRMATION OF MINUTES

Moved: D Reiman

Seconded: R Miller

That the minutes of the Barossa Assessment Panel meeting held on 3 December 2019 be received and confirmed.

**CARRIED**

#### 4. BUSINESS ARISING

Nil.

#### 5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

The following disclosures have been made in relation to:

Item	Panel Member
6.3 960/358/2019 981 Light Pass Road Vine Vale R Miller has a professional relationship with the owners of the property.	R Miller

#### 6. REPORTS - APPLICATIONS FOR DECISION

##### 6.1 960/158/2018 48 George Street, Williamstown

B Ballantyne confirmed that the consideration of 6.1 – 960/158/2018 has been withdrawn from the Agenda, as the application has been deferred to allow the applicant to address additional issues that have been raised in correspondence to Council.

##### 6.2 960/132/2019 (19 Sunnydale Avenue Kalbeeba)

Mr John Stimson (Stimson Consulting) answered questions from the Panel on behalf of the Applicant. Mr Stimson confirmed that the Area of Allotment 36 is 3126 sqm.

#### Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (b) To REFUSE Development Plan Consent for Application No. 960/132/2019 by Hennig & Co Pty Ltd and AD Janicki to undertake Torrens Title Land Division - Create two additional allotments at 19 Sunnydale Avenue, Kalbeeba (CT 5568/672) for the following reasons:

The proposed development is contrary to:

- General Section – Land Division Module Principle of Development Control 8(d).

Reason: Land Division is likely to result in the removal of native vegetation.

- General Section - Landscaping, Fences and Walls Module Principle of Development Control 4(b); Rural Living Zone Objectives 1 and 2; Desired Character; Principle of Development Control Form and Character 6

Reason: Land Division not consistent with the prevailing or desired character of the Zone.

- Rural Living Zone Principles of Development Control Land Use 2 and Land Division 6; Precinct Principle of Development Control 26.

Reason: Land Division not consistent with the quantitative parameters sought for outbuildings in this Policy Area.

## Panel Decision

Moved: R Veitch

Seconded: R Miller

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (b) To GRANT Development Plan Consent for Application No. 960/132/2019 (960/D012/19) by Hennig & Co Pty Ltd and A D Janicki to undertake Torrens Title Land Division - Create two additional allotments (Non-Complying) at 19 Sunnysdale Avenue, KALBEEBA SA 5118 (CT 5568/672) subject to the concurrence of State Planning Commission, and the following conditions:
  - (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No 960/132/2019 (960/D012/19) except where varied by any condition(s) listed below.  
Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority
  - (2) Any and all internal existing waste water system components that cross the proposed allotment boundaries must be severed or redirected at the applicants cost to ensure that waste water system relating to each allotment is contained entirely within its boundaries

Reason: To ensure all on-site services are maintained entirely on its respective allotment.

- (3) The subject land is located within a Medium Bushfire Risk area. A dedicated and independent water supply shall be available at all times for fire fighting purposes which;
- (a) Is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles (safe and convenient access shall be provided), and
  - (b) Comprises a minimum of 2000 litres of water where the property is connected to mains water, or 5000 litres in any other case (Any rainwater tank used for this purpose should be dedicated entirely for fire fighting and shall be of non combustible materials).

The provision of the dedicated water supply for fighting purposes shall comply with the Ministers Specification SA 78 'Bushfire fighting equipment and water supply requirements in designated bushfire prone areas'.

Reason: To ensure that minimum bushfire safety requirements are met for the existing dwelling.

- (4) The applicant shall construct all services and infrastructure to service each allotment, including:
- roads,
  - water supply,
  - storm water drainage,
  - electricity, public lighting and communications,
- to the reasonable satisfaction of Council.

Reason: To ensure that minimum infrastructure requirements are met for the allotments.

- (5) All internal and external fencing shall be of open post and rail style construction and shall be maintained to the reasonable satisfaction of Council.

Reason: To ensure that the desired character for the site is maintained.

**CARRIED**

### **6.3 960/358/2019 (981 Light Pass Road Vine Vale)**

R Miller left the meeting at 5:11pm due to a stated conflict of interest.

Mr G Burns (Masterplan) answered questions from the Panel on behalf of the Applicant.

## Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves that the development proposal is seriously at variance to The Barossa Council Development Plan and is therefore REFUSED pursuant to Section 35(2) of the *Development Act 1993* for the following reasons:

The proposed development is contrary to:

- General Module – Land Division Principle of Development Control 2(a) Primary Production (BVR) Zone; Objective 2, Principle of Development Control 4.

Reason: Land Division will result in an allotment that is no longer of a suitable size for its current use.

- General Module – Land Division Principle of Development Control 19; Character Preservation District Principle of Development Control 1(c) Primary Production (BVR) Zone; Principle of Development Control 2 and 4

Reason: Land Division will result in the fragmentation of productive primary production land.

- Primary Production (BVR) Zone; Principle of Development Control 2, 25 and 26.

Reason: Land Division not consistent with the principles of the Zone.

## Panel Decision

Moved: R Veitch

Seconded: G Hewitt

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the development proposal is not seriously at variance to The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/358/2019 (960/D023/19) by Homburg Real Estate to undertake Torrens Title Land Division - Create one additional allotment (Non-Complying) at 981 Light Pass Road, VINE VALE SA 5352 (CT 6089/519) subject to the concurrence of State Planning Commission, and the following conditions:



- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No 960/358/2019 (960/D023/19) except where varied by any condition(s) listed below.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority

- (2) The subject land is located within a Medium Bushfire Risk area. A dedicated and independent water supply shall be available at all times for fire fighting purposes which;
- (a) Is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles (safe and convenient access shall be provided), and
  - (b) Comprises a minimum of 2000 litres of water where the property is connected to mains water, or 5000 litres in any other case (Any rainwater tank used for this purpose should be dedicated entirely for fire fighting and shall be of non combustible materials).

The provision of the dedicated water supply for fighting purposes shall comply with the Ministers Specification SA 78 'Bushfire fighting equipment and water supply requirements in designated bushfire prone areas'.

Reason: To ensure that minimum bushfire safety requirements are met for the existing dwelling.

**CARRIED**

R Miller returned to the meeting at 5:27pm

#### **6.4 960/413/2019 (29 Samuel Road Nuriootpa)**

##### **Recommendation**

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the development proposal is not seriously at variance to The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/413/2019 by Barossa Enterprises Inc to undertake Removal of a portion of vineyard, construction of a community service building containing education/training rooms and offices, with associated car parking and additional vehicle exit to Samuel Road at 29 Samuel Road, Nuriootpa (CT

5468/741) subject to the concurrence of the State Planning Commission, and subject to the following conditions and advisory notes:

- (1) The development shall be undertaken in accordance with the plans and documentation (as amended) accompanying the application, unless varied by the following conditions.
  - Statement of Effect, written by Michael Richardson of Masterplan – dated 10 October 2019.
  - Site Concept Plan, Drawn by Masterplan, dated July 2019.
  - Site Plan, Drawing No BG\_10, Rev A, dated 5 March 2019.
  - Floor Plan and Elevation, Drawing No BG\_10, Rev B, dated 27 June 2019.
  - Site Plan overdrawn with storm water management detail. Drawing No BG\_10, Rev A, dated 5 March 2019 with Triaxial Consulting logo attached.
  - Triaxial Consulting stormwater calculation package dated 28 June 2019.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (2) Prior to the issue of Development Approval, a landscaping plan shall be provided to the satisfaction of Council. Unless with the prior written consent of Council, before the occupation of the development and/or use commences, the landscaping works shown on the landscaping plan must be carried out, completed and maintained to the satisfaction of the Council.

Reason: To ensure that landscaping is installed and maintained in accordance with the Objectives and Principles of the Development Plan.

- (3) The development and/or use hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:
  - (a) Transport of materials, good or commodities to or from the land
  - (b) Appearance of any building, works or materials
  - (c) Emissions of noise, artificial light, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste water, waste products, grit or oil
  - (d) Presence of vermin

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (4) Prior to the issue of Development Approval, an external lighting plan shall be provided to the satisfaction of Council. All external lighting must be designed, baffled and located so as to prevent adverse effect on adjoining land, to the satisfaction of Council.

Reason: To ensure that external lighting is installed and maintained in accordance with the Objectives and Principles of the Development Plan.

