

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 7 March 2023, commencing at 5.00 pm

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



The Barossa Council

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1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:06pm.

2. ATTENDANCE

2.1 Present

Panel Members

Michael Wohlstadt	Presiding Member
Jake McVicar	Member
Grant Hewitt	Member
Susan Giles	Member
Tony Hurn	Deputy Member

Aaron Curtis	Assessment Manager
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Council Staff

Gary Mavrinac	Director, Development and Community Services
Jake Boswell	Assessment Officer, Planning
Chris Kruger	Minute Secretary

2.2 Apologies

Jane Evans.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

PANEL DECISION

Moved: G Hewitt

Seconded: J McVicar

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.

CARRIED

4. BUSINESS ARISING

Nil.

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

Nil.

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

Nil.

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

8.1 22032939 - 40 John Street Tanunda

Representors

Ms Anna Hayes addressed the Panel at 5:08pm, and answered questions from the Panel.

Applicant

Trevor and Wendy James addressed the Panel at 5:21pm, and answered questions from the Panel.

PANEL DECISION

Moved: T Hurn

Seconded: G Hewitt

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.

CARRIED

PANEL DECISION

Moved: T Hurn

Seconded: G Hewitt

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.

CARRIED

PANEL DECISION

Moved: T Hurn

Seconded: G Hewitt

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.
- (3) A revised driveway plan including crossover shall be submitted to, and approved by, the relevant authority. The plan shall:
 - a) Detail the crossover width at the property boundary, the invert opening at the kerb and width of the driveway within the site; and
 - b) Taper the driveway within the site where it meets the crossover at the property boundary, such that the driveway does not exceed 4m;
 - c) The invert opening at the kerb shall not exceed 5m;

d) A 1m setback is achieved to the side entry pit.

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

- (4) 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.
- (5) 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.
- (6) 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.

- (7) 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.
- (8) 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.
- (9) 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.
- (10) The driveway including crossover shall be constructed in accordance with the driveway plan, approved under the Reserved Matter, prior to occupation.

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.

CARRIED

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

Nil.

9. REPORTS – PANEL UPDATES

Nil.

10. REPORTS – OTHER BUSINESS

Nil.

11. REPORTS – CONFIDENTIAL

Nil.

12. NEXT MEETING

Tuesday 4 April 2023 commencing at 5.00 pm

13. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:57pm.

Confirmed

Date:..... Chairman: