

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

Tuesday, 7 March 2023, commencing at 5.00 pm

Aaron Curtis
Assessment Manager



AGENDA

Please note that due to federal copyright law restrictions, attachments associated with the proposed development are available on our website for viewing only and are locked for printing or copying

NOTE: Plans contained in this agenda are subject to Copyright Laws.

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

Jane Evans

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

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 7 February 2023 and the Special Barossa Assessment Panel meeting held on Wednesday 22 February 2023 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 – APPLICATION FOR DECISION (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

6.1 22032939 - 40 John Street Tanunda

Applicant: Mr Trevor James
Representor: Mr Ian Hayes of 14 Kalleske Court, Tanunda

APPLICATION DETAILS

PROPOSAL	Demolition of existing dwelling, construction of a two-storey detached dwelling with double garage and rear alfresco under main roof, with addition of a front verandah and construction of combined retaining walls and fencing exceeding 2.1 metres in height
APPLICANT	Design Tech Studio and Trevor James
OWNER	TR and WA James
APPLICATION NO	22032939
CERTIFICATE(S) OF TITLE	CT 6118/911
AREA	950 sqm
CURRENT USE	Residential
PLANNING AND DEVELOPMENT CODE VERSION	2022.21 – 10 November 2022
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Established Neighbourhood Zone
OVERLAYS	Character Preservation District – Township Historic Area – Baro14 Hazards (Bushfire – Urban Interface) Hazards (Flooding – Evidence Required) Native Vegetation Prescribed Water Resources Area Water Protection Area
APPLICATION TYPE	Performance Assessed
PUBLIC NOTIFICATION	Notified – Sign
REFERRALS	Nil
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Jake Boswell
RECOMMENDATION	That Planning Consent be GRANTED subject to Reserved Matters and Conditions

INTRODUCTION

Designtech, architect, and Trevor James, landowner, seek development approval for the 'demolition of existing dwelling, construction of a two-storey detached dwelling

with a double garage and rear alfresco under main roof; with addition of a front verandah' at 40 John Street, Tanunda.

The site is located within the Established Neighbourhood Zone. The proposed development was subject to 'Performance Assessment' and public notification. The application was notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016* and was subject to receipt of three representations, one of which has requested to be heard.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

- (1) Representations have been received as a result of public notification and the representors have indicated a desire to be heard in support of their representation.

This report provides a detailed assessment of the proposal against the relevant provisions of the Planning and Design Code.

The proposal involves the demolition of an existing dwelling and the construction of a new dwelling, with associated garage and verandah. Whilst being within an Historic Area Overlay, the previous dwelling (that has now been demolished after the application was lodged) is not a local nor State listed heritage item.

The new dwelling is of a greater footprint than existing and contains a larger bulk and scale. The building will contain a ground level and upper level with an additional cellar being located below ground level. The upper storey has been designed to predominately be contained within the roof space, acting similarly to a mezzanine/loft space. The building predominately appears as a single storey building when viewed externally.

The proposal incorporates a mix of excavation and filling, comprising a maximum fill of around 1.2 metres at the rear of the building. A drive-through garage on-boundary is proposed to the eastern side of the building.

An existing domestic outbuilding at the rear of the site is proposed to be retained.

As mentioned above, in the time since lodgement of the development application, the existing dwelling on the site has been demolished.

SITE AND LOCALITY

The site is known as 40 John Street, Tanunda. This is a single allotment used for residential purposes. At the time of lodgement of the application, a single storey detached dwelling with external brick walling and tiled roofing existed on the site. The dwelling has since been demolished. A domestic outbuilding exists in the rear corner of the allotment, clad in galvanised iron.

The site has a frontage to John Street. This is a sealed local road. The site's frontage is 20.70 metres with a maximum depth of 45.63 metres.

Figure 1 highlights the subject land, below.



Figure 1 – Zone Map – subject site within Established Neighbourhood Zone

Access to the site is attained from John Street by virtue of an existing single-width crossover. The primary frontage is the highest point of the land. A gradual slope exists on the site, transitioning downward to the rear of the site. The maximum change in levels is around 3.5 metres between the front and rear of the site.

The site is located within the Tanunda township, being situated in the Established Neighbourhood Zone and Historic Area Overlay. All adjacent land is within the same zone. The site contains minimal interface with differing forms of land use. Nil native vegetation exists on the site.

The locality is defined by visual reference to the site.

The locality is predominately formed by residential land in all orientations. The locality can be taken to include the allotments to the east and west of the subject site which share and form the streetscape, which this development will contribute to. These allotments are occupied by single storey dwellings, generally in order of 900 sqm in size. The exception being a duplex at corner of John Street and Albert Street, of about 400 sqm each. Dwellings south of John Street are generally setback 8 metres or more from the street with generous front yard landscaping. The front setbacks of dwellings on the opposite side of John Street are more variable but landscaping remains a key feature in front yards. Buildings fronting John Street generally span width of the allotments and have limited side setbacks, generally 1-2 metres.

There is a nearby local road (Albert Street) to the north of the subject site, running perpendicular from the primary street. This is a residential street with limited interface to the subject site, based on topography and alignment of existing buildings. This is a dead-end street with minimal traffic.

To the south of the subject site is a council drainage reserve. Opposing this reserve is more residential development comprising of predominately single storey detached dwellings on allotments smaller in size than the subject site, generally in order of about 500 sqm. Dwellings on these sites are generally sited 1 metre from side boundaries. This area of land is located below the level of the subject site. As such, these sites will be subject to the visual massing and potential loss of privacy from this building, if not properly addressed, noting however the drainage reserve abutting the rear of the site.

While being within an historic locality there is limited amount of heritage listed items. The nearest heritage listed items are located at Goat Square, situated approximately 100 metres east of the subject site. There is minimal interface between these heritage places and the proposed development. Likewise, there is a mix of built form within the locality. Dwellings are predominately in the form of single storey design, with brick walling and tiled roofs. Hipped and gabled roofing is the primary roof form. The historic value of existing dwellings within the locality ranges, but is considered to be generally low in this locality in comparison to other localities within the township within the same Zone.

An aerial view of the site and locality are contained in **Figure 2** and **Figure 3**.

Site photos are provided in **Figure 4** to **Figure 13**.



Figure 2: Aerial – Site shown in red



Figure 3: Aerial – Locality – Site in red; Locality defined in yellow



Figure 4: Site Photo – looking south-west from John Street



Figure 5: Site Photo – looking south from John Street



Figure 6: Site Photo – looking south into the site



Figure 7: Site Photo – looking south into the site



Figure 8: Site Photo – looking east to adjacent property



Figure 9: Site Photo – looking south-west from subject site



Figure 10: Site Photo – looking north back toward John Street



Figure 11: Site Photo – looking east along John Street



Figure 12: Site Photo – looking north toward Albert Street



Figure 13: Site Photo – looking west along John Street

PROPOSAL

The proposed development involves the 'demolition of existing dwelling, construction of a two-storey detached dwelling with a double garage and rear alfresco under main roof, with addition of a front verandah and construction of combined retaining walls and fencing exceeding 2.1 metres in height'

The existing dwelling is neither a local nor State heritage listed item and makes limited contribution to the historic character of the locality.

Its replacement is sought to be a double-storey dwelling, with ancillary cellar. The upper level of the dwelling is in the form of a mezzanine, acting as a loft, with the external appearance of the roof space of the building being designed to appear as single storey. As a result, the roof form is relatively complex, containing gabled ends, dormer windows and an overall pitch of 30 degrees.

The roof is to be clad in galvanised iron with white-rendered brick to external walls. The front façade is a mixture of rendered brickwork and exposed stone.

The land slopes down from the primary street level. The ground level of this dwelling proposes a finished floor level of 99.40, relative to a nominal natural ground level of 100.00 at the primary street boundary and 98.2 at the rear of the building's footprint. Approximately 1.2 metres of fill is proposed to the rear of the dwelling, to be contained by a combination of retaining walls and battering. Minimal cut is proposed, but the dwelling will sit 0.6 metres below the level at the primary street boundary.

The new dwelling will be sited with a minimum front setback from John Street of 9 metres to the front wall. The front wall protrudes from the rest of the dwelling by 0.6 metres, such that the front façade nearest to each side-adjacent dwelling is setback around 9.6 metres. This is consistent with those dwellings. A front verandah extends 1.8 metres from the front wall of the dwelling. The dwelling's western side boundary is setback 1.03 metres, with the eastern side containing the garage-on-boundary for a length of 6.8 metres. The eastern wall of the dwelling is setback 3.6 metres from that boundary. The dwelling is setback around 17 metres from the rear boundary.

The civil and siteworks plan shows side boundary retaining walls. On the eastern boundary, there is a short length of retaining wall of about 200 mm. On the western boundary, the retaining wall length extends along the full length of the dwelling plus short length forward and rear of the dwelling pad. The maximum height of the retaining wall is 1.1 metre. The landscaping plan provided indicates 'existing fencing to be retained', however, as retaining walls are required and that the western boundary fence has been removed, the applicant will need to erect boundary fencing. The applicant has verbally indicated that they are in discussions with their neighbours and final fencing heights will be confirmed.

Access to the site will be from John Street to a double garage proposed under main roof. This will utilise the existing crossover point. The garage permits rear access for vehicles.

No native vegetation is affected by the proposed development.

Attachment 1 contains a copy of the application and associated documentation.

APPLICATION TYPE

The site is located within the Established Neighbourhood Zone under the Planning and Design Code. The proposed development is neither assigned as a form of 'Deemed to Satisfy' development under Table 2 of the Zone, or as a 'Restricted' form of development under Table 4. Therefore, the application is subject to 'Performance Assessed' assessment pathway.

PUBLIC NOTIFICATION

The application was subject to public notification in accordance with Table 5 – Procedural Matters – Notification of the Established Neighbourhood Zone.

Double-storey detached dwellings exceed the prescribed maximum height for dwellings within this Zone, and as such are not a listed type of development within Table 5 as quoted below. As such, this development cannot be excluded from mandatory public notification.

<i>Class of Development (Column A)</i>	<i>Exceptions (Column B)</i>
Any development involving any of the following (or any combination of any of the following): (a) air handling unit, air conditioning system, or exhaust fan (b) ancillary accommodation	Except development that: 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or

(c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) outbuilding (j) pergola (k) private bushfire shelter (l) residential flat building (m) retaining wall (n) shade sail (o) solar photovoltaic panels (roof mounted) (p) swimming pool or spa pool (q) verandah (r) water tank	2. involves a building wall (or structure) that is proposed to be situation on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: a. the length of the proposed wall (or structure) exceeds 8 metres (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or b. the height of the proposed wall (or post height) exceeds 3.2 metres measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
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Performance Outcome 4.1 and DTS/DPF 4.1 state:

Performance Outcome	DTS/DPF
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: Maximum Building Height is 1 level (b) in all other cases – 2 building levels up to a height of 9 metres In relation to DTS/DPF 4.1, in instances where: (c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 4.1(a) (i.e., there is one blank field), then no relevant

	<i>height in metres or building levels applies with no criteria for the other</i>
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The table below provides details of the public notification process:

Representations:	Three representations were received as follows: • Mr Ian Hayes of 14 Kalleske Court, Tanunda • Ms Natasha Weedon of 38 John Street, Tanunda • Ms Jenny Rosenzweig of PO Box 65, Angaston
Person wishing to be heard:	Of the three representations received, one wishes to be heard as follows:
Applicant	Mr Ian Hayes of 14 Kalleske Court, Tanunda Mr Trevor James of 40 John Street Tanunda wishes to appear to respond to representations.
Time period for Public Consultation	19 December 2022 – 16 January 2023

An aerial view showing the representors' properties is contained in **Figure 14**



Figure 14: Aerial of Representors Properties (subject site in red; representors sites in yellow)

The table below summarises the contents of the representations and the applicant's response:

Summary of Representations

Representor/s

- Use of light and reflective materials, leading to glaring and reflectivity – including safety risks to traffic
- Use of sound construction management practices, to ensure minimal impact to neighbouring residences during construction (i.e., privacy, access, communication)
- Overlooking and loss of privacy to rear properties from upper-level windows

Applicant's Response

- All materials will contain a reflectivity rating of no greater than 0.3 measured in accordance with ASTM E 90.-96
- All efforts will be made to ensure access and egress to adjacent properties are not affected throughout construction, in accordance with 'council' regulations
- Windows on all sides have either sills up to 1.5 metres above finished floor level, or are fixed with obscure glazing to the same level.

A copy of the representations are contained in **Attachment 2** and the applicant's response is contained in **Attachment 3**.

REFERRALS

External

Pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9 of the Planning and Design Code, the application was not subject to any referrals.

Internal

The following internal advice has been received from staff:

Heritage Services

The proposed development has been considered in the context of its locality and relationship with the Historic Area Overlay.

The design of the proposed development is considered to be consistent with its setting and relationship with existing buildings in the locality, and be of adequate appearance from a historic character perspective.

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, dated 22 November 2022, Version 2022.21.

Planning and Design Code Extract Link	Relevant Code Extract
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Seriously at Variance

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Panel determine that the proposed development is not seriously at variance with the relevant provisions of the Planning and Design Code. The proposed development seeks demolition of an existing dwelling, and rebuild of a new dwelling. Residential development in the form of a detached dwelling is an anticipated type of development within the Established Neighbourhood Zone, and this building has been designed in a manner that adequately addresses the historic character of the locality and minimises risk of amenity loss to adjacent land users.