- (5) Provision shall be made for the appropriate storage and disposal of garbage to the satisfaction of Council. All garbage storage areas must be screened from public view.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (6) Before the use commences and/or occupation of the development, the area(s) set aside for the parking and maneuverability of vehicles and access lanes as shown on the endorsed plans must be:

- (a) Constructed
- (b) Properly formed to such levels that they can be used in accordance with the plans
- (c) Surfaced with an all-weather sealcoat or treated to the satisfaction of the Responsible Authority to prevent dust and gravel being emitted from the site
- (d) Drained and maintained
- (e) Line marked to indicate each car space and all access lanes
- (f) Clearly marked to show the direction of traffic along access lanes and driveways

to the satisfaction of Council. Car spaces, access lanes and driveways must be kept available for these purposes at all times, to the satisfaction of Council.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (7) Vehicle crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of Light Regional Council and any existing crossing or crossing opening must be removed and replaced with footpath, nature strip, and kerb and channel to the satisfaction of Light Regional Council.

Reason: To ensure that the proposal is constructed in accordance with the requirements of the *Local Government Act 1999*.

- (8) The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bay[s]) and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of Council.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (9) The development hereby permitted must not cause any nuisance or loss of amenity in any adjacent or nearby land by reason of the

discharge of stormwater. The method of which, must in accordance with the endorsed Stormwater Management Plan.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (10) Prior to the issue of Development Approval the applicant shall lodge and have approved by Council an application to install a wastewater system pursuant to the provisions of the *South Australian Public Health Act 2011* and *South Australian Public Health (Wastewater) Regulations 2013*.

Reason: To ensure that the proposal is constructed in accordance with the requirements of the *South Australian Public Health Act 2011*.

### Panel Decision

Moved: R Veitch

Seconded: R Miller

That the recommendation be adopted.

**CARRIED**

## 6.5 960/345/2019 (44 Washington Street, Angaston)

### Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To REFUSE Development Plan Consent for Application No. 960/345/2019 by Bleaze Neale & Associates to undertake Torrens Title Land Division - Create one additional allotment at 44 Washington Street, Angaston (CT 5717/954) for the following reasons:

The proposed development is contrary to:

- General Section Historic Conservation Area Objective 4, Desired Character and Principle of Development Control 16

Reason: The proposed division does not conserve the landscape and allotment patterns that contribute positively to the historic character of the locality.

- General Section Historic Conservation Area Principle of Development Control 4

Reason: The proposal would result in a vacant residential allotment intended for the purpose of residential development, wherein that residential development would subsequently impact upon the view to, and prominence of, a Contributory Item.

- General Section Historic Conservation Area Principle of Development Control 15

Reason: The proposal would result in a vacant residential allotment intended for the purpose of residential development, wherein that residential development would likely involve substantial cut and/or fill to the site that would have a negative impact as viewed from the streetscape and as it relates to adjoining land.

- Residential Zone Principle of Development Control 16

Reason: The land division does not create an allotment suitable for its purpose when taking into account the prevailing pattern of development and character of the surrounding area.

### Panel Decision

Moved: D Reiman

Seconded: G Hewitt

That the recommendation be adopted.

**CARRIED**

### 6.6 960/479/2019 (35 Murray Street Tanunda)

J Wood, on behalf of the Applicant answered questions from the Panel.

S Hosking (Heritage Advisor) clarified Heritage queries from the Panel.

### Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- That the proposed development is not seriously at variance with The Barossa Council Development Plan.

- (c) To REFUSE Development Plan Consent for Application No. 960/479/2019 by Wonganella Constructions Pty Ltd to undertake Demolition of Verandah over Council verge and Relocate Signage to Façade of Building at 35 Murray Street, Tanunda (CT 5125/753) for the following reasons:

The proposed development is contrary to:

- General Section (Historic Conservation Area) Objectives 1, 2, 3, 4 and 5;

Reason: The development will remove an important historical architectural detail, not conserving or enhancing the historic built form, and being generally inconsistent with the desired character of the historic conservation area.

- General Section (Historic Conservation Area) Principles of Development Control 1, 2 and 7

Reason: The development is generally inconsistent with the desired character of the historic conservation area, and is inconsistent with the desired built form (contained within Table Baro/2 – Historic Conservation Guidelines).

- District Town Centre Zone Objective 4

Reason: The development generally does not contribute to the desired character of the zone.

- District Town Centre Zone Principle of Development Control 5

Reason: The development is generally inconsistent with the Desired Character for the zone.

