

BAROSSA ASSESSMENT PANEL

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

Wednesday, 24 January 2024, 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****2.3 Absent****3. CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 5 December 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 22023146 - 52 Old Mill Road Nuriootpa

APPLICANT:	Andrew Humby of Humby Consulting on behalf of the Applicant
REPRESENTORS:	Peter Furlong, 67 The Parkway, Nuriootpa Julia Schneider, 67 The Parkway, Nuriootpa

APPLICATION DETAILS

PROPOSAL	Change of use of sheds to winery <50t/year; Construction of an agricultural building – implement shed (measuring 17.0m x 7.0m x 3.2m max roof height); Construction of a domestic outbuilding - carport (measuring 6.0m x 6.0m x 2.7m max roof height)
APPLICANT	Damon De Ruiter
OWNER	Damon De Ruiter
APPLICATION NO	22023146
CERTIFICATE(S) OF TITLE	CT 6158/990
AREA	2.7 ha
CURRENT USE	Dwelling and Vineyard
PLANNING AND DEVELOPMENT CODE VERSION	2022.13 – 21 July 2022
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Rural Zone
OVERLAYS	Character Preservation District (Not In Township) Hazards (Bushfire - Medium Risk) (Medium) Hazards (Flooding - Evidence Required) Limited Land Division Native Vegetation Prescribed Water Resources Area Water Protection Area Water Resources
APPLICATION TYPE	Code Assessed - Performance Assessed
PUBLIC NOTIFICATION	Notified – No Sign Required
REFERRALS	Nil
PREVIOUS APPLICATIONS	960/596/2018 – 2 x 95.5kl rainwater tanks - Approved
ASSESSING OFFICER	Janine Lennon
RECOMMENDATION	That Planning Consent be GRANTED subject to Conditions

INTRODUCTION

The proposal for consideration before the Panel is:

Change of use of sheds to winery <50t/year; Construction of an agricultural building implement shed (measuring 17.0m x 7.0m x 3.2m max roof height); Construction of a domestic outbuilding - carport (measuring 6.0m x 6.0m x 2.7m max roof height)

The application was subject to public notification and three representations were received, one opposing the development and two offering concern with some reservations.

This application is subject to decision of the Barossa Assessment Panel 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.

The assessment of the proposal has found that there are no significant assessment concerns, and on balance the proposal is broadly consistent with the provisions of the Planning and Design Code and therefore warrants Planning Consent, subject to recommended Conditions of Consent.

BACKGROUND

The proposal was originally lodged for the:

Construction of a cellar door, introduction of an outdoor function area; construction of a skillion roof carport/shed (measuring 18.0m x 9.0m x 3.2m max roof height)

The existing use of the site includes that of a small-scale winery which has been undertaken on the site since 2020, however, no land use approval has existed for such. In this regard, the winery is seeking retrospective approval.

Through assessment of the application, it was identified that the existing small-scale winery on the site did not meet the requirements to be considered a “home activity” and the applicant subsequently added the winery to the proposal, becoming:

Change of use of sheds to winery <50t/year; construction of a cellar door, introduction of an outdoor function area; construction of a skillion roof carport/shed (measuring 18.0m x 9.0m x 3.2m max roof height)

The proposal underwent public notification, and three representations were received, one opposing the development and two offering concern with some reservations.

The proposal underwent internal referrals where concerns were raised with regard to potential flooding and the lack of access to the site via a made public road (the property has historically relied on a right of way for access).

Following feedback with the applicant, the proposal was amended to remove the cellar door and outdoor function area. The proposal did not undergo further public notification.

SITE AND LOCALITY

52 Old Mill Road is an irregular shaped allotment comprising a single parcel. It is approximately 2.7 ha in area with a frontage to an unmade portion of Old Mill Road. The site contains an existing dwelling, outbuildings and approximately 1.5 hectares of vines. There are also four large tanks situated near the southern boundary of the site, which is understood to be the source of water to irrigate the vines.

Access to the site may be gained through a gate on Old Mill Road (in good weather) or via a right of way from The Parkway (also used by vehicles accessing the Nuriootpa CWMS site). The site exhibits a gentle slope away from Old Mill Road, towards the North Para River. The site is substantially used for horticulture (vineyard), with an associated dwelling and numerous outbuildings. The site is subject to flood inundation in a 1 in 100 year flood event.

The subject land is located within the Hazards (Medium - Bushfire Risk) Area Overlay and the Character Preservation District Overlay (Not in Township) and is located immediately to the south of the Nuriootpa township.

The locality features numerous different Zones: Rural Zone, Recreation Zone, Neighbourhood Zone, and Strategic Employment Zone. The locality also features numerous land uses, including horticulture (vineyards), effluent treatment facility, distillery, recreation and residential. Surrounding properties range in size from approximately 670 sqm to approximately 22.6 hectares.

Figure 1 below provides a Zone map and details of the locality of the site.