Character Preservation (Barossa Valley) Act 2012

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, having regard to the Objects of the Act, it is recommended that the Panel determine that the proposed development does not adversely impact the character values of the district. The proposal is considered to not diminish the visual amenity of the natural landscape and support the heritage attributes of the district, while not detracting from the objects or value of the district.

Further discussion is contained under the Assessment section below in relation to the Character Preservation District Overlay.

Assessment

Detailed assessment of the proposal has taken place against the relevant provisions of the Planning and Design Code as quoted above. Commentary is provided below under headings:

Land Use

<i>Established Neighbourhood Zone</i>	
<i>Desired Outcomes</i>	
DO 1	<i>A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns</i>
DO 2	<i>Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers</i>
<i>Relevant Performance Outcomes/Designated Performance Features</i>	
<i>Land use and Intensity</i>	
PO 1.1 <i>Predominately residential development with complimentary non-residential activities compatible with the established development pattern of the neighbourhood</i>	DPF 1.1 <i>Development comprises one or more of the following:</i> i. Ancillary accommodation ii. Community facility iii. Consulting room iv. Dwelling v. Office vi. Recreation area vii. Shop
PO 2.1 <i>Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality</i>	DPF 2.1 <i>Development will not result in more than 1 dwelling on an existing allotment...</i>

The construction of a new dwelling is consistent with the intended use of the zone, being a prescribed form of development per DPF 1.1. Associated garaging and verandahs are appropriate forms of ancillary development, and do not compromise the envisaged development of the zone.

Likewise, only one dwelling will be retained on this existing allotment, satisfying DPF 2.1.

Scale and Form of Development

Site Coverage	
PO 3.1 <i>Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation</i>	DPF 3.1 <i>Development does not result in site coverage exceeding: In instances where:</i> <i>(a) no value is returned (i.e., there is a blank field), then a maximum 50% site coverage applies</i> <i>(b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</i>
Building Height	
PO 4.1 <i>Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings</i>	DPF 4.1 <i>Building height (excluding garages, carports and outbuildings) is no greater than:</i> <i>(a) the following: Maximum Building Height is 1 level</i> <i>(b) in all other cases – 2 building levels up to a height of 9 metres</i> <i>In relation to DTS/DPF 4.1, in instances where:</i> <i>(c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</i> <i>(d) only one value is returned for DTS/DPF 4.1(a) (i.e., there is one blank field), then no relevant height in metres or building levels applies with no criteria for the other</i>

The new dwelling comprises two storeys. One at ground level, and one upper level. An underground cellar below ground level is also included within the design. The upper level has been designed in a manner whereby it is formed by a mezzanine, acting as a loft within the roof space of the building. Externally, the building is

designed to appear as a single storey. Notwithstanding, the resulting 30 degree roof pitch with associated dormer windows and gabled ends create a roof form that has some degree of bulk.

The dwelling will be more pronounced and overstated in its bulk and scale in comparison to adjacent and nearby dwellings within the locality, which are considered to be more modest in size. However, a clear design choice has been followed to ensure that the benefits of a second storey are achieved whilst retaining the character and appearance of a single storey dwelling. This building will be of a greater height and visual mass than those dwellings on either side. However, its general appearance is not unreasonable and will positively contribute to the character of the locality through strong articulation and high standard of design.

While the development does not satisfy DPF 4.1 in respect to providing only one building level, the proposal is considered to meet the intent of PO 4.1.

All proposed building work on the site does not exceed 50% site coverage, in accordance with DPF 3.1(a).

<i>Primary Street Setback</i>	
<i>PO 5.1</i> Buildings are setback from the primary street boundaries consistent with the existing streetscape	<i>DPF 5.1</i> The building line of a building is setback from the primary street boundary: (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoining the site if not separated by a public road or a vacant allotment (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or (c) in all other cases, no DTS/DPF is applicable
<i>Boundary Walls</i>	
<i>PO 7.1</i> Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties	<i>DPF 7.1</i> Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below: (a) Or (b) where no side boundary setback value is returned in (a) above, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:

	i. side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height ii. side boundary walls do not: A. exceed 3.2 metres in height from the lower of the natural or finished ground level B. exceed 8 metres in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3 metres of any other existing proposed boundary walls on the subject land
Side Boundary Setback	
PO 8.1 Buildings are setback from side boundaries to provide: (a) separation between buildings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours	DPF 8.1 Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are setback from the side boundary: (a) no less than: (b) in all other cases (i.e., there is a blank field), then: (i) at least 900 mm where the wall is up to 3 metres (ii) other than for a south facing wall, at least 900 mm plus 1/3 of the wall height above 3 metres (iii) at least 1.9 metres plus 1/3 of the wall height above 3 metres for south facing walls
Rear Boundary Setback	
PO 9.1 Buildings are setback from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation	DPF 9.1 Other than in relation to an access lane way, buildings are setback from the rear boundary at least: (a) 4 metres for the first building level (b) 6 metres for any second building level

The proposed dwelling seeks a front setback to the front façade of 9 metres. A verandah protrudes from the front wall with a setback to the primary street of 7.12 metres. The front façade of this dwelling is articulated. The garage on the eastern side of the land is located with a front setback of 9.65 metres, with the adjacent dwelling setback 9.7 metres. The front wall of the subject dwelling at the western side is likewise setback 9.6 metres, with the adjacent dwelling setback 9 metres.

This dwelling is sited slightly forward of those adjacent dwellings. However, the articulated stepped design ensures that there is appropriate transition between buildings within this section of the streetscape. The position is considered to satisfy PO 5.1.

One boundary wall is proposed per the garage under main roof located on the eastern side boundary. This garage comprises a length of 6.8 metres and wall height of 2.7 metres (3 metres from natural ground level). This achieves prescribed DPF 7.1 provisions.

The opposite side wall of the dwelling is setback 1.03 metres from the western boundary. This wall has a height of 2.7 metres. This proposal satisfies DPF 8.1. It should be noted that at its highest point, this side of the dwelling will be located on a filled bench, up to 1 metre above natural ground level, meaning the top of the wall above existing ground level is in fact 3.7 metres.

The rear of the dwelling has a setback in excess of 15 metres, satisfying DPF 9.1.

<i>Appearance</i>	
<i>PO 10.1</i> <i>Garages and carports are designed and sited to be discrete and not dominate the appearance of the associated dwelling when viewed from the street</i>	<i>DPF 10.1</i> <i>Garages and carports facing a street (other than an access lane way):</i> <i>(a) are setback at least 0.5 metres behind the building line of the associated dwelling</i> <i>(b) are setback at least 5.5 metres from the boundary of the primary street</i> <i>(c) have a total garage door/opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7 metres</i>
<i>PO 10.2</i> <i>The appearance of development as viewed from the public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality</i>	<i>DPF 10.2</i> <i>None are applicable</i>

The proposed garage under main roof is setback more than 0.5 metres from the front wall of the dwelling and is setback more than 5.5 metres from the primary street boundary. Less than 30% of the site frontage is comprised by the garage, and its width does not exceed 7 metres. DPF 10.1 is therefore satisfied.

The general appearance of the dwelling is considered to be sympathetic to its setting within the locality. The 2.7 metre wall height is generally consistent with those dwellings adjacent. A 30 degree roof pitch and substantially articulated roof pitch is a necessity to accommodate the internal upper mezzanine level. However, its external appearance has been designed with the context of achieving a consistent design and appearance of dwellings within the streetscape. While this dwelling will no doubt have a more modern appearance than the existing dwellings in the locality, its form and character is considered to be appropriately sympathetic to them.

Design and Appearance

Design in Urban Areas	
PO 17.2 Dwellings incorporate entry doors within street frontage to address the street and provide a legible entry point for visitors	DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants	DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas	DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300 mm from the building line (b) a porch or portico projects at least 1 metre from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1 metre from the building wall (e) eaves of a minimum 400 mm width extend along the width of the front elevation (f) a minimum 30% of the width of upper-level projects forward from the lower level primary building line by at least 300 mm (g) a minimum of two different materials or finishes incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes	DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700 mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: i) <150 sqm site area : 10% ii) 150-200 sqm site area : 15% iii) >200-450 sqm site area : 20% iv) >450 sqm site area : 25% (b) at least 30% of any land between the primary street boundary and the primary building line

The external appearance of the dwelling is generally conventional, appearing as a single storey development. The façade incorporates sufficient window spacing and

legible entry point, satisfying DPF 17.1, 17.2 and 18.1. A verandah protrudes from the front wall by more than 1 metre, with 30% of the building being setback more than 300 mm from front wall as well. Minimum 400 mm wide eaves are also proposed to be installed, satisfying DPF 20.2.

Soft landscaping is also provided to more than 25% of the total site area. DPF 21.1, 21.2 and 22.1. The landscape plan provides for more than 30% front yard landscaping, together with a mature tree planted in this space.

Historic Area Overlay – Baro 14

Historic Area Overlay	
Desired Outcomes	
DO 1	<i>Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement</i>
Relevant Performance Outcomes/Designated Performance Features	
<i>All Development</i>	
PO 1.1 <i>All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement</i>	DPF 1.1 <i>None are applicable</i>
<i>Built Form</i>	
PO 2.1 <i>The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area</i>	DPF 2.1 <i>None are applicable</i>
PO 2.2 <i>Development is consistent with the prevailing building and wall heights in the historic area</i>	DPF 2.2 <i>None are applicable</i>
PO 2.3 <i>Design and architectural detailing of street-facing buildings (including but not limited to the roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics of the historic area</i>	DPF 2.3 <i>None are applicable</i>
PO 2.4 <i>Development is consistent with the prevailing front and side boundary setback pattern in the historic area</i>	DPF 2.4 <i>None are applicable</i>
PO 2.5 <i>Materials are either consistent with or complement those within the historic area</i>	DPF 2.5 <i>None are applicable</i>
PO 6.1 <i>The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area</i>	DPF 6.1 <i>None are applicable</i>
PO 6.2 <i>Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where</i>	DPF 6.2 <i>None are applicable</i>

they compromise safety, create nuisance, or impact adversely on buildings or infrastructure	
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Double storey dwellings are not common within this locality. However, this building has been designed in a manner that ensures the building maintains the appearance of a single storey dwelling. A 30 degree roof pitch is relatively steep, however steep roof pitches are a feature of historic dwellings within the locality and in the Barossa generally.

Lighter colours and materials are proposed which will likewise blend with those existing dwellings within the locality – noting that the use of galvanised iron roof cladding will be relatively stark upon initial installation.

The proposed development adequately sympathises with the articulation and design features of historic development within the locality, while not seeking to replicate the exact built form.

The development is of adequate design in respect to its position within this historic overlay, such that it adequately addresses the relevant Performance Outcomes.

Character Preservation Overlay

Character Preservation District Overlay (Not in township)	
Desired Outcomes	
DO 1	Recognise, protect, and enhance the special character of Character Preservation Districts
DO 2	The long term use of land outside of township for primary production and associated value adding enterprises is assured and promoted
Relevant Performance Outcomes/Designated Performance Features	
PO 1.2 Residential development located in townships to reinforce settlement patterns within the district and support the continuation of primary production on land outside townships	DPF 1.2 Residential development located within designated township areas of the Character Preservation District Overlay
PO 2.1 Development occurring at the edge of townships is sympathetic to the rural landscape and reinforces a clear transition between townships and rural landscape through measures including: (a) being of a low scale (b) orientating residential development towards the rural area (c) ensuring visual separation from the rural area through landscaping and road reserves	DPF 2.1 None are applicable
PO 2.2 Development contributes to and maintains the historic identity and character of townships through appropriate: (a) form	DPF 2.2 None are applicable

(b) scale (c) siting (d) design (e) landscaping	
PO 3.1 Preservation of existing natural features including topography, watercourses and mature trees.	DPF 3.1 None are applicable
PO 3.2 Buildings and structures do not interrupt views of the skyline through measures including being sited below ridge lines.	DPF 3.2 None are applicable
PO 3.3 Buildings and structures harmonise with the natural features of the landscape and reinforce the rural character through the use of muted, neutral, non-reflective landscape colours on external surfaces.	DPF 3.3 None are applicable
PO 3.4 Large buildings and structures are sited and oriented to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees in close proximity.	DPF 3.4 None are applicable
PO 3.5 Buildings and structures are grouped to create compact clusters well set back from public roads.	DPF 3.5 None are applicable
PO 3.6 Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation.	DPF 3.6 None are applicable
PO 4.1 Excavation and filling of land is limited to that associated with: (a) minimising the visual impact of buildings or structures; or (b) construction of water storage facilities.	DPF 4.1 Excavation and/or filling of land is: (a) no greater than 1.5 metres from natural ground level. (b) only undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities.

The subject site is located within a township of the Character Preservation (Barossa Valley) District. The site is situated within the Tanunda township, with nil interface to any rural area or rural living area.

The scale of the development is considered to be sympathetic to the character of the locality and broader district.

The structure is unlikely to impact any skylines, nor diminish any rural landscapes or vistas. The development is not considered to compromise the transition between this section of the township and any rural areas.

The development seeks earthworks that do not exceed 1.5 metres cut or fill, with a maximum fill of about 1 metre at the rear of the building's footprint.

