

BAROSSA ASSESSMENT PANEL

Notice is hereby given that a meeting of the Barossa Assessment Panel will be held at the Council Offices, 43-51 Tanunda Road, Nuriootpa on

Wednesday, 25 January 2023, commencing at 5.00pm

Aaron Curtis
Assessment Manager



AGENDA

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1. WELCOME**2. ATTENDANCE****2.1 Present****2.2 Apologies**

Jake McVicar

2.3 Absent**3. CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 6 December 2022 be received and confirmed.

4. BUSINESS ARISING**5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL**

The Minister's Assessment Panel Members – Code of Conduct requires that a member of an assessment panel who has a direct or indirect personal or pecuniary interest in a matter before the assessment panel (other than an indirect interest that exists in common with a substantial class of persons):

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the assessment panel; and
- b. must not take part in any hearings conducted by the assessment panel, or in any deliberations or decision of the assessment panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

A member of an assessment panel will be taken to have an interest in a matter if an associate of the member (within the meaning of section 3(7) of the PDI Act) has an interest in the matter.

Any member that considers that they have an interest must notify the Presiding Member and have it recorded in the minutes as to the nature and extent of the interest.

6. REPORTS – APPLICATIONS FOR DECISION (DEVELOPMENT ACT 1993)

Nil.

7. REPORTS – DEFERRED APPLICATIONS FOR DECISION (DEVELOPMENT ACT 1993)

Nil.

8. REPORTS – APPLICATION FOR DECISION (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

Nil.

9. REPORTS – REVIEW OF ASSESSMENT MANAGER DECISIONS (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

Nil.

10. REPORTS – PANEL UPDATES

10.1 Assessment Manager Quarterly Report - October to December 2022

BACKGROUND

Clause 18 of the Barossa Assessment Panel Operating and Meeting Procedures requires the Assessment Manager to prepare a quarterly report of:

- The development applications determined under delegated authority of the Barossa Assessment Panel for the previous period.
- A report at the next meeting of the Panel for any development application delegated by the Panel where a deemed consent notice has been received.

This report provides a quarterly report for the period October to December 2022.

REPORT

The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.

The delegations provide for:

- Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking statutory referrals and public notification.
- Determining prescribed development applications.

The planning applications received by The Barossa Council for the period are summarised in the table below.

	Number
Planning Applications Lodged	179
Planning Applications determined (excluding Private Certification)	167 (166 granted, 1 refused)
Notified Applications	17
Determined Planning Consents by Relevant Authority (excluding Private Certification):	
• BAP • Assessment Manager (AM) • AM for BAP	8 140 19

The number of development applications that were notified during this period was 17. 155 development applications were determined by the Assessment Manager. Eight (8) development applications were determined by the Panel and nineteen (19) development applications were determined by the Assessment Manager under delegation of the Panel.

The number of planning applications that were lodged under the previous *Development Act 1993* (prior to 19 March 2021) that are still active at the end of this quarter is three (3), down from five (5) from the previous quarter.

Development Applications Assessed under Delegated Authority of BAP by the Assessment Manager

The development applications considered by the Assessment Manager under Delegated Authority of the Panel are summarised below:

Development Application 22020662

80 Moculta Road, Penrice – Construction of combined retaining wall and fence exceeding 2.1m in height

Representations – Nil representations received

Decision – Planning Consent Granted 4 October 2022 subject to conditions

Development Application 22004277

3 King Street, Lyndoch – Change of use of an existing single storey detached dwelling to tourist accommodation (accommodating a maximum of six guests per night)

Representations – Nil representations received

Decision – Planning Consent Granted 6 October 2022 subject to conditions

Development Application 22022394

23 Tanunda Road, Nuriootpa – Alterations and additions to existing service trade premises and light industry (steel fabrication) in nature of construction of new workshop measuring 38m x 15m x 6.3m wall height, attached canopy, two carports (5 bay and 7 bay), shipping container and alteration to storage and racking areas

Representations – Nil representations received

Decision – Planning Consent Granted 13 October 2022 subject to Reserved Matters and conditions

Development Application 22014890

190 Willows Road, Light Pass – Construction of alterations and additions to shop (cellar door) inclusive of associated commercial kitchen

Representations – Nil representations received

Decision – Planning Consent Granted 14 October 2022 subject to Reserved Matter and conditions

Development Application 22019123

29 Fiedler Street, Tanunda – Demolition of existing dwelling, granny flat, sheds (two) and carport

Representations – Nil representations received

Decision – Planning Consent Granted 26 October 2022 subject to conditions

Development Application 22003504

21 Melrose Street, Mount Pleasant – Construction of side and front boundary fencing (up to 2.6m high) including a combination of retaining wall and colorbond/timber fencing; and undertaking of associated earthworks