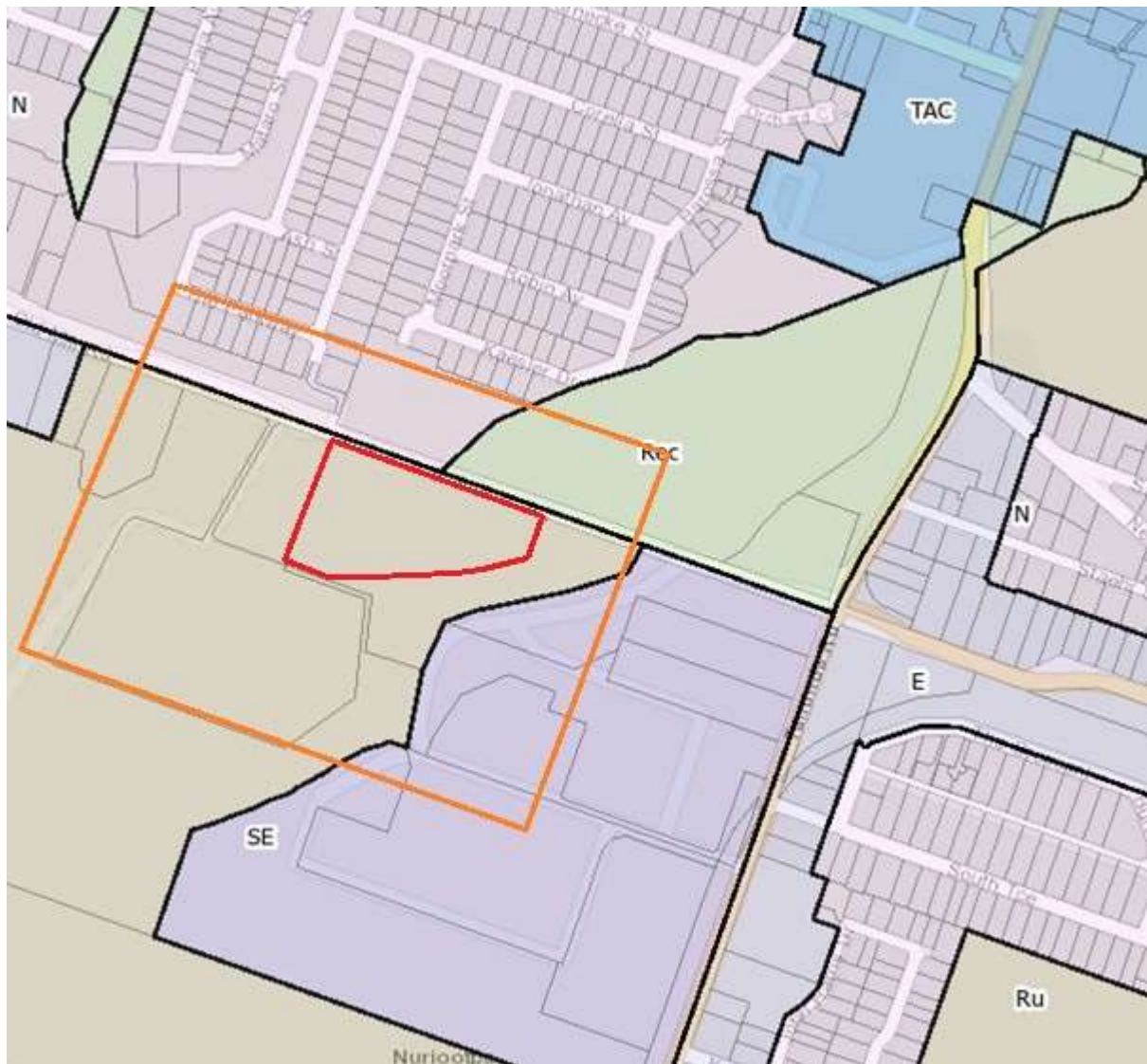


Figure 1: Zone Map, subject site marked in red, locality marked in orange

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 9**.



Figure 2: Aerial – Locality - subject site marked in red, locality marked in blue



Figure 3 Aerial – Site marked with red outline



Figure 4: Site Photo – standing at front fence, looking east towards winery and wine storage sheds



Figure 5: Site Photo – standing on opposite side of Old Mill Road Reserve, looking east towards winery and wine storage sheds



Figure 6: Site Photo – standing on opposite side of Old Mill Road Reserve, looking north towards Kaesler Drive



Figure 7: Site Photo – standing on opposite side of Old Mill Road Reserve, looking north-west towards The Parkway



Figure 8: Site Photo - standing on Old Mill Road Reserve looking south-east, agricultural building will be located on the other side of the fence



Figure 9: Site Photo - standing on Old Mill Road Reserve looking south-west, agricultural building will be located on the other side of the fence

PROPOSAL

The proposed development includes the following:

- Change of use of sheds to winery <50t/year:
 - 9.8 metres x 9.8 metres existing shed, to be used as winery;
 - 9.45 metres x 4.6 metres existing shed, to be used as wine store;
 - Wastewater management system.
- Construction of an agricultural building – implement shed (measuring 17 metres x 7 metres x 3.2 metres max roof height)
 - Includes demolition of an existing outbuilding
 - Heritage galvanised finish
- Construction of a domestic outbuilding - carport (measuring 6 metres x 6 metres x 2.7 metres max roof height)
 - Heritage galvanised finish

The winery operations take place within an existing shed located in the north-eastern corner of the buildings, having total area of 96m² (9.9m x 9.8m). The building houses winery vessels and equipment for wine production with three vats inside, the largest holding 3,000 litres, and a total capacity of 7,000 litres. Bottling, labelling and general storage also occur within this building.

The winery only processes grapes grown within the site.

The winery is operated by the landowner and his son, who also manages the vineyard. There are no significant traffic movements to and from the site beyond those associated with the vineyard. Delivery of product occurs using the landowner's small vehicles, such that heavy vehicles are not used. The following vehicles are used:

- Triton twin cab ute;
- HK 1969 ute;
- Tandem trailer 8m x 6m;
- Single axel trailer 7m x 5m/

The winery shed includes a floor sump to collect wastewater from winemaking and cleaning processes, which is discharged into an 8,000 litre concrete holding tank. The tank's contents are removed by a licensed carrier (Barossa Liquid Waste) when the tank reaches capacity.

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

APPLICATION TYPE

The site is located within the Rural Zone under the Planning and Design Code.

The proposed development comprises the following elements, all of which were categorised as "Code Assessed – Performance Assessed" in nature in accordance with the Rural Zone, Planning and Design Code:

- Change of use to winery;
- Construction of an agricultural building;
- Construction of a domestic outbuilding – carport.

PUBLIC NOTIFICATION

The application was subject to public notification in accordance with Table 5 – Procedural Matters – Notification of the Rural Zone. A winery is not excluded from public notification pursuant to Table 5. As such, the application was subject to public notification.

The table below provides details of the public notification process.

Representations:	Three representations were received.
Person wishing to be heard:	Two representors wish to be heard • Peter Furlong • Julia Schneider
Applicant	Andrew Humby of Humby Consulting on behalf of Damon DeRuiter (the Applicant) wishes to appear to respond to representations.
Time period for Public Consultation	9 August – 29 August 2022

An aerial view showing the representors' properties is shown in **Figure 10**.



Figure 10: Representors' Properties in relation to the site

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

Summary of representations:

Representors:

- Amenity concerns from noise, lighting, traffic and odours from winery
- Site access for trucks

Applicant's Response:

Cellar door and outdoor function area, withdrawn from the proposal

- Winery is a quite small scale, with no significant additional traffic
- No trucks will be used as wine is bottled on site

- Winery waste management
- Wastewater will be managed in accordance with the On-site Wastewater Systems Code, 2013
- Flood impacts
- Flood impacts considered with regard to winery waste management
- Site access via right of way
- There is no expected increase in traffic via the right of way

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, no external referrals were required.