Overshadow Impact

Interface between Land Uses	
Relevant Performance Outcomes/Designated Performance Features	
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: - a neighbourhood-type zone is minimised to maintain access to direct winter sunlight - other zones is managed to enable access to direct winter sunlight	DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: - a neighbourhood-type zone is minimised to maintain access to direct winter sunlight - other zones is managed to enable access to direct winter sunlight	DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: - for ground level private open space, the smaller of the following: - half the existing ground level open space - or 35 sqm of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres) - for ground level communal open space, at least half of the existing ground level open space
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: - the form of development contemplated in the zone - the orientation of the solar energy facilities - the extent to which the solar energy facilities are already overshadowed	DPF 3.3 None are applicable

The proposed development is positioned on an allotment with north-south orientation, with substantial setback of in excess of 15 metres to the southern boundary. Therefore, overshadow to the properties south will not be an issue.

Overshadowing of adjacent sites will not be unreasonable, pursuant to DPF 3.1 and 3.2, given the single storey wall height and side setbacks proposed and orientation of the site relative to the neighbouring properties.

The proposal will also not result in overshadowing of adjacent rooftop solar systems, pursuant to PO 3.3.

Privacy Impact

Design in Urban Areas	
PO 10.1 Development mitigates direct overlooking from upper-level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones	DPF 10.1 Upper-level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 125 mm (b) have sill heights greater than or equal to 1.5 metres above finished floor level incorporate screening with a maximum of 25% openings, permanently fixed no more than 500 mm from the window surface and sited adjacent to any part of the window less than 1.5 metres above the finished floor level
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones	DPF 10.2 (a) the longest side of the balcony or terrace will face a public road, public road reserved or public reserve that is at least 15 metres wide in all places faces by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of : (i) 1.5 metres above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land Or (ii) 1.7 metres above finished floor level in all other cases
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape	DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4 metres (b) has an aggregate window area of at least 2 sqm facing the primary street

Fill is proposed to boundary along the western side, with a maximum of around 1 metre relative to natural ground level.

The resulting levels of fill, combined with internal mezzanine upper level may heighten the risk of overlooking to adjacent sites. Overlooking to adjacent side properties on the east and west of the subject site is reasonable in the context of a residential setting, and not beyond what could be expected with a standard residential development. No direct views to neighbouring dwellings are proposed due to the proposed alfresco having wing walls to both sides. Boundary fencing is to be confirmed but subject to being of adequate height to maintain privacy. In this regard, a Reserved Matter is recommended to address final locations and heights of fencing above the retaining walls.

Of note is the potential overlooking to land at the rear of the subject site, located on Kalleske Court, across from the reserve. This land is separated from the subject land by a council drainage reserve (approximately 8.5 metres wide). The subject site is topographically at a higher point than that adjacent land and as such there is naturally some overlooking emanating toward that property but this overlooking is already occurring due to topography.

There is a risk of overlooking from this site based on the proposed double storey design. Particularly due to part of the site being subject to fill and given that the adjacent sites to the rear of the subject land.

The upper-level mezzanine does not span the entirety of the building width. The rear balustrade of the mezzanine is sited approximately 5.5 metres from the rear wall of the dwelling. A high-level window is included on this wall, providing outlook from the upper level. There is approximately 30 metres between this wall and the backyards of those adjacent residential allotments to the south. This equates to around 35.5 metres separation from the mezzanine floor.

The existing domestic outbuilding at the rear of the site, and the existing vegetation between the relevant allotments does assist in reducing the potential risk of passive overlooking. The applicant also proposes new tree planting adjacent the rear boundary fence between the shed and western boundary. However, based on the factors above, some longer range distance overlooking may still be likely to occur. Accordingly, it was considered appropriate that privacy treatment be applied to this window.

Consequently, the applicant has amended their proposal to incorporate obscure glazing to the rear high-level window, in accordance with DPF 10.1.

The upper-level windows on the eastern and western sides have a sill level above 1.5 metres from the upper finished floor level, per DPF 10.1.

Private Open Space

Design in Urban Areas	
PO 21.1 <i>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants</i>	DPF 21.1 <i>Private open space is provided in accordance with Design in Urban Areas Table 1 – Private Open Space</i>
PO 21.2 <i>Private open space is positioned to provide convenient access from internal living areas</i>	DPF 21.2 <i>Private open space is directly accessible from a habitable room</i>

Sufficient private open space is provided, entirely to the rear of the proposed dwelling. More than 100 sqm is provided in the form of a backyard lawn area. An alfresco area is also proposed. The private open space area and dimensions and the connectivity to internal living areas satisfies PO 21.1 and 21.2.

Cut and Fill

Design in Urban Areas	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography	DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1 metre (b) filling exceeding a vertical height of 1 metre (c) a total combined excavation and filling vertical height of 2 metres or more

The dwelling is proposed with a finished floor level of 99.400 relative to a bench level of 99.200. Approximately 300 mm of cut is proposed to accommodate this at the high side. The low point of the land relative to the building footprint is 98.00. Therefore, approximately 1.2 metres of fill is proposed at a maximum at the low end. This is located on the eastern side of the site but does not extend to that side boundary in order to preserve a through access to the rear at natural ground level. Battering is proposed at the rear of the remaining filled platform to transition the fill level back to the existing ground level.

Native Vegetation

Native Vegetation Overlay	
Desired Outcomes	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Relevant Performance Outcomes/Designated Performance Features	
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10 metres of a building (other than a residential building or tourist accommodation) (iii) within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control

	(iv) within 50 metres of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
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There is no native vegetation on site, and the proposed development does not seek to remove any native vegetation.

The applicant has submitted a signed Native Vegetation Declaration in association with the application. DPF 1.1 is satisfied.

Flood Hazard

Hazards (Flooding – Evidence Required) Overlay	
Desired Outcomes	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
Relevant Performance Outcomes/Designated Performance Features	
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300 mm above: (a) the highest point of top of kerb of the primary street; or, (b) the highest point of natural ground level at the primary street boundary where there is no kerb.

The proposed development is located on the low side of the primary street. It is therefore not feasible to achieve a FFL that is at, let alone 300 mm above, top of kerb at the primary street.

Due to the level of the site being below the road, multiple sumps and associated pump have been proposed as part of a site drainage plan, discharging water from the site to the street watertable.

While this engineered solution has been proposed, the site also has rear frontage to Council drainage reserve. Council's Engineering Services Department have advised that their preference is for stormwater to be conveyed to the rear drainage reserve. While the plans do not indicate this, the owner has verbally indicated their preference to convey stormwater to the Council drainage reserve. This change can be made at Building Consent stage.

General – Clearance from Overhead Powerlines

General Development Policies	
Clearance from Overhead Powerlines	
Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

The proposed development has been submitted with a supporting declaration that the works will not impinge upon the requirements of Section 86 of the *Electricity Act 1996*. Therefore, the development satisfies DPF 1.1.

General – Infrastructure and Renewable Energy Facilities

General Development Policies	
Infrastructure and Renewable Energy Facilities	
Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
Relevant Performance Outcomes/Designated Performance Features	
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service	DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of the development it will service; and

(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	(b) the system will comply with the South Australian Public Health Act 2011
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

The site has an existing connection to the Tanunda Community Wastewater Management Scheme (CWMS). There is no existing Wastewater Approval in place, although there are no reasons why the dwelling is not able to connect to the CWMS, subject to application being made. If consent is granted to the proposal herein, it is recommended that a Reserved Matter be applied, requiring the approval of a Wastewater Application prior to grant of Development Approval.

General – Site Contamination

General Development Policies	
Site Contamination	
Desired Outcomes	
DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (ii) a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in

	relation to the land within the previous 5 years which states that– A. site contamination does not exist (or no longer exists) at the land; or, B. the land is suitable for the proposed use or range of uses (without the need for any further remediation); or, C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)and, (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).
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The proposal does not introduce a more sensitive land use. Therefore, the proposal satisfies DPF 1.1.

Access and Car Parking

Transport, Access and Parking	
Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Relevant Performance Outcomes/Designated Performance Features	
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DPF 1.4 All vehicle manoeuvring occurs on site
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or, (b) not located within 6 metres of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services	DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b):

to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (a) 0.5 metres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6 metres or more from the tangent point of an intersection of 2 or more roads (iiii) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DPF 4.1 None are applicable
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DPF 6.2 None are applicable.
Table 1 - General Off-Street Car Parking Requirements	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom): 2 spaces per dwelling, 1 of which is to be covered

The site currently gains access from John Street, via an existing single crossover. The proposed development seeks to establish this crossover as a double width crossover. The driveway dimensions are consistent with PO 3.1 and 3.5.

The access is safe and convenient with nil impediments and acceptable grading, connected to a double width garage. The primary street is a local road and reversing of vehicles is to be expected.

As Per Table 1 – General Off-Street Car Parking Requirements, 2 spaces are required, 1 that is covered. The development provides for two covered spaces, together with space for at least two visitor spaces in the driveway. This exceeds the requirement.

Other Overlays

The following Overlays have been considered in the assessment of the proposed development but are not applicable given that:

Prescribed Water Resources Area

The proposed Development does not seek to alter the flow of water on the site.

Water Protection Area

The proposed Development is not considered to impact the quality of water discharged from the site.

CONCLUSION

The proposal involves *'demolition of existing dwelling, construction of a two-storey detached dwelling with a double garage and rear alfresco under main roof, with addition of a front verandah and construction of combined retaining walls and fencing exceeding 2.1 metres in height'* at 40 John Street, Tanunda.

The application was subject to 'Performance Assessment' and public notification. The application was notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016* and was subject to receipt of three representations, one of which sought to be heard.

This report has provided a detailed assessment of the proposal against the relevant provisions of the Planning and Design Code.

The assessment found that the proposal is reasonably consistent with the Desired Outcomes and Performance Outcomes of the Established Neighbourhood Zone, and has demonstrated compliance in most areas with respect to the relevant provisions of the Planning and Design Code.

The development as a whole is considered to warrant Planning Consent being granted, subject to Reserved Matters and conditions.

RECOMMENDATION 1**Not Seriously at Variance**

The Barossa Assessment Panel, having considered the application, resolves that the development proposal has sufficient merit, and is not seriously at variance with the Planning and Design Code.

RECOMMENDATION 2**Character Preservation**

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, has resolved that there are no significant impacts on the character values of the district.

RECOMMENDATION 3**Granting of Planning Consent**

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Planning, Development and Infrastructure Act 2016* resolves to GRANT Planning Consent for Application No. 22032939 by Designtech and Trevor James to undertake 'demolition of existing dwelling, construction of a two-storey detached dwelling with a double garage and rear alfresco under main roof, with addition of a front verandah' at 40 John Street Tanunda (CT 6118/911) subject to the following reserved matters, conditions and advisory notes:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the Relevant Authority reserves its decision in relation to the following matters:

- (1) The applicant shall lodge and have approved by the relevant authority 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*.

Note: Further conditions may be imposed on the Planning Consent in respect of the above matters.

- (2) The applicant shall submit a final plan for all boundary retaining walls and fencing, confirming their location, heights above existing and modified ground levels and materials. Boundary fencing shall be of a height so as to achieve adequate privacy for neighbours.

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 22032939 except where varied by any condition(s) listed below.

Plan Type	Prepared By	Drawing No.	Issue No./Date
Front 3D View	Designtech Studio	29 August 2022	15 February 2023
Rear 3D View	Designtech Studio	29 August 2022	15 February 2023
Demolition Plan	Designtech Studio	21 September 2023	15 February 2023
Site Plan	Designtech Studio	29 August 2022	15 February 2023
Ground Floor Plan	Designtech Studio	29 August 2022	15 February 2023
Cellar Plan	Designtech Studio	29 August 2022	15 February 2023
Mezzanine Plan	Designtech Studio	29 August 2022	15 February 2023
Elevation Plan (N+S)	Designtech Studio	29 August 2022	15 February 2023
Elevation Plan (E)	Designtech Studio	29 August 2022	15 February 2023
Elevation Plan (W)	Designtech Studio	29 August 2022	15 February 2023
Landscaping Plan	Designtech Studio	29 August 2022	15 February 2023
Sections & Details 1	Designtech Studio	29 August 2022	15 February 2023
Sections & Details 2	Designtech Studio	29 August 2022	15 February 2023
Civil – Site Plan	GAMA Consulting	14 November 2022	Revision A

- (2) Prior to occupation, the building authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of the relevant authority.
- (3) Storm water disposal systems must be fully installed at the completion of the construction of the building with adequate measures deployed during construction to ensure the temporary disposal of surface or roof water does not affect neighbouring properties, to the reasonable satisfaction of the Relevant Authority.
- (4) Disturbed surfaces including any exposed batters as a result of excavation on the land shall be revegetated and stabilised within three months of the completion of the development, to the reasonable satisfaction of the relevant authority.
- (5) The open sides of the structure(s) authorised herein shall not be enclosed on any side with any solid material, roller door, or the like without the prior approval of the Relevant Authority.

- (6) Prior to occupation, upper level windows (where not containing a sill height of 1.5 metres above the relative floor level) shall be treated with obscured glazing or film up to 1.5 metres from the upper level finished floor level. The obscured glazing or film shall remain in place at all times.
- (7) Landscaping as shown on the Approved Landscaping Plan, prepared by Designtech Studio, dated 29 August 2022, shall be carried out, completed and maintained to the satisfaction of the Relevant Authority, within 24 months from date of Development Approval. Any dead or diseased plantings shall be replaced.