Representations – Nil representations received

Decision – Planning Consent Granted 2 November 2022 subject to conditions

Development Application 21018708

338 and 356 Barossa Valley Way, Kalbeeba – Staged Development:

Stage 1 – Partial change of use of 356 Barossa Valley Way from residential to service trade premises; relocation of a watercourse on 338 and 356 Barossa Valley Way and related earthworks; construction of a shed – service trade premises storage (measuring 24.0m x 8.0m x 4.7m wall height);

Stage 2 – Construction of a shed – service trade premises workshop (measuring 27.2m x 18.0m x 6.0m wall height)

Representations – One representation received, did not request to be heard

Decision – Planning Consent Granted 2 November 2022 subject to conditions

Development Application 22031035

3182 Sturt Highway, Stockwell – Construction of two solar arrays to be located over and in conjunction with the existing administration car park to support photovoltaic solar panels

Representations – Nil representations received

Decision – Planning Consent Granted 14 November 2022 subject to conditions

Development Application 22025475

10 Kalimna Road, Nuriootpa – Retention of existing office as office, laboratory and staff amenities; change of use of existing shed from light industry to warehouse; construction of an office and showroom addition to the warehouse

Representations – Nil representations received

Decision – Planning Consent Granted 17 November 2022 subject to conditions

Development Application 22026531

190 Willows Road, Light Pass – Change of use of existing implement shed to max 50T winery and construction of new warehouse building in association with winery.

Representations – Nil representations received

Decision – Planning Consent Granted 22 November 2022 subject to conditions

Development Application 22036192

18 Bilyara Road, Tanunda – Demolition of existing toilet block; Construction of a sporting club storage shed (measuring 15.0m x 6.0m x 3.5m wall height, 15 degrees roof pitch)

Representations – Deemed minor, public notification not required

Decision – Planning Consent Granted 29 November 2022 subject to conditions

Development Application 22026180

147 Murray Street, Tanunda – Construction of a 2.0m high stone wall and fireplace (includes 8.19m length along property boundary)

Representations – Nil representations received

Decision – Planning Consent Granted 5 December 2022 subject to conditions

Development Application 22028035

790 Research Road, Light Pass – Winery expansion – shed (measuring 16.577m x 15.034m x 5.0m wall height) to be used as an equipment shed and finished wine store

Representations – Nil representations received

Decision – Planning Consent Granted 5 December 2022 subject to conditions

Development Application 22029973

5 Yalumba Terrace, Angaston – Construction of a canopy in association with a winery (measuring 12.0m x 6.0m x 5.0m max roof height)

Representations – Nil representations received

Decision – Planning Consent Granted 7 December 2022 subject to conditions

Development Application 22029752

530 Balmoral Road, Cockatoo Valley – Partial change of use of far implement shed to ancillary tourist accommodation (games room) with associated building alterations; change of use from farm implement shed to (two occupant) tourist accommodation with associated building alterations and verandah addition; in association with existing (14 occupant) tourist accommodation building & associated manager's residence

Representations – Nil representations received

Decision – Planning Consent Granted 14 December 2022 subject to conditions

Development Application 22029076

6 Murray Street, Tanunda – Alteration to the roof of the organ chamber annex (including removal of turrets) of the State Heritage listed Langmeil Lutheran Church

Representations – One representation received, did not request to be heard

Decision – Planning Consent Granted 15 December 2022 subject to conditions

Development Application 22029424

931 Light Pass Road, Vine Vale – Extension and enclosure of roofed patio (approved in 960/651/2020) to be used as additional cellar door space

Representations – Nil representations received

Decision – Planning Consent Granted 15 December 2022 subject to Reserved Matter and conditions

Development Application 22020439

23 Greenock Road, Nuriootpa – Construction of single storey detached dwelling, double garage and verandah under main roof and combined retaining walls and fencing exceeding 2.1m in height

Representations – Nil representations received
Decision – Planning Consent Granted 16 December 2022 subject to Reserved Matter and conditions

Development Application 22030025

14 Walden Street, Tanunda – Construction of an additional tenancy – Store (measuring 5.5m x 9.0m x 3.5m wall height); existing tenancy approval – service trade premises

Representations – One representation received, did not request to be heard
Decision – Planning Consent Granted 22 December 2022 subject to conditions

Deemed Consents

No deemed consent notices have been received for this period.

CONCLUSION

The Assessment Manager's Quarterly Report for the period October to December 2022 be received and noted.

RECOMMENDATION

That the report be received.

11. REPORTS – OTHER BUSINESS

11.1 Induction - Barossa Assessment Panel Members

INFORMATION

Members are advised that an induction session shall take place at the conclusion of the 25 January 2022 Assessment Panel meeting, in which members are required to attend.

For your information.

12. REPORTS – CONFIDENTIAL

Nil.

13. NEXT MEETING

Tuesday 7 February 2023 commencing at 5.00 pm

14. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.