Internal

The following internal advice has been received from staff:

Environmental Health	A wastewater report has been provided with regard to the management of winery waste water from a wastewater engineer. Given that the proposal plans only capture winery trade waste and not effluent wastewater, a wastewater application is not required pursuant to the SA Public Health Act 2011.
Engineering Services	Vehicle access to the site for non-residents and commercial vehicles is not supported. The subject site is located within the known floodplain of the North Para River. The portion of the site subject to the proposed development is expected to be inundated by up to 250 mm during a 5% AEP ($\approx$ 20 year ARI) flood event, and by up to 500mm during a 1% AEP (100yr ARI) event.

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, dated 21 July 2022, Version 2022.13:

Planning and Design Code Extract Link	Relevant Code <u>Extract</u>
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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. This conclusion is made, given that the winery, carport and outbuildings are all envisaged development within the Rural Zone and the development is proposed in association with an existing vineyard.

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.

(1) *The objects of this Act are—*

- (a) to recognise, protect and enhance the special character of the district while at the same time providing for the economic, social and physical well-being of the community; and*
- (b) to ensure that activities that are unacceptable in view of their adverse effects on the special character of the district are prevented from proceeding; and*
- (c) to ensure that future development does not detract from the special character of the district; and*
- (d) otherwise to ensure the preservation of the special character of the district.*

This conclusion is made having regard to the small scale of the winery and the buildings and the nature of use which is envisaged upon the land within the Rural Zone at the edge of the Nuriootpa township adjacent to the Nuriootpa wastewater treatment plant and Beckwith Park.

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 the headings:

Land Use

Rural Zone	
Desired Outcomes	
DO1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO2	A zone supporting diversification of existing businesses that promote value adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation
Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	DTS/DPF 1.1 Development comprises one or more of the following: (b) agricultural building (d) carport (z) Winery

Rural Industry	
PO 4.1 <i>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</i>	DTS/DPF 4.1 <i>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</i> <i>(a) are directly related and ancillary to a primary production use on the same or adjoining allotment</i> <i>(b) are located on an allotment not less than 20 ha in area</i> <i>(c) have a total floor area not exceeding 500 sqm.</i>
PO 4.3 <i>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.</i>	DTS/DPF 4.3 <i>Buildings and associated activities:</i> <i>(a) are set back at least 100 metres from all road and allotment boundaries.</i> <i>(b) are not sited within 200 metres of a sensitive receiver in other ownership.</i> <i>(c) have a building height not greater than 10 metres above natural ground level.</i> <i>(d) incorporate the loading and unloading of vehicles within the confines of the allotment.</i>

The proposed development involves the construction of an agricultural building and a freestanding carport, these uses are envisaged within the Rural Zone.

The proposal also involves the reuse of two existing outbuildings on the site, one as a small-scale winery and the other as a wine store. Performance Outcome 4.1 states that small scale industry should value add to locally sourced primary production activities. The proposal is in accordance with two of the three associated Designated Performance Features (DPF's) in that it is directly related and ancillary to a primary production use on the same site and involves a total floor area not exceeding 500 sqm. Whilst the associated DPF 4.1(b) of being located on an allotment not less than 20 ha in area has not been met, it is considered that the scale of the winery (being only for the processing of grapes grown on site) is commensurate with the intent of Performance Outcome 4.1.

Performance Outcome 4.3 states that industry is sited, designed and of a scale that maintains the rural character and function and respects landscape amenity. The proposal is in accordance with two of the four associated DPF's in that the buildings are less than 10 metres in height and all loading and unloading of vehicles will occur within the confines of the allotment. Whilst the setbacks from allotment boundaries and sensitive receivers have not been met, having regard to the small scale of this proposal and juxtaposition with the adjoining effluent treatment ponds and Tarac marc distillery (Beckwith Park) will result in no notable impacts upon the amenity of nearby sensitive receivers.

In summary, wineries and outbuildings are anticipated within the Rural Zone and are considered to be in-principle an appropriate form of development at this site.

Built Form and Character

Rural Zone	
Built Form and Character	
PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads. (b) using low-reflective materials and finishes that blend with the surrounding landscape. (c) being located below ridgelines.	DTS/DPF 10.1 None are applicable.
Agricultural Buildings	
PO 12.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 12.1 Agricultural buildings: (a) are located on an allotment having an area of at least 10 ha. (b) are set back at least 50 metres from an allotment boundary. (c) have a building height not exceeding 10 metres above natural ground level. (d) do not exceed 500 sqm² in total floor area. (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 13.1 Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 13.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary. (b) have a combined total floor area that does not exceed 150 sqm. (c) have walls that do not exceed 5 metres in height measured from natural ground level (not including a gable end). (d) have a total roof height that does not exceed 6 metres measured from natural ground level. (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour. (d) will not result in more than two outbuildings on the same allotment.
PO 13.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 13.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary.

	(b) have a total floor area that does not exceed 80 sqm. (c) have a post height that does not exceed 3 metres measured from natural ground level (not including a gable end). (d) have a total roof height that does not exceed 5 metres measured from natural ground level. (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
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General Development Policies	
Design	
All Development	
External Appearance	
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces. (b) screening rooftop plant and equipment from view. (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.

The proposed built form is generally of a low scale with the agricultural building having a maximum wall height and total height of 3.187 metres, thereby resulting in a building that is similar in height to an average residential outbuilding. The agricultural building will not be visible from any nearby dwellings in the locality. The shed is to be clad with heritage galvanised corrugated iron, which while being reflective when new, will not be readily visible from nearby dwellings and the material will match the existing materials on the site and will dull over time. The material is considered acceptable.

The carport would be considered accepted development, if not for the use of heritage galvanised corrugated iron. As stated above, use of this material is considered to be appropriate.

Character Preservation Overlay

Character Preservation District Overlay (Not in township)	
Desired Outcomes	
DO1	Recognise, protect and enhance the special character of Character Preservation Districts.
DO2	The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.
Relevant Performance Outcomes/Designated Performance Features	
Built Form and Character in the Rural Area	
PO 3.1 Preservation of existing natural features including topography, watercourses and mature trees.	DTS/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.	DTS/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.	DTS/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.	DTS/DPF 3.4 None are applicable.
PO 3.5 Buildings and structures are grouped to create compact clusters well set back from public roads.	DTS/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.	DTS/DPF 3.6 None are applicable.
Earthworks	
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	DTS/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 proposed shed is of a size and dimensions that is compatible with existing buildings within the rural area of the Character Area Overlay. The buildings will not interrupt views of the skyline through their siting, pursuant to Performance Outcome 3.2. Further, the buildings will harmonise with the natural features of the landscaping as desired by Performance Outcome 3.3, having regard to the use of the heritage galvanised iron which is consistent with the appearance of other buildings at the site. The buildings are also clustered amongst the existing buildings as desired by Performance Outcome 3.5.

In summary, the proposed development comprises buildings that are anticipated within the rural area Character Area Overlay and the works will recognise and protect the special character of the Character Preservation District.

Native Vegetation

Native Vegetation Overlay	
Desired Outcomes	
DO1	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.	DTS/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'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors. (b) rare, vulnerable or endangered plants species. (c) native vegetation that is significant because it is located in an area which has been extensively cleared. (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.4 (a) Development restores and enhances	DTS/DPF 1.4 None are applicable.

biodiversity and habitat values through revegetation using locally indigenous plant species.	
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No native vegetation is proposed to be removed. As such, this aspect of the proposal satisfies Desired Outcome 1 of the Native Vegetation Overlay.

Bushfire Hazard

Hazards (Bushfire - Medium Risk) Overlay	
Desired Outcomes	
DO1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Relevant Performance Outcomes/Designated Performance Features	
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6 metres from the habitable building.

The proposed garage and carport will be constructed of materials that are appropriate to minimise the threat of fire spread, noting that the buildings will be sited in open terrain, with adequate setback to native vegetation.

Flood Impact

Hazards (Flooding – Evidence Required) Overlay	
Desired Outcomes	
DO1	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.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm 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 site is expected to be inundated by up to 250 mm during a 5% AEP ($\approx$ 20 year ARI) flood event, and by up to 500 mm during a 1% AEP (100yr ARI) event. The new buildings are open in nature (agricultural building being part open) and intended for the parking of implements and vehicles, such that the buildings are not expected to be at undue risk of property damage on the site.

The building work is considered to satisfy Performance Outcome 1.1. It is recommended that a condition reinforce that the open and freestanding sides of the buildings remain open and unobstructed at all times.

In respect to vehicular access, Council's Engineering Services expressed concerns regarding vehicle access to the site for non-residents and commercial vehicles. Given that the proposal has been amended to remove the cellar door and the business is of a small-scale with no use of commercial sized vehicles, the nature of access arrangements to the site, given the flood constraints, are considered acceptable. A condition of consent is recommended that the maximum sized vehicle to access the site not exceed an SRV sized delivery vehicle (6.4 metres long).

Wastewater Management

As noted above, the site is subject to flood inundation. Noting the proposal incorporates a winery, consideration of storage of wine and associated wastewater within the site is a key consideration. There are a number of provisions within the Planning & Design Code that relate to flood impact and wastewater treatment that sit within the following Overlays or General Section:

- Water Protection Area Overlay;
- Water Resources Overlay;
- Waste Treatment and Management Facilities, General Section.

Further commentary is provided below against each.

Water Protection Area Overlay

Water Protection Area Overlay	
Desired Outcomes	
DO1	Safeguard South Australia's public water supplies and ecologically significant areas by protecting regionally and locally significant surface and underground water resources in Water Protection Areas from pollution. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
Relevant Performance Outcomes/Designated Performance Features	
Groundwater	
PO 2.1 Groundwater resources are protected from pollution by ensuring development does not: (a) generate or dispose of waste in a manner that would pollute water resources. (b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a risk to water supplies.	DTS/DPF 2.1 None are applicable
PO 2.2 Groundwater catchment and recharge characteristics are safeguarded by ensuring development: (a) retains and protects areas of native vegetation. (b) does not inhibit the potential of an aquifer to recharge.	DTS/DPF 2.2 None are applicable.
Wastewater	
PO 5.1 Wastewater generating development utilises existing communal wastewater management infrastructure to avoid on-site disposal.	DTS/DPF 5.1 Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.
PO 5.2 Development that generates wastewater which cannot be disposed of via sewerage or community wastewater management systems, is designed and of a scale that will enable on-site wastewater treatment and disposal in accordance with relevant health and environmental requirements.	DTS/DPF 5.2 On-site wastewater treatment systems comply with: (a) the 'On-site Wastewater Systems Code' or (b) AS/NZS 1547: On-site domestic wastewater management and the South Australian amendments to AS/NSZ 1547 as outlined in section 9.2 of the 'On-site Wastewater Systems Code'.
General Development Policies	
Design	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.

<i>PO 31.2</i> <i>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</i>	<i>DTS/DPF 31.2</i> <i>None are applicable.</i>
--	---

An onsite wastewater assessment has been prepared by Waterscope Consulting Engineers to service the winery, having regard to the location of the winery within a flood overlay. The report has considered the suitability of the winery, that is proposed for capacity up to 50 tonnes of grapes per annum.

The report notes that the building will generally not be inundated in a 1 in 20 event, although the winery shed may be subject to some tail water. Anecdotally, the consultant notes that parts of the site have flooded in the past (most recently in 2016) but did not inundate the shed/house area.

The On-site wastewater Systems Code (2013) states that wastewater infrastructure should not be subject to inundation from a 1 in 10 ARI flood. The consultant notes that the winery site is unlikely to be inundated by flood water in a 1 in 10 ARI storm event, consistent with the Code.

The report has designed an on-site wastewater system pursuant to the SA Health Department for Health and Wellbeing, the On-site Wastewater Systems Code 2013. The report notes:

- The shed has a floor sump to collect wastewater from the winemaking process and cleaning, discharging to an 8,000 litre concrete holding tank;
- The tank contents are removed by licensed carrier when the tank is filled;
- The tank has been installed with a lid raised above the surrounding ground surface, which is required to prevent surface water ingress;
- Provision for spill containment has been considered. In accordance with EPA SA Guidelines for Bunding and Spill Management, 2016, containment in the holding tank must allow for 120% of the tank capacity, or 2,400 litres.

The report has concluded that the wastewater system is appropriate to support the proposed winery operation, subject to associated conditions to ensure that the winery waste water is safely managed. This includes the following:

- Surface stormwater runoff is directed away from the disposal area, ensuring that downpipes and rainwater tank overflows are directed away from the wastewater holding tank;
- An audible and visual alarm with high level sensor in the tank is maintained and functioning to alert the operator when the tank is near full, allowing sufficient time to have the tank pumped out before overflowing;
- Construction of the wastewater system is in accordance with Australian Standard 3500.

Given the above, the proposal is considered to be consistent with the Water Protection Area Overlay.

Water Resources Overlay

Water Resources Overlay	
Desired Outcomes	
DO1.	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Relevant Performance Outcomes/Designated Performance Features	
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

As mentioned earlier, the site is expected to be inundated by up to 250 mm during a 5% AEP ($\approx$ 20 year ARI) flood event, and by up to 500 mm during a 1% AEP (100yr ARI) event. The winery shed is approximately 118m from the North Para River, meaning the site is not within the flood flow path. The Nuriootpa Linear Park and river reserve lies to the north-east and east of the property. Given the substantial setback of the buildings from the North Para River, the development is not expected to impact upon the existing hydrology of the locality.

Waste Treatment and Management Facilities, General Section

Waste Treatment & Management Facilities	
Desired Outcomes	
DO1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.
Relevant Performance Outcomes/Designated Performance Features	
Siting	

PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water. (b) contaminants within waste operations areas. (c) diverting clean stormwater away from waste operations areas and potentially contaminated areas. (d) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50 metres or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.

As previously detailed, an on-site wastewater assessment has been provided with regard to the winery operations, and associated conditions are recommended to ensure that the winery waste water is safely managed.

Desired Outcome 1 of this General module is considered to be met.

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.	DTS/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.

Deemed to satisfy clause (a) has been met and therefore Performance Outcome 1.1 has been satisfied.

Interface between Land Uses

Interface between Land Uses	
Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Relevant Performance Outcomes/Designated Performance Features	
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance- generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.

As previously detailed, whilst the development is proposed to be setback approximately 60 metres from the closest sensitive receiver, it is considered that the small scale of this proposal particularly and its juxtaposition with the adjoining effluent treatment ponds and Tarac marc distillery will thereby result in no notable impacts upon the amenity of nearby sensitive receivers. Notwithstanding, conditions of consent are recommended in respect to noise management and light spill.

CONCLUSION

The proposal is for the *Change of use of sheds to winery <50t/year; Construction of an agricultural building – implement shed (measuring 17.0m x 7.0m x 3.2m max roof height); Construction of a domestic outbuilding - carport (measuring 6.0m x 6.0m x 2.7m max roof height).*

The proposal was determined to be 'Performance Assessed' in nature and requiring public notification.

Three representations were received during the public notification period with two representors wishing to be heard.

The assessment of the proposal has found that there are no significant assessment concerns, and on balance the proposal is broadly consistent with the provisions of the Planning and Design Code and therefore warrants Planning Consent, subject to recommended Conditions of Consent.

RECOMMENDATION 1

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. 22023146 by Damon DeRuiter to undertake a Change of use of sheds to winery <50t/year; Construction of an agricultural building – implement shed (measuring 17.0m x 7.0m x 3.2m max roof height); Construction of a domestic outbuilding - carport (measuring 6.0m x 6.0m x 2.7m max roof height) at 52 Old Mill Road, Nuriootpa (CT 6158/990) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the following endorsed plans and documentation (as amended) accompanying Application No. 22023146 except where varied by any condition(s) as listed below:
 - Site Plan – Prepared by Dimension Design + Management; Revision 3, dated 2 February 2023
 - Site Plan 2 – Prepared by Dimension Design + Management; dated 21 June 2022
 - Floor Plan Layouts – Prepared by Dimension Design + Management; Revision 2, dated 2 February 2023
 - Shed – Prepared by Dimension Design + Management; Revision 2, dated 2 February 2023
 - Carport – Prepared by Dimension Design + Management; Revision 3, dated 2 February 2023
 - On-Site Wastewater Assessment – prepared by Waterscope, dated 1 September 2023
 - Response to RFI – Prepared by Humby Consulting, dated 4 January 2024
- (2) All external building materials shall be new materials and always maintained in good condition.
- (3) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in a manner that does not result in entry of water into the building, or affect the stability of the building, or create an unhealthy or dangerous condition, or run onto or over land of an adjoining owner. Stormwater 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 satisfaction of the relevant authority.
- (4) Surface stormwater runoff is directed away from the disposal area, ensuring that downpipes and RWT overflows are directed away from the wastewater holding tank.
- (5) All external lighting must be in accordance with AS4282:2019 'Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers.
- (6) The winery herein approved shall process no more than 50 tonne per year.
- (7) All solid waste produced during the wine making process will be collected in suitable sealed bins and removed from site for disposal at an appropriately licensed premises, in order to avoid amenity and environmental impacts arising from odour and leachate.
- (8) All wastewater produced during the wine making process will be collected in suitable sealed tank/s and removed from the site by an appropriate wastewater contractor, in order to avoid amenity and environmental impacts arising from odour and spills.

- (9) The winery wastewater tank shall be fitted with an audible and visual alarm with high level sensor in the tank is maintained, and functioning to alert the operator when the tank is near full, allowing sufficient time to have the tank pumped out before overflowing.
- (10) The wastewater system shall comply with Australian Standard 3500.
- (11) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007 (or as amended from time to time), such that any resulting noise is not considered a nuisance, to the satisfaction of the Relevant Authority.
- (12) The maximum sized vehicle to access the site will not exceed SRV sized delivery vehicle (6.4 metres long as per AS2890.2-2020).
- (13) All waste material not required for further onsite processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained load so that no waste is spilled, or dust or odour is created to the satisfaction of the Relevant Authority.
- (14) Except where otherwise approved, the freestanding and open sides of the agricultural building and carport shall remain open and unobstructed, pursuant to the Approved Plans, at all times.

Advisory Notes

- (1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- (2) This consent or approval will lapse at the expiration of two years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- (3) Where an approved development has been substantially commenced within two years from the operative date of approval. the approval will then lapse three years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years. in which case the approval will not lapse).
- (4) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the relevant 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.
- (5) 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.