Advisory Notes

- (1) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by Council or other relevant planning authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having regard to the relevant rules and requirements in force at the time any request is lodged.
- (2) Any portion of Council's infrastructure damaged as a result of work undertaken within the development site or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.
- (3) Please be advised that where a Private Certifier is appointed to undertake the building assessment, Council does not provide a service of advising the Private Certifier of site conditions or any matters relevant to the building assessment. It is recommended that a Private Certifier undertakes his or her own investigations and inspection of the site to become acquainted with site conditions and any other relevant matter.
- (4) Construction shall not take place on any Sunday or Public Holiday or after 7.00 pm or before 7.00 am on any other day, and all practicable steps must be taken during construction to minimise the impact of noise emissions on neighbouring properties.
- (5) Any proposal to clear, remove limbs, or trim native vegetation will require approval or confirmation of exemption from the Native Vegetation Council. An interactive guide is available to help owners and others determine the requirements that apply under the *Native Vegetation Act 1991*: <https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide>. Any specific queries regarding the clearance, removal, or trimming of native vegetation should be directed to the South Australian Native Vegetation Council.
- (6) Stormwater is proposed to be conveyed to John Street via pump and sump arrangement. Council's Engineering Services Department have preference for stormwater to be conveyed to the rear drainage reserve. The applicant is encouraged to amend their stormwater design in this manner. Should this proposal be adopted, amended plans can be assessed and adopted at the Building Consent stage.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Application and Associated Documents [↓](#) 

Attachment 2 Representations Received [↓](#) 

Attachment 3 Response to Representations [↓](#) 

5

Development Locations

Location 1

Location reference

40 JOHN ST TANUNDA SA 5352

Title Ref

CT 6118/911

Plan Parcel

F171999 AL548

Additional Location Information**Council**

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Established Neighbourhood

Sub-zones

(None)

Overlays

- Character Preservation District
- Historic Area
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Water Protection Area

Variations

- Minimum Frontage (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m)
- Minimum Site Area (Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm)
- Maximum Building Height (Levels) (Maximum building height is 1 level)

Application Contacts

Applicant(s)

Stakeholder info

Designtech Studio
UNIT 2 378 GOODWOOD ROAD
CUMBERLAND PARK
SA
5041
Tel. 7080 0476
ryan@designtechstudio.com.au

Stakeholder info

Mr Trevor James
UNIT 2 378 GOODWOOD ROAD
CUMBERLAND PARK
SA
5041

Tel. 7080 0476
ryan@designtechstudio.com.au

Contact

Stakeholder info

Mr Ryan McPhee
Tel. (08) 7080 0476
ryan@designtechstudio.com.au

Invoice Contact

Stakeholder info

Designtech Studio
UNIT 2 378 GOODWOOD ROAD
CUMBERLAND PARK
SA
5041
Tel. (08) 7080 0476
accounts@designtechstudio.com.au

Invoice sector type

Land owners

Stakeholder info

Mr Trevor James



Nature Of Development

Nature of development

Existing dwelling to be demolished. Proposed Dwelling, with associated mezzanine, cellar, double garage and alfresco.

Development Details

Current Use

Residence

Proposed Use

Residence

Development Cost

\$950,000.00

Proposed Development Details

Existing dwelling to be demolished. Proposed Dwelling, with associated mezzanine, cellar, double garage and alfresco.

Element Details

You have selected the following elements

Demolition - \$20,000.00

Carport or garage - \$40,000.00

New housing - \$890,000.00

New House

Is there a brush fence within 3m of the proposed house?

No

Are you proposing to add or modify a driveway?

Yes

Demolition

Is the demolition for the whole of a building?

Yes

Is the building heritage listed or located within one of the following Zones or overlays? State Heritage, Local Heritage, Historic Area or zones applying in the City of Adelaide (Capital City, City Living, City Main Street, City Riverbank and City Parklands)

No

Septic/Sewer information submitted by applicant

Does this development require a septic system, i.e. septic tank and/or waste water disposal area?

Yes

Certificate of Title information submitted by applicant

Does the Certificate of Title (CT) have one or more constraints registered over the property?

No

Consent Details

Consent list:

- Planning Consent
- Building Consent

Have any of the required consents for this development already been granted using a different system?

No

Planning Consent

Apply Now?

Yes

Who should assess your planning consent?

Assessment panel/Assessment manager at The Barossa Council

If public notification is required for your planning consent, who would you like to erect the public notification sign on the land?

Relevant Authority

Building Consent

Do you wish to have your building consent assessed in multiple stages?

No

Apply Now?

No

Consent Order

Recommended order of consent assessments

1. Planning Consent

Do you have a pre-lodgement agreement?

No

Declarations

Electricity Declaration

In accordance with the requirements under Clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017, the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.

Native Vegetation Declaration

The proposed development will not or would not, involve the clearance of Native Vegetation under the Native Vegetation Act 1991, including any clearance that may occur in connection with a relevant access point and/or driveway, and/or within 10m of a building (other than a residential building or tourist accommodation), and/or within 20m of a dwelling or addition to an existing dwelling for fire prevention and control, and/or within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area.

Submission Declaration

All documents attached to this application have been uploaded with the permission of the relevant rights holders. It has been acknowledged that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

Documents

Document	Document Type	Date Created
Register_Search_Plus_CT_6118_911_2.pdf	Certificate of Title	26 Sep 2022 3:31 PM
TREVOR & WENDY JAMES (21 Sep 22).pdf	Floor Plans	26 Sep 2022 3:31 PM

Application Created User and Date/Time

Created User

ryan.mcphee

Created Date/Time

26 Sep 2022 3:31 PM



Product Register Search Plus
(CT 6118/911)
Date/Time 22/06/2022 10:19AM
Customer Reference JAMES
Order ID 20220622002142

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6118 Folio 911

Parent Title(s) CT 5452/273
Creating Dealing(s) DDA 11994461
Title Issued 17/09/2013 **Edition** 2 **Edition Issued** 04/02/2022

Estate Type

FEE SIMPLE

Registered Proprietor

WENDY ALISON JAMES
TREVOR RONALD JAMES
OF 19 LAWRENCE STREET HORSHAM VIC 3400
AS JOINT TENANTS

Description of Land

ALLOTMENT 548 FILED PLAN 171999
IN THE AREA NAMED TANUNDA
HUNDRED OF MOOROOROO

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13715224	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

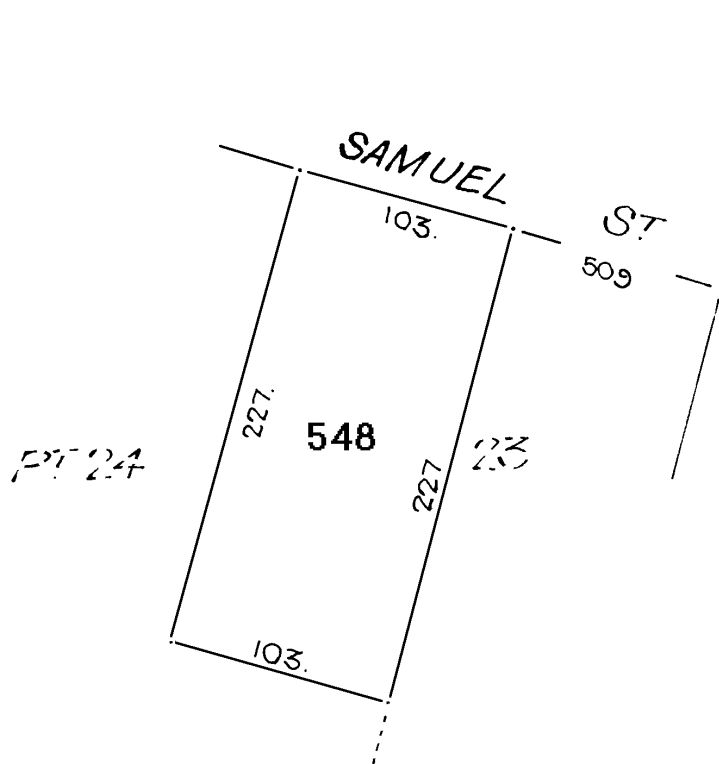
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product	Register Search Plus (CT 6118/911)
Date/Time	22/06/2022 10:19AM
Customer Reference	JAMES
Order ID	20220622002142

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3456/53

LAST PLAN REF: G.P. 234/1854



G.P. 234/1854

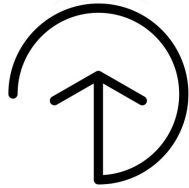


DISTANCES ARE IN LINKS
FOR METRIC CONVERSIONS
1 LINK = 0.201168 METRES
1 CHAIN = 100 LINKS

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

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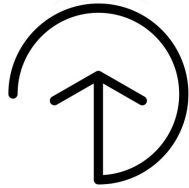
NAME:
SIGNED:
DATE:/...../.....

FRONT 3D VIEW

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REAR 3D VIEW

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24/02/23 (R.M)



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STUDIO

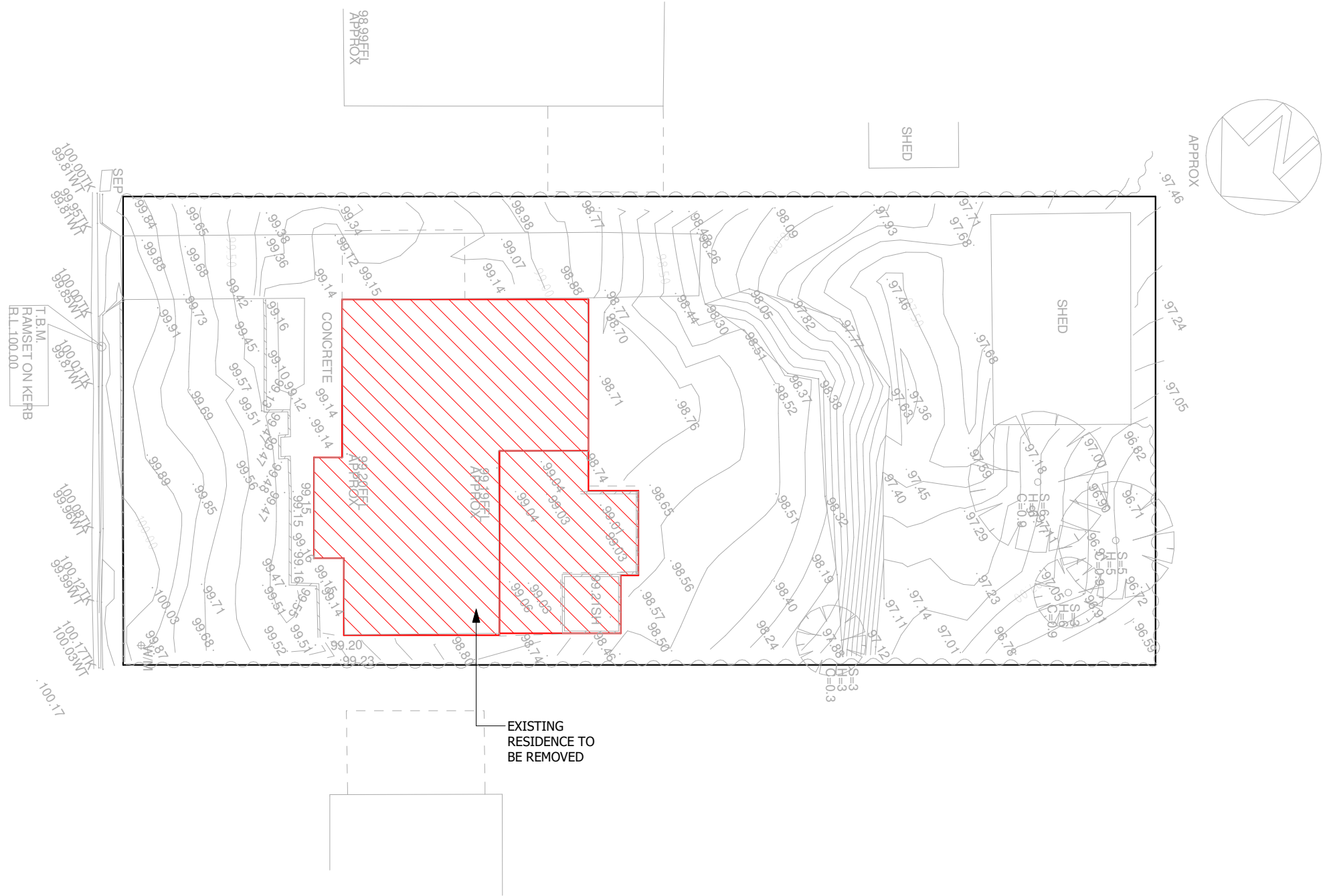
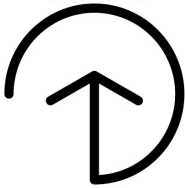
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www.designtechstudio.com.au

DATE: 29/08/22
SHEET: 2 OF 13 ON A3
SCALE: N/A
DRAWN: R.M

CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**

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DATE:/...../.....