### Panel Decision

Moved: R Veitch

Seconded: R Miller

The Barossa Assessment Panel resolved to defer consideration of Application 960/479/2019, pending further information to be provided by the Applicant.

**CARRIED**

## **7. REPORTS – Applications to Proceed/Not to Proceed to Assessment**

### **7.1 960/696/2019 (491 Stockwell Road Light Pass)**

M Richardson (Masterplan) and R Falkenberg (Applicant) answered questions from the Panel.

## Recommendation

The Barossa Assessment Panel, having considered the application, resolves that the development proposal for Application No. 960/696/2019 by Master Plan SA Pty Ltd to undertake Change of Use - to include the parking of three trucks to a maximum MRV size (liquid waste removal trucks) at 491 Stockwell Road, Light Pass is REFUSED without proceeding to make an assessment of the application pursuant to Section 39(4)(d) of the Development Act for the following reasons:

- (a) The proposal is contrary to the Primary Production (Barossa Valley Region) Zone: Objectives 1, 3, 4, 6 and Principles of Development Control 1, 2, 3 and 8 in that it is not in accordance with the envisaged use and Desired Character for the Zone.

## Panel Decision

Moved: R Miller

Seconded: D Reiman

The Barossa Assessment Panel, having considered the application for consent to carry out a Non Complying development of land and pursuant to the provisions of the *Development Act 1993* resolves that the development proposal has sufficient merit to proceed to make an assessment of the Application No. 960/696/2019 by Master Plan SA Pty Ltd to undertake Change of Use - to include the parking of three trucks to a maximum MRV size (liquid waste removal trucks) at 491 Stockwell Road, LIGHT PASS SA 5355 CT 5339/954.

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Development Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan;
- (c) That the Panel resolves to proceed to assessment of a non-complying development proposal.
- (d) The Panel advises that in order to progress the application, and before undertaking the obligatory public notification, a Statement of Effect must be prepared by the applicant. In terms of Regulation 17(5) this Statement must describe and address:-
  - The nature of the development and its locality
  - The provisions of the Development Plan relevant to an assessment of the proposal
  - The extent to which the proposal complies with these provisions
  - An assessment of the expected social, economic and environmental effects of the proposal and locality
  - Full detail of any on-site repairs and maintenance of vehicles occurring on site
  - Further and better detail (including site plan) showing existing and proposed uses for each building and external area of the site

- Any other information or material that you think is relevant to the assessment of the proposal

**CARRIED**

## **8. REPORTS – Deferred Applications for Decision**

### **8.1 960/171/2019 (268 Williamstown Road Cockatoo Valley)**

M Tekell (Applicant) answered queries from the Panel.

#### **Recommendation**

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To REFUSE Development Plan Consent for Application No. 960/171/2019 by Anthea Smith C/- Planwright BDDS to undertake the demolition of existing outbuildings totalling 210 square metres in floor area and construction of a domestic outbuilding – shed (measuring 21.6m x 12m x 3.6m wall height) at 268 Williamstown Road, Cockatoo Valley (CT 6190/173) for the following reasons:

The proposed development is contrary to:

- General Section – Design and Appearance, Principles of Development Control 1 and 4

Reason: The outbuilding will be visually apparent from surrounding properties and roads in the locality and will represent an increase in the bulk and scale of domestic outbuildings in the locality.

- Rural Living Zone Objective 1

Reason: The outbuilding will impact upon the visual amenity of the locality.

- Rural Living Zone Principle of Development Control 9

Reason: The outbuilding is not consistent with the quantitative parameters sought for outbuildings in the Zone.



## Panel Decision

Moved: R Veitch

Seconded: G Hewitt

The Barossa Assessment Panel resolved to defer consideration of Application 960/171/2019, pending further information to be provided by the Applicant.

**CARRIED**

### 8.2 960/571/2019 (77 Samuel Road Nuriootpa)

Mr R Vater (Applicant) answered questions from the Panel.

#### Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To REFUSE Development Plan Consent for Application No. 960/571/2019 by Opalescent Signs to undertake Installation of advertising signage; 2 x free-standing advertising signs; 3 x flag advertisements at 77 Samuel Road, Nuriootpa (CT 5480/328) for the following reasons:

The proposed development is contrary to:

- General Section – Advertisements, Principles of Development Control 2(a), 10 and 15

Reason: Due to the proliferation of signage and the number of free-standing advertising signs.