- (6) Appeal rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- (7) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- (8) 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.
- (9) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. 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. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.
- (10) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.
- (11) The approval herein does not include advertising signage, any proposed signage shall be the subject of a separate approval.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|--|
| Attachment 1 | Application and Associated Documentation ↓  |
| Attachment 2 | Representations Received ↓  |
| Attachment 3 | Response to Representations ↓  |

Development Locations

Location 1

Location reference

52 OLD MILL RD NURIOOTPA SA 5355

Title Ref

CT 6158/990

Plan Parcel

D27199 AL9

Additional Location Information**Council**

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Rural

Sub-zones

(None)

Overlays

- Character Preservation District
- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Native Vegetation
- Prescribed Water Resources Area
- Water Protection Area
- Water Resources

Variations

- Minimum Site Area (Minimum site area is 25 ha)
- Minimum Dwelling Allotment Size (Minimum dwelling allotment size is 25 ha)

Application Contacts

Applicant(s)

Stakeholder info

Mr Damon De Ruiter
52 OLD MILL ROAD
NURIOOTPA
SA
5355

Contact

Stakeholder info

Mr David Wall

Invoice Contact

Stakeholder info

Mr Damon De Ruiter
52 OLD MILL ROAD
NURIOOTPA
SA
5355

Invoice sector type

Land owners

Stakeholder info

Mr Damon De Ruiter
52 OLD MILL ROAD
NURIOOTPA
SA
5355

Nature Of Development

Nature of development

Addition of Cellar door, Carport, Shed and new Waste water treatment system

Development Details

Current Use

Dwelling And Winery

Proposed Use

Dwelling and Winery

Development Cost

\$400,000.00

Proposed Development Details

Addition of Cellar door, Carport, Shed and new Waste water treatment system

Element Details

You have selected the following elements

Winery - \$0.00

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?

Applicant

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
----------	---------------	--------------

20220706010275_Register_Search_Plus.pdf	Certificate of Title	6 Jul 2022 6:57 PM
Outlaw Wines_PLANNING_28.06.22.pdf	Floor Plans	6 Jul 2022 6:57 PM
1960 - Outlaw - Waste Water.pdf	Technical Report - Waste Management	6 Jul 2022 6:57 PM

Application Created User and Date/Time

Created User

david.wall1

Created Date/Time

6 Jul 2022 6:57 PM



Product Register Search Plus
(CT 6158/990)
Date/Time 06/07/2022 06:38PM
Customer Reference Outlaw
Order ID 20220706010275

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 6158 Folio 990

Parent Title(s) CT 5875/418, CT 6148/586
Creating Dealing(s) RTC 12352136
Title Issued 04/07/2015 **Edition** 1 **Edition Issued** 04/07/2015

Estate Type

FEE SIMPLE

Registered Proprietor

DAMON GREGORIE DE RUITER
OF 52 OLD MILL ROAD NURIOOTPA SA 5355

Description of Land

ALLOTMENT 9 DEPOSITED PLAN 27199
IN THE AREA NAMED NURIOOTPA
HUNDREDS OF MOOROOROO AND NURIOOTPA

Easements

TOGETHER WITH EASEMENT(S) OVER PORTION OF ALLOTMENTS 601 AND 605 MARKED A ON D94871 FOR WATER SUPPLY PURPOSES (T 9313416)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED E ON D110149 FOR WATER SUPPLY PURPOSES (RTC 12352136)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED G ON D110149 (RTC 12352136)

Schedule of Dealings

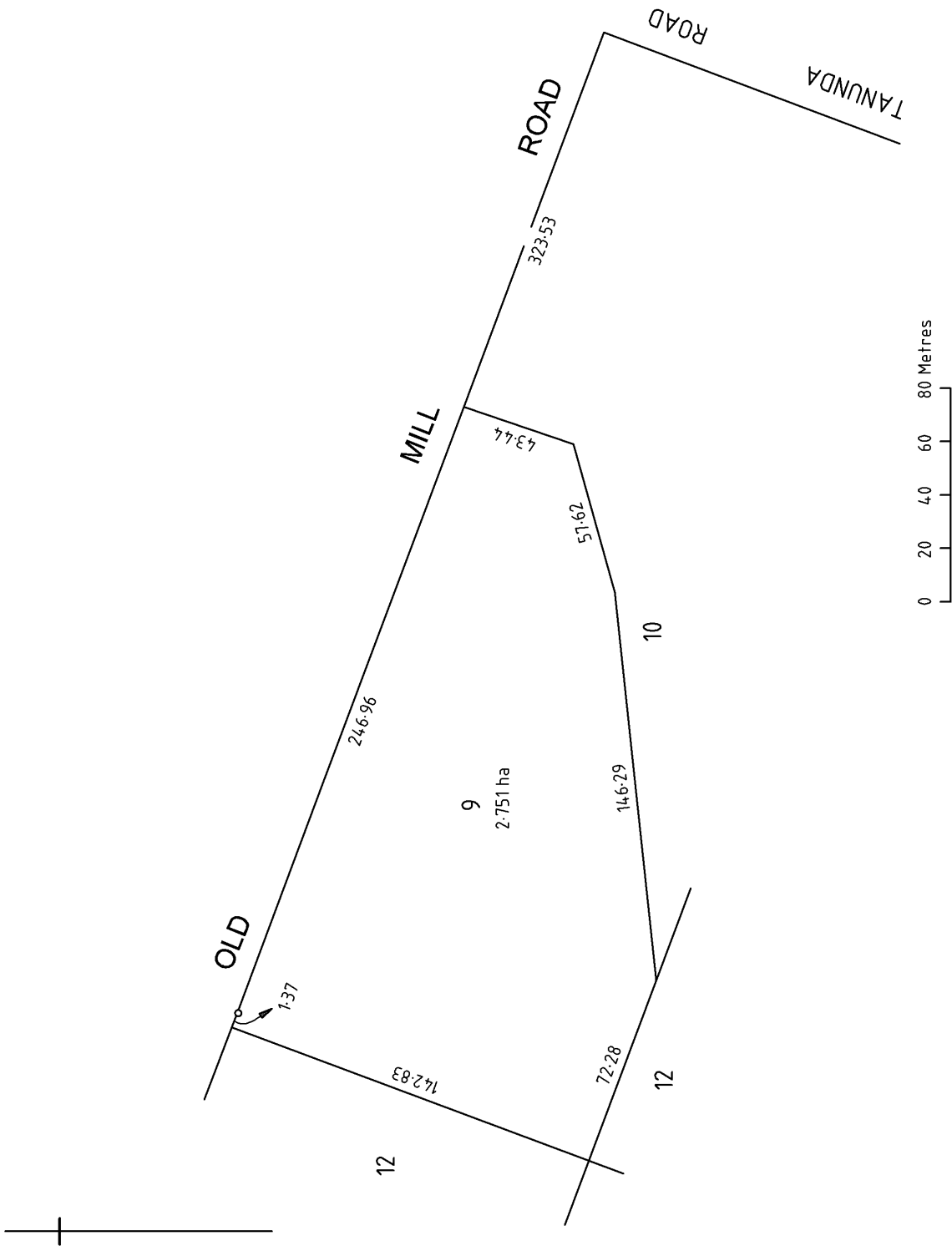
Dealing Number	Description
12031497	MORTGAGE TO WESTPAC BANKING CORPORATION