DEMOLITION PLAN

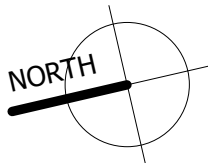
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NOTES:

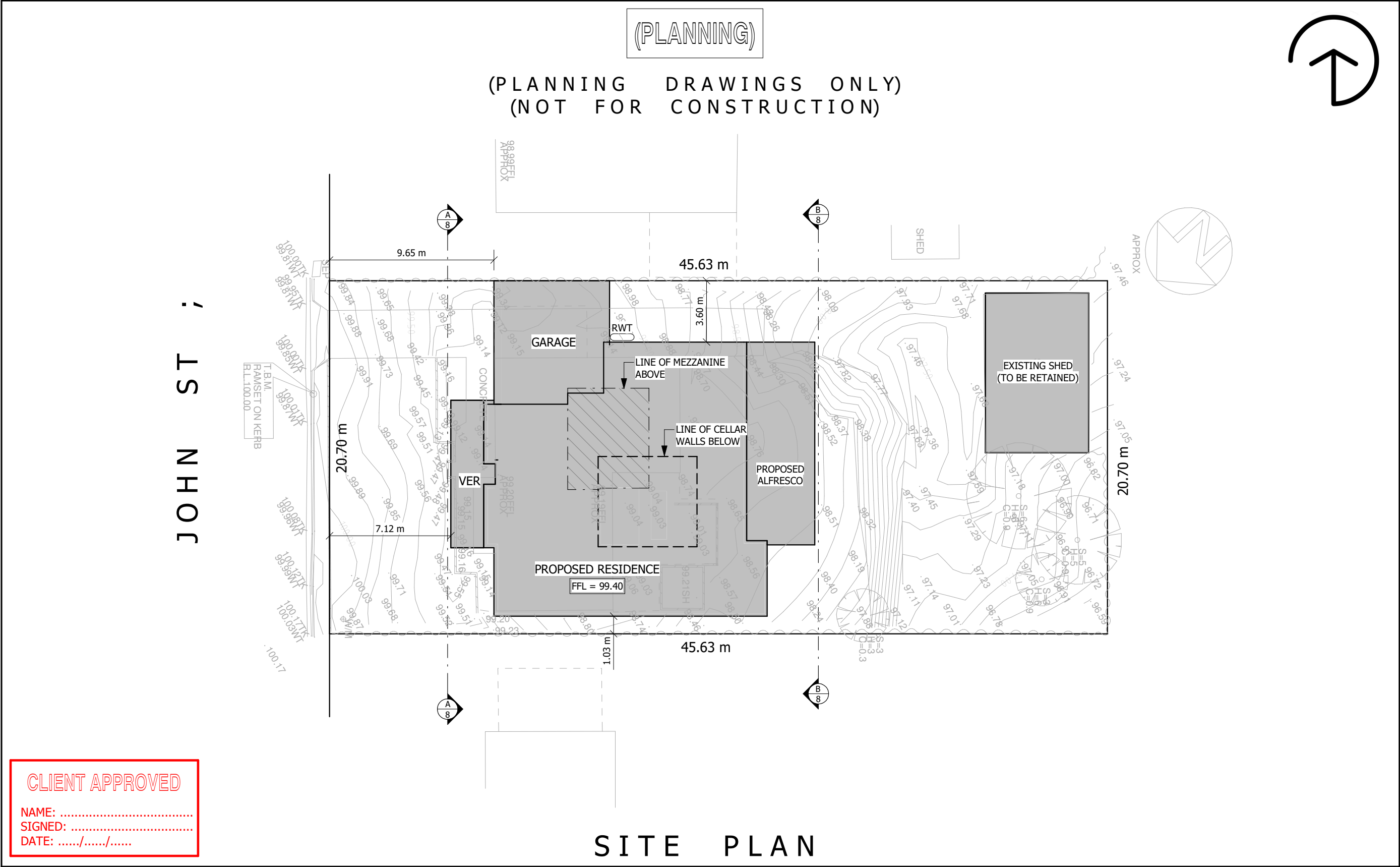
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24/02/23 (R.M)

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DATE: 21/09/22
SHEET: 3 OF 13 ON A3
SCALE: 1 : 200
DRAWN: L.C



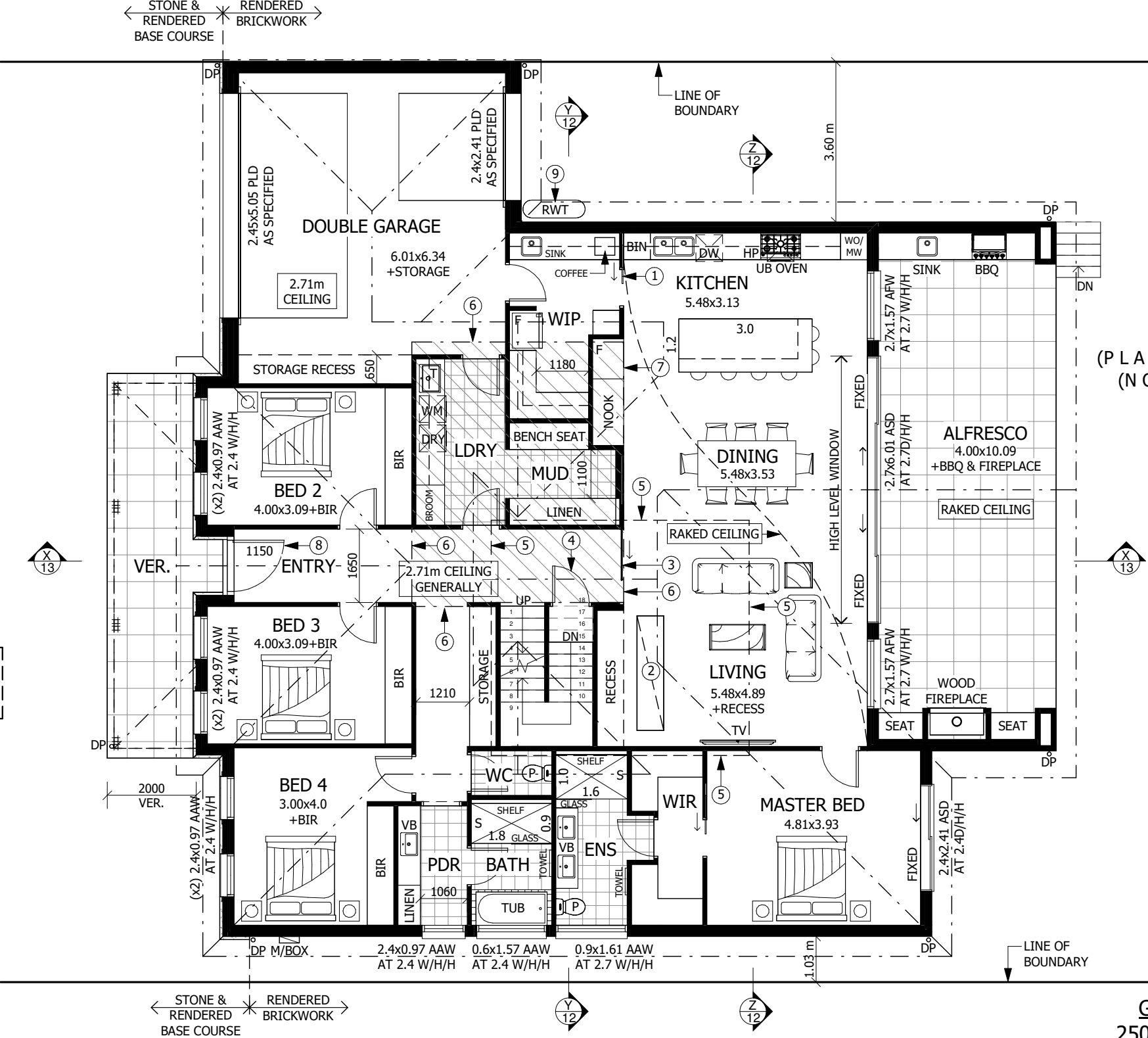
CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**



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LEGEND :

- ① CAVITY SLIDING DOOR
- ② WINDOW INTO CELLAR BELOW
- ③ FULL WIDTH CAVITY SLIDING DOOR
- ④ GLASS DOOR DOWN TO CELLAR
- ⑤ LINE OF CELLAR BELOW
- ⑥ LINE OF MEZZANINE ABOVE (SHOWN HATCHED)
- ⑦ INTEGRATED FRIDGE AS SPECIFIED
- ⑧ 2.4m HIGH TIMBER DOOR AS SPECIFIED
- ⑨ SLIM LINE RWT AS SPECIFIED



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DP LEGEND
R/H = RAINHEAD WITH DOWNPIPE & OVERFLOW
DP* = DOWNPIPE WITH SPREADER
DP = DOWNPIPE

AREA	SQM
GROUND FLOOR LIVING	224.58 m²
ALFRESCO	47.56 m²
DOUBLE GARAGE	45.93 m²
MEZZANINE	35.74 m²
CELLAR	30.68 m²
VERANDAH	17.82 m²
TOTAL	402.31 m²

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GROUND FLOOR PLAN

GROUND FLOOR EXTERNAL WALLS
250mm BRICK VENEER CONSTRUCTION
STANDARD BRICKWORK

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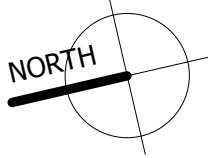
NOTES:
- SOLAR PANELS TO EAST & WEST
FACES OF ROOF
- ALUMINIUM FRAMED WINDOWS &
DOORS WITH DOUBLE GLAZING

AMEND:
06/09/22 (R.M)
15/02/23 (R.M)
24/02/23 (R.M)

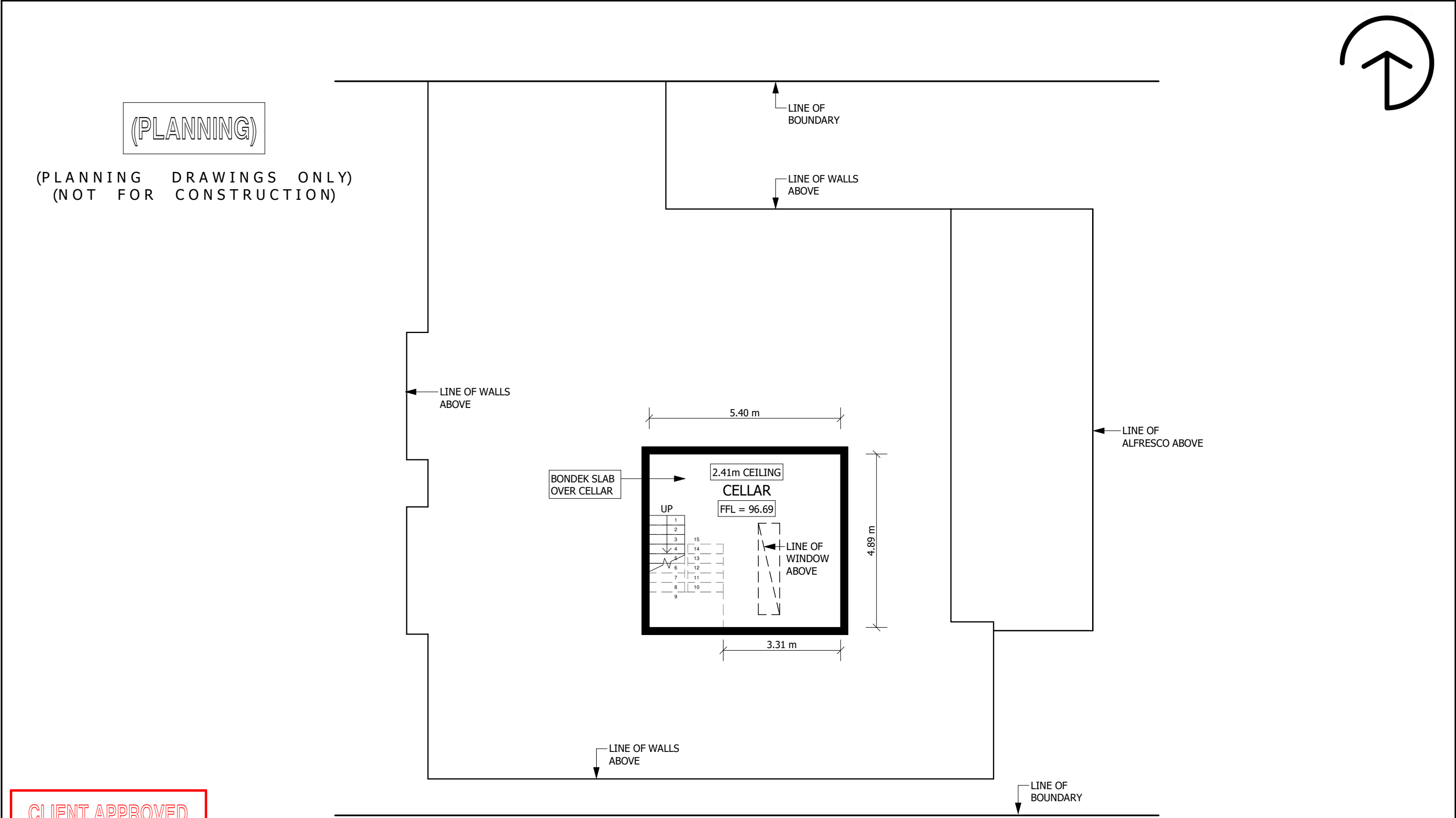


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www.designtechstudio.com.au

DATE: 29/08/22
SHEET: 5 OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M



CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**



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SIGNED:
DATE:/...../.....