- General Section - Interface Between Land Uses, Principle of Development Control 1

Reason: Due to the proposed operating times for the illumination of signage.

- Industry (Barossa Valley Region) Zone, Principle of Development Control 15(a)

Reason: The proposal includes the use of flags.

### **Panel Decision**

Moved: R Veitch

G Hewitt

That the recommendation be adopted.

**CARRIED**

## **9. REPORTS - PANEL UPDATES**

### **9.1 SCAP Concurrence Matter**

#### **Recommendation**

That the report be received.

#### **Panel Decision**

Moved: D Reiman

Seconded: G Hewitt

That the recommendation be adopted.

**CARRIED**

## **10. REPORTS - OTHER BUSINESS**

B Ballantyne confirmed with the Panel that Report 6.1 – 960/158/2018 – 48 George Street Williamstown was withdrawn from the Panel meeting agenda for consideration only, but the application has been deferred and will be presented to a future Panel meeting for decision.

## **11. REPORTS – CONFIDENTIAL**

### **11.1 ERD Court Appeal – Update – Development Application 960/279/2017 JBG Architects (M and K Fitzpatrick) – Lot 897 N Herbig Road Springton – Detached Dwelling with Verandahs under main roof and domestic outbuilding (Shed) at 897 N Herbig Road Springton**

#### **Reason for Confidentiality**

It is recommended that the public be excluded from the meeting, as is necessary, in accordance with Regulation 13 of the *Planning, Development and Infrastructure (General) Regulations 2017* to receive, discuss or consider in confidence the following information or matters in relation to this item:

(viii) legal advice

## Recommendation

That:

- (1) Pursuant to Regulation 13 of the *Planning, Development and Infrastructure (General) Regulations 2017* the Barossa Assessment Panel orders that the public be excluded from the meeting with the exception of the Director, Development and Environmental Services, Assessment Manager, Assessment Officers, Manager, Works and Engineering Services, and the Minute Secretary, on the basis that it will consider legal advice.
- (2) Accordingly, on this basis, the Barossa Assessment Panel is satisfied that the principle that meetings of the assessment panel should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

## Panel Decision

Moved: R Miller

Seconded: D Reiman

That the recommendation be adopted.

**CARRIED**

At 6:11pm the meeting moved into confidence.

At 6.15pm the confidential session ceased and the meeting reopened to the public.

Moved: R Veitch

Seconded: G Hewitt

That the Barossa Assessment Panel has considered *Confidential Item 11.1 ERD Court Appeal – Update – Development Application 960/279/2017 – JBG Architects (M and K Fitzpatrick) – Lot 897 N Herbig Road Springton – Detached Dwelling with Verandahs under main roof and domestic Outbuilding ( Shed ) at 897 N Herbig Road Springton* and resolves as follows:

- (1) Confidential Resolution.
- (2) having considered this matter in confidence under Section 13 of the *Planning, Development and Infrastructure (General) Regulations 2017* makes an order pursuant to Section 14(4) of the Regulations that the report and associated documents and minutes of the Confidential Barossa Assessment Panel Meeting held on 4 February 2020 in relation to *Confidential Item 11.1 ERD Court Appeal – Update – Development Application 960/279/2017 – JBG Architects (M and K Fitzpatrick) – Lot 897 N Herbig Road Springton – Detached Dwelling with Verandahs under main roof and domestic Outbuilding ( Shed ) at 897 N Herbig Road Springton*, other than the minutes recording the decision of the Barossa Assessment Panel on this item and recording this confidentiality order, be kept confidential and not available for public inspection.

**CARRIED**

**12. OTHER BUSINESS**

**Planning and Design Code Update**

G Mavrinac provided the Panel with a verbal update on the proposed introduction of the Code and ePlanning Portal.

Council is currently preparing a submission to be presented to the February 2020 Council meeting prior to being forwarded, highlighting concerns around key elements applicable to the Barossa.

It is envisaged that a call for Expressions of Interest for Panel Membership commencing 1 July 2020 will be published shortly.

**13. NEXT MEETING**

Tuesday 3 March 20120 commencing at 5.00pm.

**14. CLOSURE OF MEETING**

The Presiding Member declared the meeting closed at 6:20pm.

Confirmed

Date: ..... Chairman: .....