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 6158/990)
Date/Time	06/07/2022 06:38PM
Customer Reference	Outlaw
Order ID	20220706010275





4 January 2024

The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355

PO Box 7434
Halifax Street SA 5000
0402 832 226
andrew@humbyconsulting.com.au
humbyconsulting.com.au

Att: Janine Lennon

RESPONSE TO RFI - DA 22033146

**CHANGE OF USE OF SHED TO WINERY <50T/YEAR, CONSTRUCTION OF A SKILLION
ROOF CARPORT/SHED (18.0m x 9.0m x 3.2m) AND CARPORT (6.0m x 6.0m x 2.7m)**

52 OLD MILL ROAD, NURIOOTPA

I am writing in response to your further information letter and our subsequent meetings and email correspondence regarding our request for further information. We appreciate Council's thorough consideration of our application and would like to provide the following amended plans and supporting documentation for your review:

• **Amended Plans Prepared by Dimension Design + Management:**

- Site Plan – Revision 3, dated 2 February 2023
- Site Plan 2 – dated 21 June 2022
- Floor Plan – Revision 2, dated 2 February 2023
- Shed – Revision 2, dated 2 February 2023
- Carport – Revision 3, dated 2 February 2023

• **Additional Documentation:**

- On-Site Wastewater Assessment – prepared by Waterscope, dated 1 September 2023
- Application for an On-Site Wastewater Works Approval

Summary of Amendments:

We acknowledge that the proposed Cellar Door, Outdoor Function Centre, and associated traffic/access related matters were the primary issues of concern identified by the Council. To proceed with the retrospective approval of the existing winery operations, we have resolved to make the following changes to our application:

- Removal of Cellar Door:
 - The existing shed will be retained, continuing its current use for farm implement storage.
- Removal of Outdoor Function Centre.
- Removal of Visitor Carparking areas.



The proposal, as amended, removes all references to the formerly proposed Cellar Door and associated outdoor function area. Consequently, the removal of these elements will maintain the primary use of the land for primary production, with the ancillary and minor winery operation.

The subject land has a rich history dating back to the 1890s when it was planted with a range of wine varieties. The Lange family established the plantations and resided on the land until 2010 when the current landowner acquired it. The small winery operations have been active since 2020, with a concrete holding tank installed around the same time.

The winery operations take place within an existing shed located in the north-eastern corner of the cluster of existing buildings. This 96m² building (9.9m x 9.8m) houses winery vessels and equipment for wine production, with three wine vats inside, the largest holding 3000 litres, and a total capacity of 7,000 litres. Bottling, labelling, and general storage also occur within this building.

The winery only processes grapes that are grown within the subject land.

The winery is operated by the landowner and his son, who also manages the vineyard. No other staff are used to manage the vineyard or winery operations. The operations related to bottling, labelling, and wine production are a relatively small portion of their activities.

Due to the small scale of the winery operations, there are no significant traffic movements to and from the site beyond those associated with the vineyard. Any bottled wine produced on-site, although in limited quantity, is delivered to clients across the region using the landowner's small vehicles. No large vehicles are required for product collection or delivery.

All vehicles used for the winery and vineyard are owned by the landowner/son and are housed on the subject land. These include:

- Triton twin cab Ute
- HK 1969 Ute
- Tandem trailer 8m x 6m
- Single axel trailer 7m x 5m

To reiterate, no additional vehicles are required to operate the small scale winery.

The winery shed includes a floor sump to collect wastewater from winemaking and cleaning processes, which is discharged into an 8,000L concrete holding tank. The tank's contents are removed by a licensed carrier (Barossa Liquid Waste) when the tank reaches capacity.

An On-Site Wastewater Assessment, conducted by Waterscope and dated 1 September 2023, has been completed. This assessment concludes that the wastewater installation complies with the criteria and requirements set forth by the SA Health Department for Health and Wellbeing, as outlined in the Onsite Wastewater Systems Code, 2013. The system is deemed suitable for the proposed winery operation.

The assessment includes several recommendations, such as directing stormwater away from the disposal area and implementing an audible/visual alarm system to notify the operator when the tank reaches its capacity. The landowner/applicant fully supports these recommendations and suggests their inclusion as conditions of approval.



For more detailed information regarding the wastewater system, please refer to the attached On-Site Wastewater Assessment document.

An 'Application for an On-Site Wastewater Works Approval' has also been submitted for your review and consideration.

Adjacent to the winery building, a small structure with an overall size of 43.5m² (9.45m x 4.6m) is proposed to store up to 24 wine barrels.

The proposed skillion roof carport (18m x 9m x 3.2m) is intended for the storage of farming machinery and vehicles used for vineyard operations, while the smaller carport (6m x 6m), located adjacent to the existing dwelling, will cover smaller vehicles.

In my opinion, the proposed small-scale winery operations align with the Rural Zone, Character Preservation District, and General Development Policies in the Planning and Design Code. The utilisation of existing structures for a small-scale winery and storage areas is an appropriate outcome that will not adversely impact the character or amenity of the locality.

Considering all relevant provisions of the Planning and Design Code and the nature of this proposal, I believe there is sufficient merit to warrant Planning Consent, subject to appropriate conditions.

We appreciate your time and consideration of the amended application. If you require any further information or clarification, please do not hesitate to contact me at 0402 832 226.