CELLAR PLAN

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NOTES:

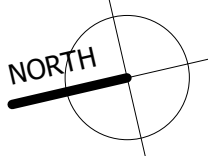
AMEND:
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15/02/23 (R.M)
24/02/23 (R.M)



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SCALE: 1 : 100
DRAWN: R.M



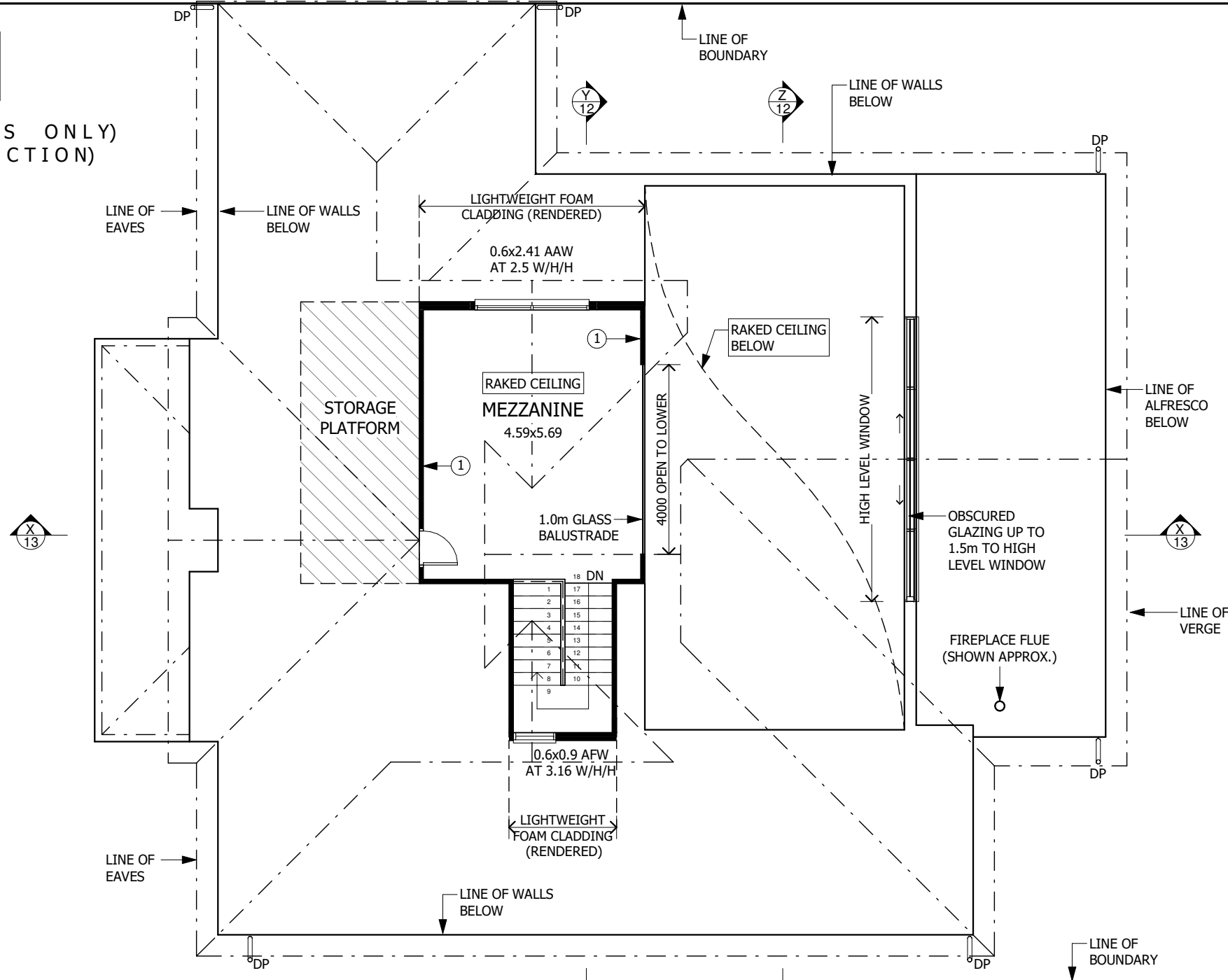
CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
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TANUNDA**

LEGEND :

- ① 2.2m HIGH PITCHING POINT (APPROX.)

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MEZZANINE PLAN

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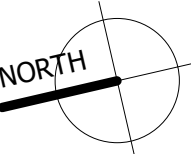
NOTES:

AMEND:
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15/02/23 (R.M)
24/02/23 (R.M)

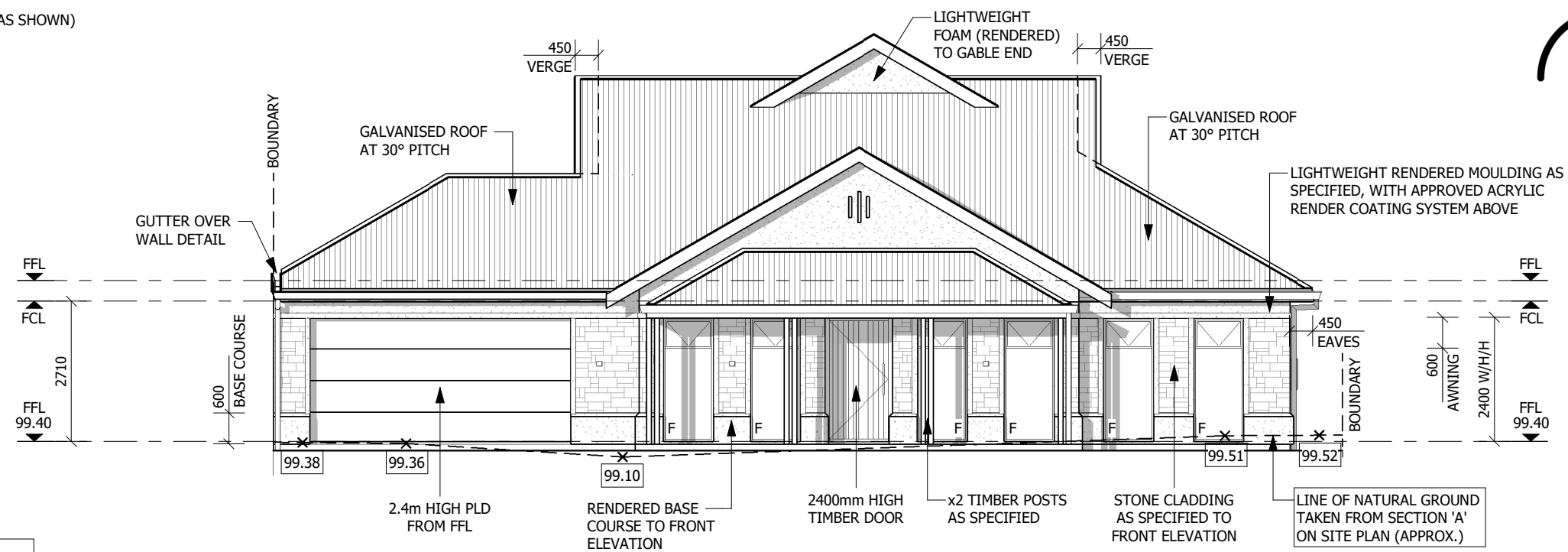
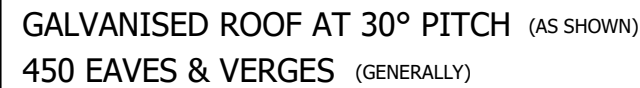


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DATE: 29/08/22
SHEET: 7 OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M



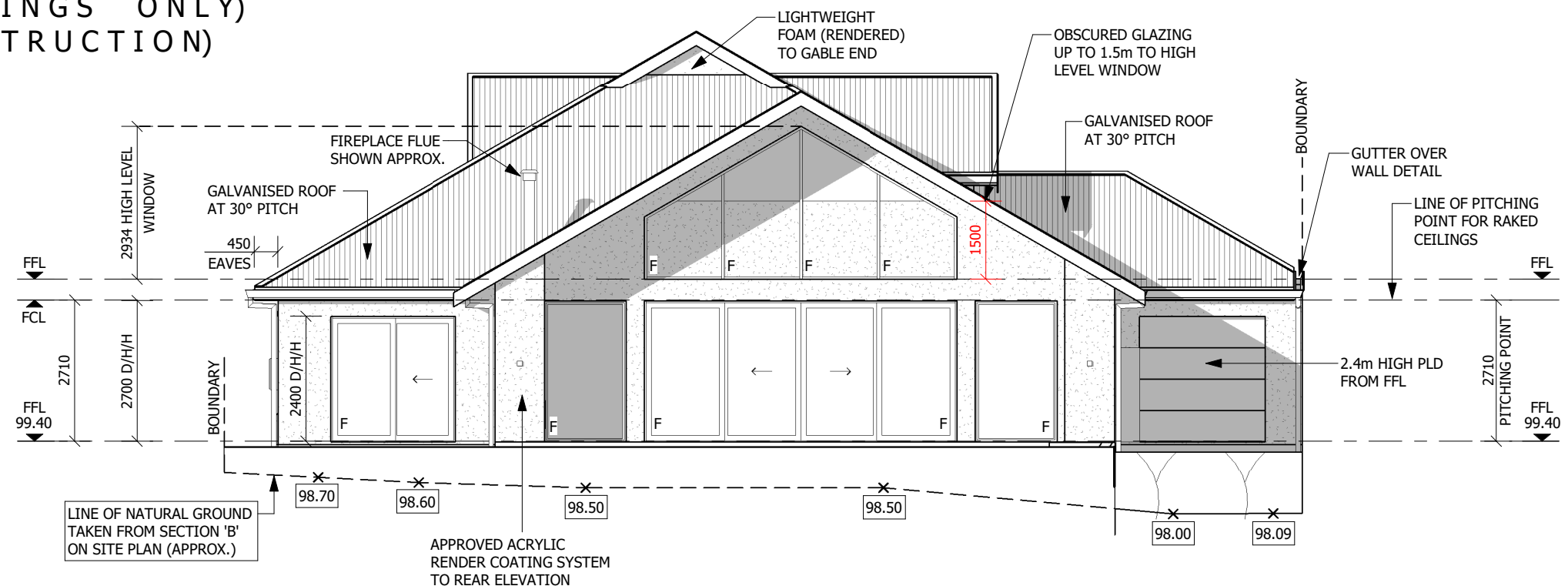
CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**



(PLANNING)

FRONT (NORTH) ELEVATION

(PLANNING DRAWINGS ONLY)
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REAR (SOUTH) ELEVATION

COLOUR SCHEDULE;

ROOF:	-GALVANISED
GUTTERS:	-MONUMENT
FASCIA:	-MONUMENT
DOWNPIPES:	-WHITE
WINDOW & DOOR FRAMES:	-BLACK
RENDER:	-WHITE
STONE:	-AS SPECIFIED

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

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NOTES:

SHADOWS SHOWN FOR ILLUSTRATION PURPOSES ONLY

AMEND:
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24/02/23 (R.M)



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DATE: 29/08/22
SHEET: 8 OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **T. & W. JAMES**

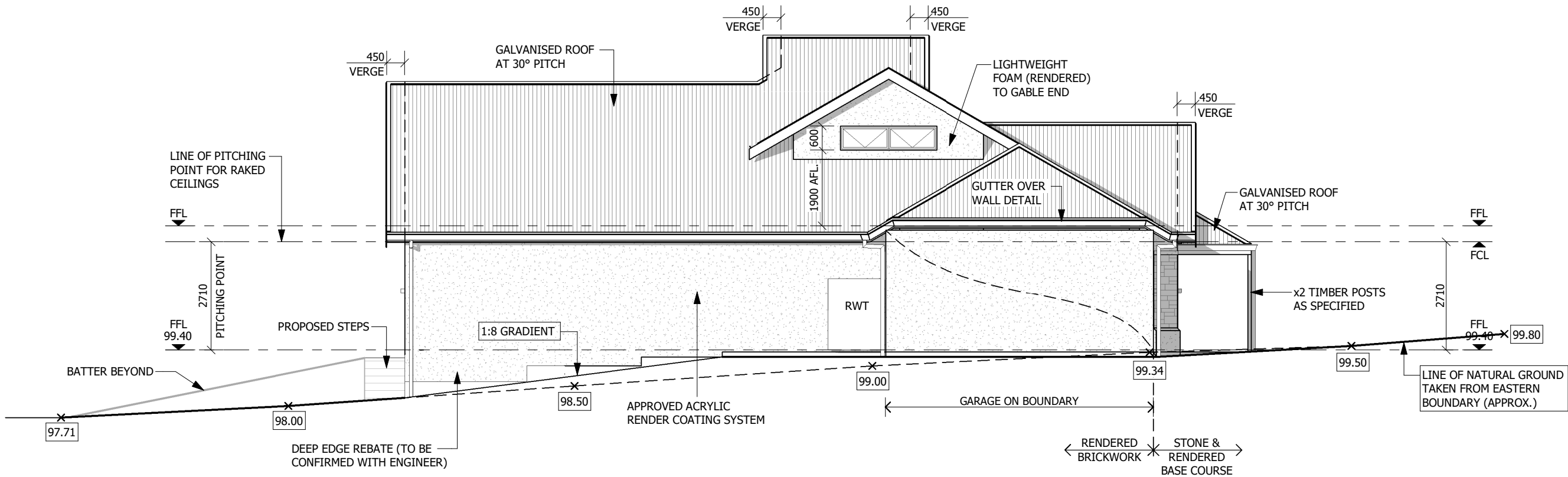
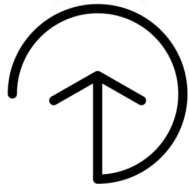
PROPOSAL: **PROPOSED RESIDENCE**

SITE: **NO 40
JOHN STREET,
TANUNDA**

GALVANISED ROOF AT 30° PITCH (AS SHOWN)
450 EAVES & VERGES (GENERALLY)

(PLANNING)

(PLANNING DRAWINGS ONLY)
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LEFT (EAST) ELEVATION

COLOUR SCHEDULE:

ROOF:	-GALVANISED
GUTTERS:	-MONUMENT
FASCIA:	-MONUMENT
DOWNPipes:	-WHITE
WINDOW & DOOR FRAMES:	-BLACK
RENDER:	-WHITE
STONE:	-AS SPECIFIED

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

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NOTES:

***SHADOWS SHOWN FOR
ILLUSTRATION
PURPOSES ONLY***

AMEND:
06/09/22 (R.M)
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24/02/23 (R.M)



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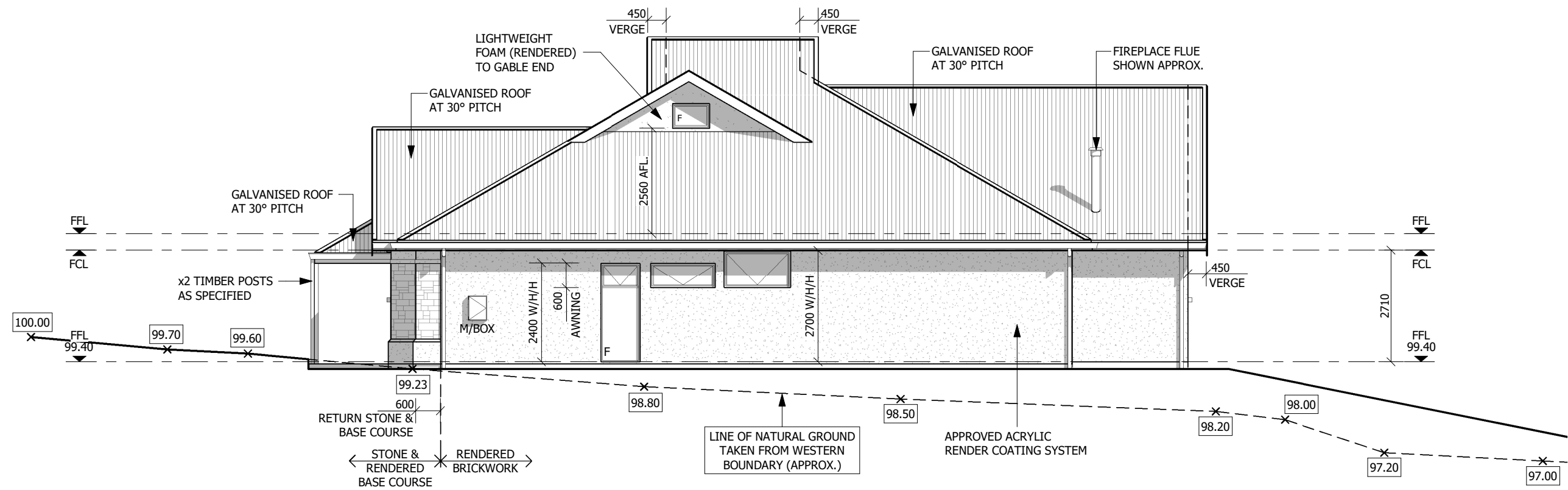
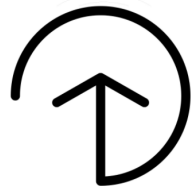
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SHEET: 9 OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**

GALVANISED ROOF AT 30° PITCH (AS SHOWN)
450 EAVES & VERGES (GENERALLY)

(PLANNING)

(PLANNING DRAWINGS ONLY)
(NOT FOR CONSTRUCTION)



RIGHT (WEST) ELEVATION

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

COLOUR SCHEDULE:	
ROOF:	-GALVANISED
GUTTERS:	-MONUMENT
FASCIA:	-MONUMENT
DOWNPIPES:	-WHITE
WINDOW & DOOR FRAMES:	-BLACK
RENDER:	-WHITE
STONE:	-AS SPECIFIED

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NOTES:

***SHADOWS SHOWN FOR
ILLUSTRATION
PURPOSES ONLY***

AMEND:
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15/02/23 (R.M)
24/02/23 (R.M)

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STUDIO

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www.designtechstudio.com.au

DATE: 29/08/22
SHEET: 10OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **T. & W. JAMES**

PROPOSAL: **PROPOSED RESIDENCE**

SITE: **NO 40
JOHN STREET,
TANUNDA**

NOTES :

LANDSCAPING SCHEDULE

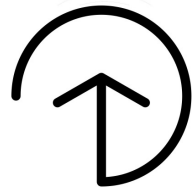
- A. MEDIUM TREES (TO 10m) (3m AT PLANTING)
ANGONIS FLEXUOSA (W.A. WILLOW MYRTLE)
CALLISTEMON HARKNESS (GAWLER BOTTLEBRUSH)
EUCALYPTUS TORQUATA (CORAL GUM)
HYMENOSPORUM FLAVUM (NATIVE FRANGIPANI)
B. TALL SHRUBS (TO 6m) (1.8m AT PLANTING)
CALLISTEMON CITRINUS (RED BOTTLEBRUSH)
ACACIA ITEAPHYLLA (FLINDERS RANGE WATTLE)
CORDYLINE AUSTRALIS
C. MEDIUM SHRUBS (TO 3m) (0.9m AT PLANTING)
ABELIA GRANDIFLORA
VIBURNUM BURKWOODI
EUONYMUS JAPONICA
EREMOPHILA MACULATA
ESCALLONIA "FRETHEY"
- D. SMALL SHRUBS (TO 1.5m) (0.4m AT PLANTING)
BRACHYSEMA LANCEOLATUM (SWAN RIVER PEA)
CALOCEPHALUS BROWNI (CUSHION BRUSH)
CASSIA ARTEMISIOIDES
CASSIA STURTII
CORREA ALBA
CORREA PULCHELLA (NATIVE FUSHIA)
ROSMARINUS OFFICINALIS (ROSEMARY)
E. DWARF SHRUBS (TO 1m) (0.3m AT PLANTING)
BERBERIS THUNBERGII (LITTLE FAVOURITE)
CUPHEA IGNEA
F. GROUND COVER
MYORPORUM PARVIFOLIUM
RHAGODIA DELTA PHYLLA
COPROSMA KIRKII (GREEN & VARIOUS FORMS)
VINCA MAJOR (VARIOUS)
G. DECIDUOUS TREES

(PLANNING)

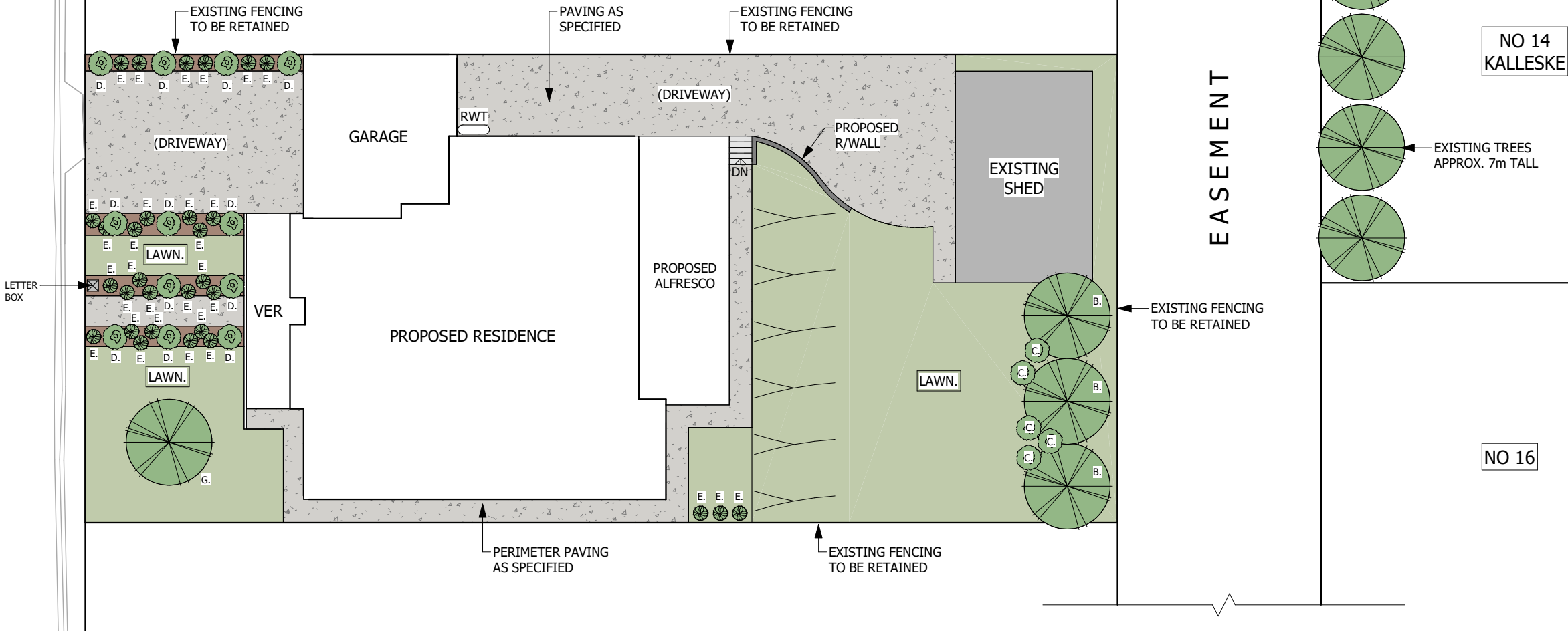
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CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....



JOHN ST ;



LANDSCAPING PLAN

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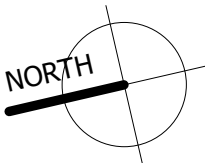
NOTES:

AMEND:
06/09/22 (R.M)
15/02/23 (R.M)
24/02/23 (R.M)



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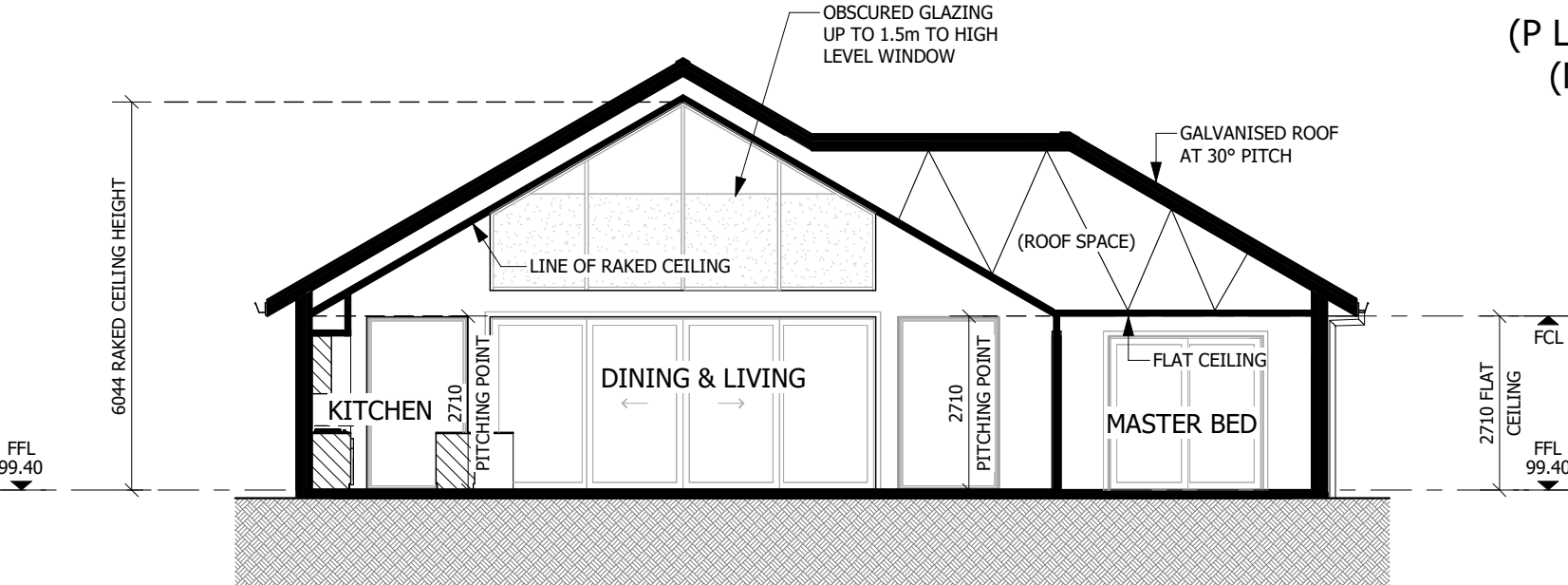
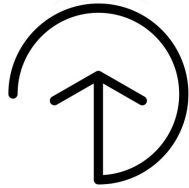
DATE: 29/08/22
SHEET: 11 OF 13 ON A3
SCALE: 1 : 200
DRAWN: R.M



CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**

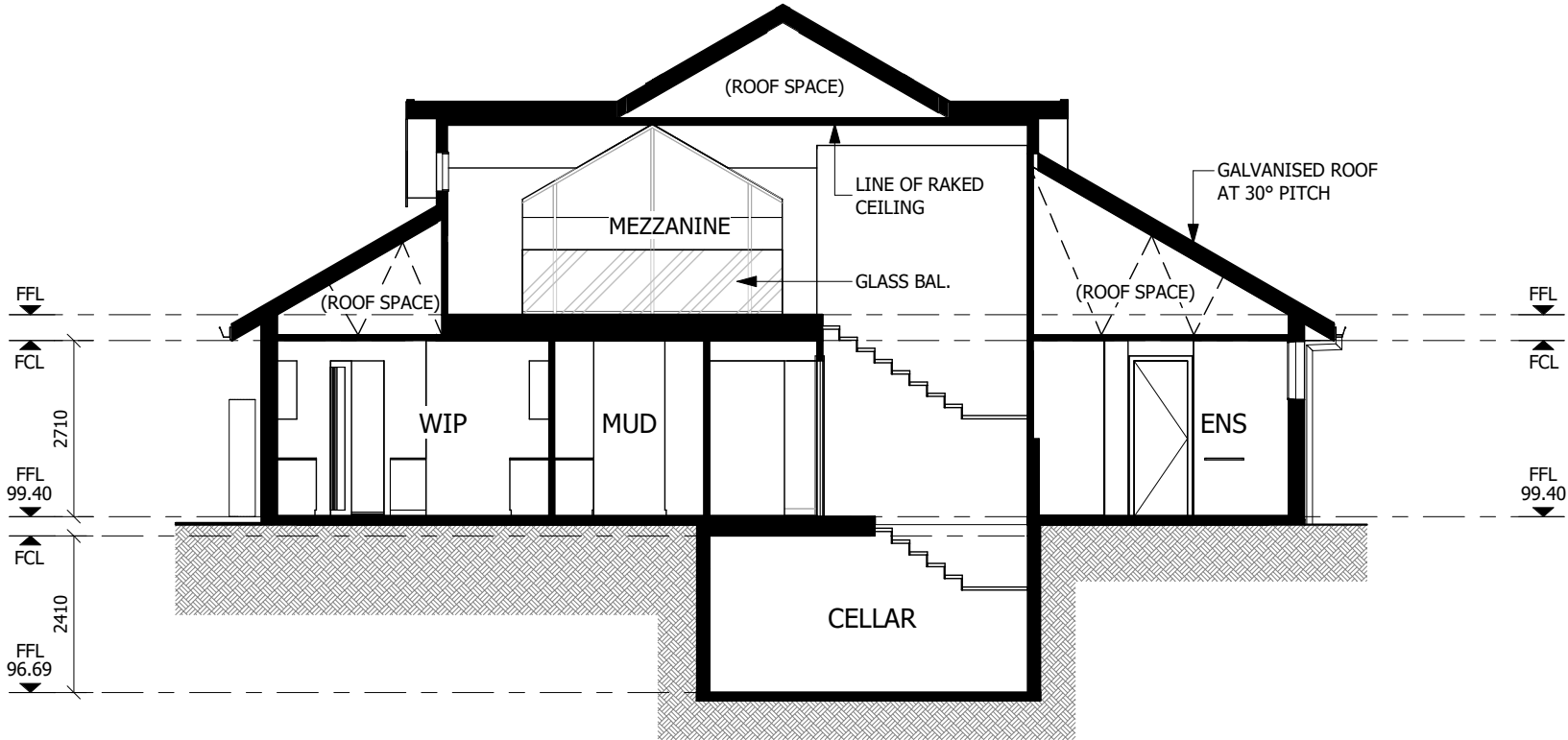
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SECTION 'Z'

SCALE : 1 : 100



SECTION 'Y'

SCALE : 1 : 100

SECTIONS & DETAILS 1

CLIENT APPROVED

NAME:
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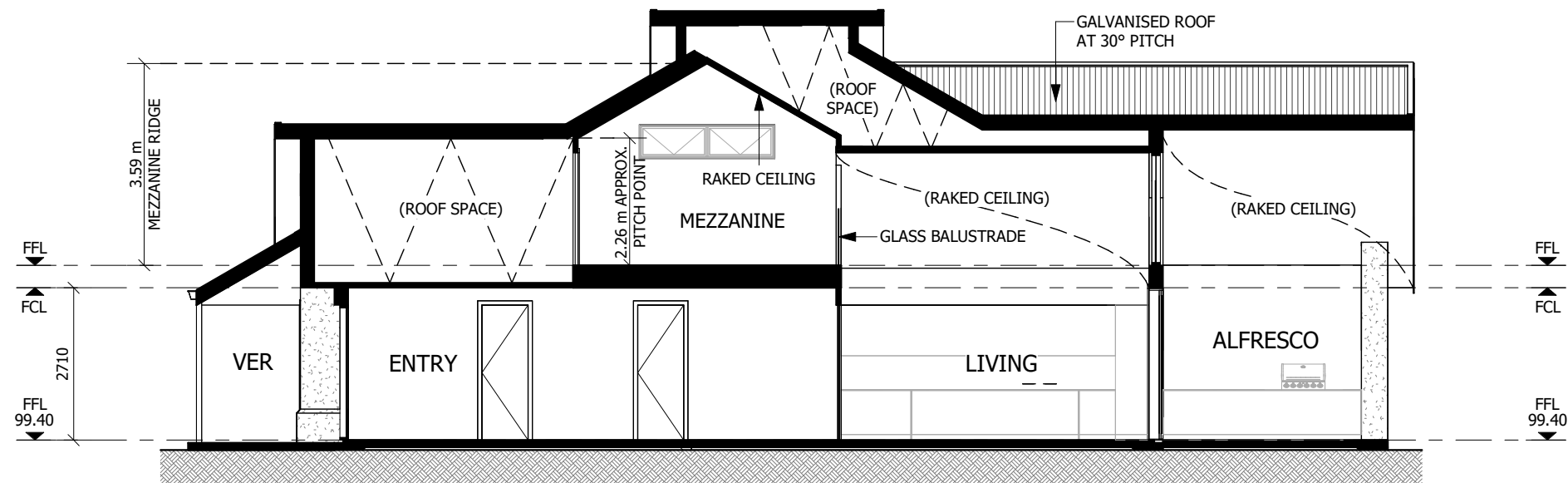
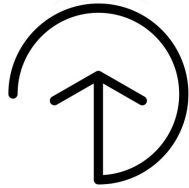
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DATE: 29/08/22
SHEET: 12OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**

(PLANNING)

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SECTION 'X'

SCALE : 1 : 100

CLIENT APPROVED

NAME:
SIGNED:
DATE:/...../.....

SECTIONS & DETAILS 2

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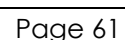
AMEND:
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DATE: 29/08/22
SHEET: 13 OF 13 ON A3
SCALE: 1 : 100
DRAWN: R.M

CLIENT: **T. & W. JAMES**
PROPOSAL: **PROPOSED RESIDENCE**
SITE: **NO 40
JOHN STREET,
TANUNDA**



Details of Representations

Application Summary

Application ID	22032939
Proposal	Demolition of existing dwelling; Construction of a two-storey detached dwelling with double garage and rear alfresco under main roof; with addition of a front verandah
Location	40 JOHN ST TANUNDA SA 5352

Representations

Representor 1 - Ian Hayes

Name	Ian Hayes
Address	14 Kalleske Court TANUNDA SA, 5352 Australia
Submission Date	15/01/2023 01:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons The construction of a 2 storey dwelling, as per the plans submitted raises immediate privacy concerns for my young family. At present looking north from our private outside living area, rear bedroom and indoor living area we can sight the roof of the current dwelling. Our interpretation of the submitted plans leaves us to believe that the second storey addition of the new build will have direct view into our private backyard, bedroom and both indoor and outdoor living areas through the planned 'high level windows', which will impact the privacy and enjoyment of our home.	

Attached Documents

Representations

Representor 2 - Natasha Weedon

Name	Natasha Weedon
Address	38 John Street TANUNDA SA, 5352 Australia
Submission Date	16/01/2023 09:23 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Hello We live next door to the proposed development. As the mother of two small children, my primary concerns and desires are: - Maintaining free and uninterrupted access to our property at all times, include parking out front. In the event of an emergency, I want to ensure emergency services can access our property without hindrance and that we can leave and enter our property at will. - Privacy, preservation and security of our property at all times. This includes fencing and boundary lines preserved. - Timely, transparent and considerate communication with the builder and subcontractors at all times. Thanks in advance, Natasha	

Attached Documents

Representations

Representor 3 - Jenny Rosenzweig

Name	Jenny Rosenzweig
Address	PO Box 65 ANGASTON SA, 5353 Australia
Submission Date	16/01/2023 09:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons My concern is the possible impact of the white facade on the proposed dwelling when approaching the T intersection of Albert and John Streets from Albert Street. The northerly aspect of the white facade and roof on any sunny day MAY glare and affect a driver's vision temporarily. Similarly at night any vehicle's headlights may potentially reflect directly back at the driver from the white garage door. Vehicles park regularly at and about the said intersection and school children frequent the road and narrow footpaths in the afternoons. Any likelihood or the possibility of a driver's vision being affected by any light reflective surfaces should be considered.	

Attached Documents



2/378 Goodwood Road, Cumberland Park SA 5041
ABN 54 289 363 825

16/02/2023

RESPONSE TO REPRESENTATION/S

Application ID: **22032939**

40 John Street, Tanunda SA 5352

To The Barossa Council,

In response to the representations for the above mentioned application please see my response/s below.

In addition, please note we have also made the following amendments:

-Amended 'Landscaping Plan' sheet 11 of 13.

Representor 1; Ian Hayes

Under 'External Appearance' of Policy 24 in the Established Neighbourhood zone the proposed meets the Performance Outcome (PO) 1.1, 1.2 & 1.3.

Under 'Environmental Performance' PO 4.1, 4.2 & 4.3 the proposed dwelling is sited & orientated to maximise natural sunlight access, ventilation, maximise passive performance and reduce mechanical heating & cooling.

As per 'Overlooking/ Visual Privacy' DTS/DPF 10.1 all upper storey windows have sills heights greater than 1.5m AFL. In fact the sill heights to the East & West are 1.9m & 2.5m AFL respectively.

As illustrated in Appendix A the 9 metre easement (approx.) at the rear between number 40 Johns Street & 14 Kalleske Court, the existing outbuildings, existing trees (approximately 7m in height as per Appendix B photos taken from 40 John Street looking South) & vegetation as well as proposed landscaping we do not believe there will be overlooking or visual privacy concerns.

Representor 2; Natasha Weedon

We thank the representor for their support. Access & egress to the neighbouring property at 38 John Street will not be restricted & parking will be in accordance with The Barossa Councils parking requirements.

Representor 3; Jenny Rosenzweig

We thank the representor for their support & the proposed dwelling will be built in accordance with all traffic requirements. No part of the dwelling's façade will have a reflectivity of greater than 0.3 measured in accordance with ASTM E 90.-96.



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After addressing the concerns raised by the representors and the fact that the proposed meets the guidelines for the Established Neighborhood Zone we would ask that Council grant approval for this application at 40 John Street in Tanunda.

If you have any questions please do not hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, appearing to read "Travis Dunning", is written over a light blue horizontal line.

Travis Dunning B.Arch

Director

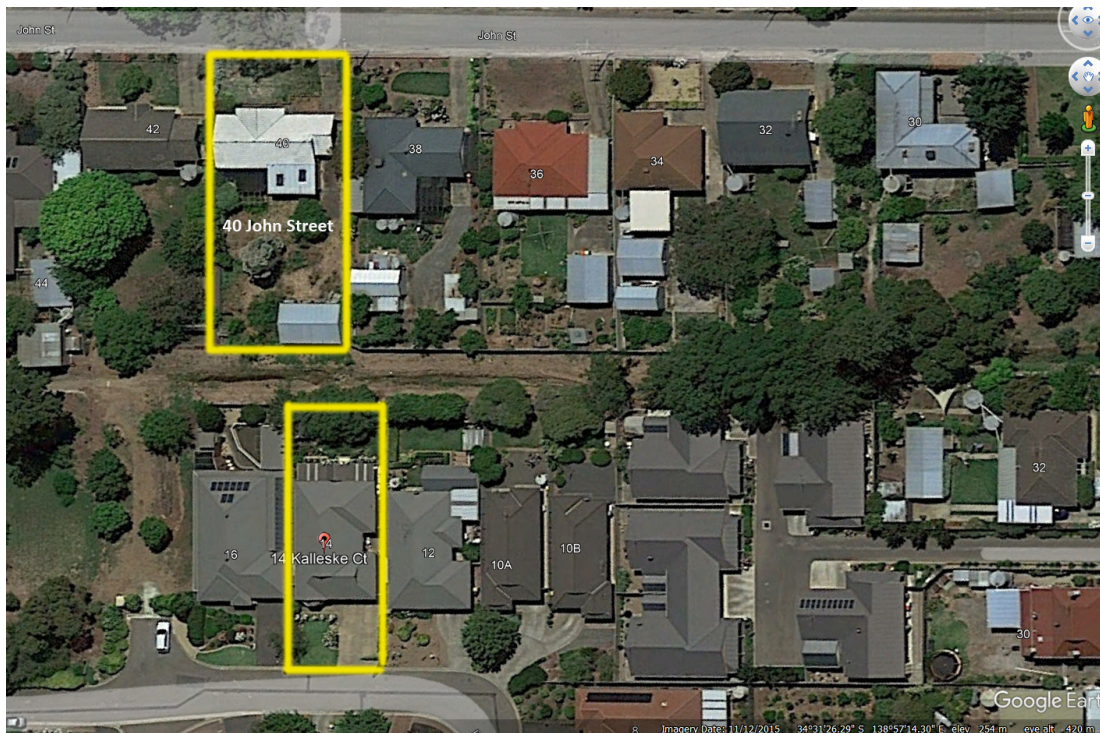
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APPENDIX 'A'





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APPENDIX 'B'



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

Nil.

8. REPORTS – PANEL UPDATES

Nil.

9. REPORTS – OTHER BUSINESS

Nil.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 4 April 2023 commencing at 5.00 pm

12. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.