Kind regards

Andrew Humby
Director
Humby Consulting
andrew@humbyconsulting.com.au

►DIMENSION◄

DESIGN + MANAGEMENT

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DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND
UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL,
ELECTRICAL AND OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE
APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION.
MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN
M: 0414 706 448
E: hello@dimension.design
W: www.dimension.design

NOTE:
ALL STORMWATER TO EXISTING TANKS WITH
OVERFLOW TO VINEYARD



1

Site Level
1 : 1000

- SITE /GENERAL CONSTRUCTION NOTES**
- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING STRUCTURE PRIOR TO ANY WORKS COMMENCING
 - EXISTING SERVICES REMOVED OR ALTERED TO BE MADE GOOD AS REQUIRED AND IN ACCORDANCE WITH RELEVANT STANDARDS
 - THIS PLAN SET IS TO BE READ IN CONJUNCTION WITH ENGINEERING, LANDSCAPE AND SUPPLY MANUFACTURES DETAILS AND SPECIFICATIONS
 - THE EXACT LOCATION OF SERVICES WEATHER UNDERGROUND, OVERHEAD ARE TO BE PROVEN ONSITE USING NON DESTRUCTIVE AND NON MECHANICAL METHODS
 - EXTREME CARE SHOULD BE TAKEN WHEN LOCATING EXISTING SERVICES
 - ALL WORKS AS PER HIA SPECIFICATION
 - ALL RAMPS, WALKWAYS, DRIVEWAYS ETC AS PER CIVIL ENGINEERS DETAIL
 - ALL LEVELS AND BOUNDARIES TO BE CONFIRMED ON-SITE BY LICENSED SURVEYOR
 - ALL TIMBER FRAMING IN ACCORDANCE WITH A.S. 1684
 - TERMIMESH TO BOUNDARY WALL AND KORDON TREATMENT TO ALL PENETRATIONS TO A.S 3660.1
 - WHERE NO PERIMETER TERMITE BARRIER INSTALLED, PERIMETER PATH MUST BE 75mm OR MORE BELOW REBATE LEVEL
 - MASONRY IN ACCORDANCE WITH A.S 3700
 - DEMOLITION TO AS 2601
 - STEELWORK TO AS 4100
 - ALL GLAZING PER A.S 1288 & BCA CLAUSE 3.6.4
 - BALCONY BALUSTRADE PER A.S 1170
 - FOR ALL STRUCTURAL MEMBERS REFER TO ENGINEERS DESIGN
 - NO BRUSH FENCES WITHIN 3 METERS OF BUILDING

No.	Description	Date
1	PRELIM PLANNING	05.04.2022
3	PLANNING	02.02.2023

PROJECT ADDRESS		
52 OLD MILL RD NURJOOTPA		
CLIENT DETAILS		
OUTLAW WINES		
DRAWING TITLE		
SITE PLAN		
DESIGNED / DRAWN		
CDS		
CHECK		
CDS		
DATE DRAWN	DRAWING SCALE	SHEET SIZE
21.06.2022	As	A3
Project Status		
indicated		
PLANNING		
PROJECT NUMBER		

►DIMENSION◄

DESIGN + MANAGEMENT

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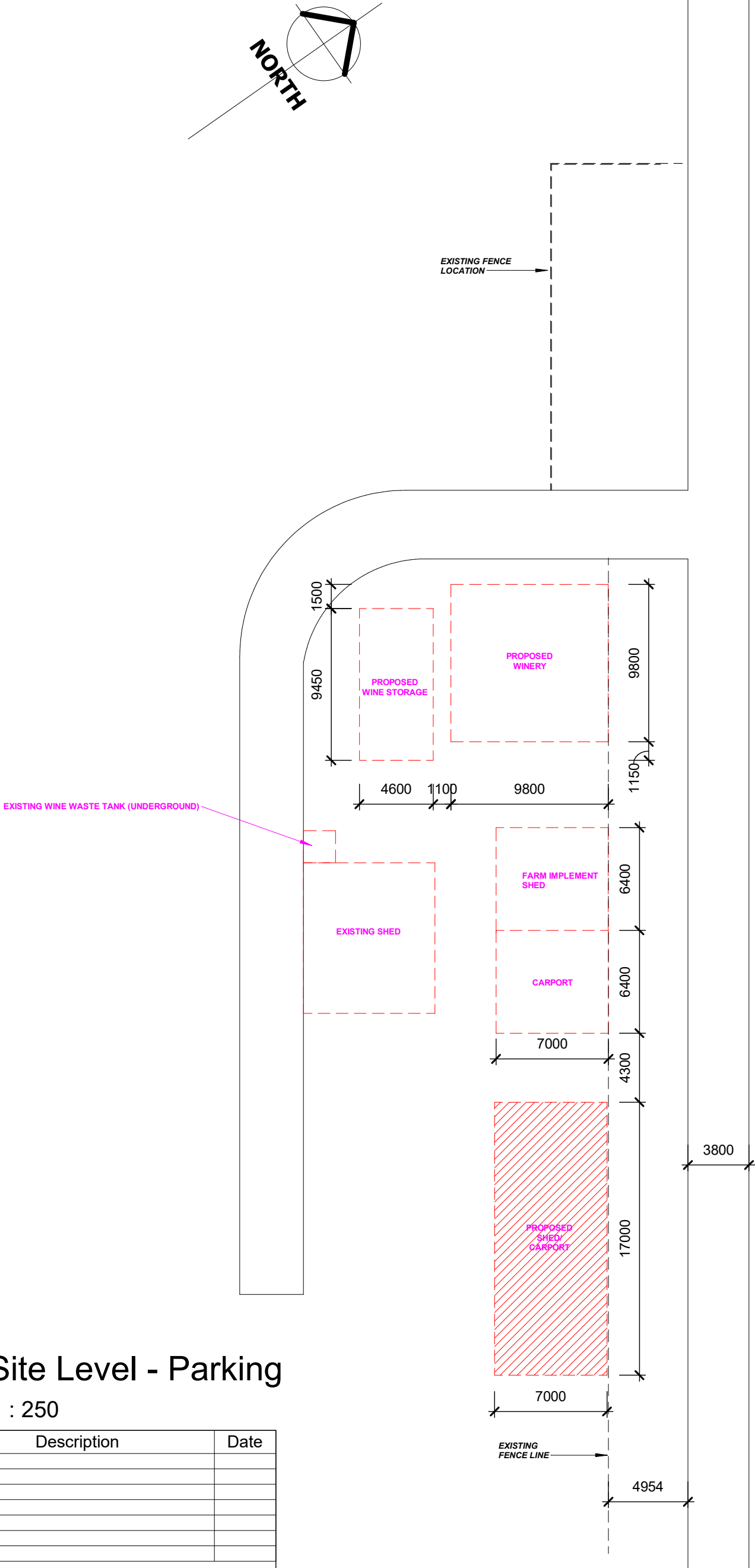
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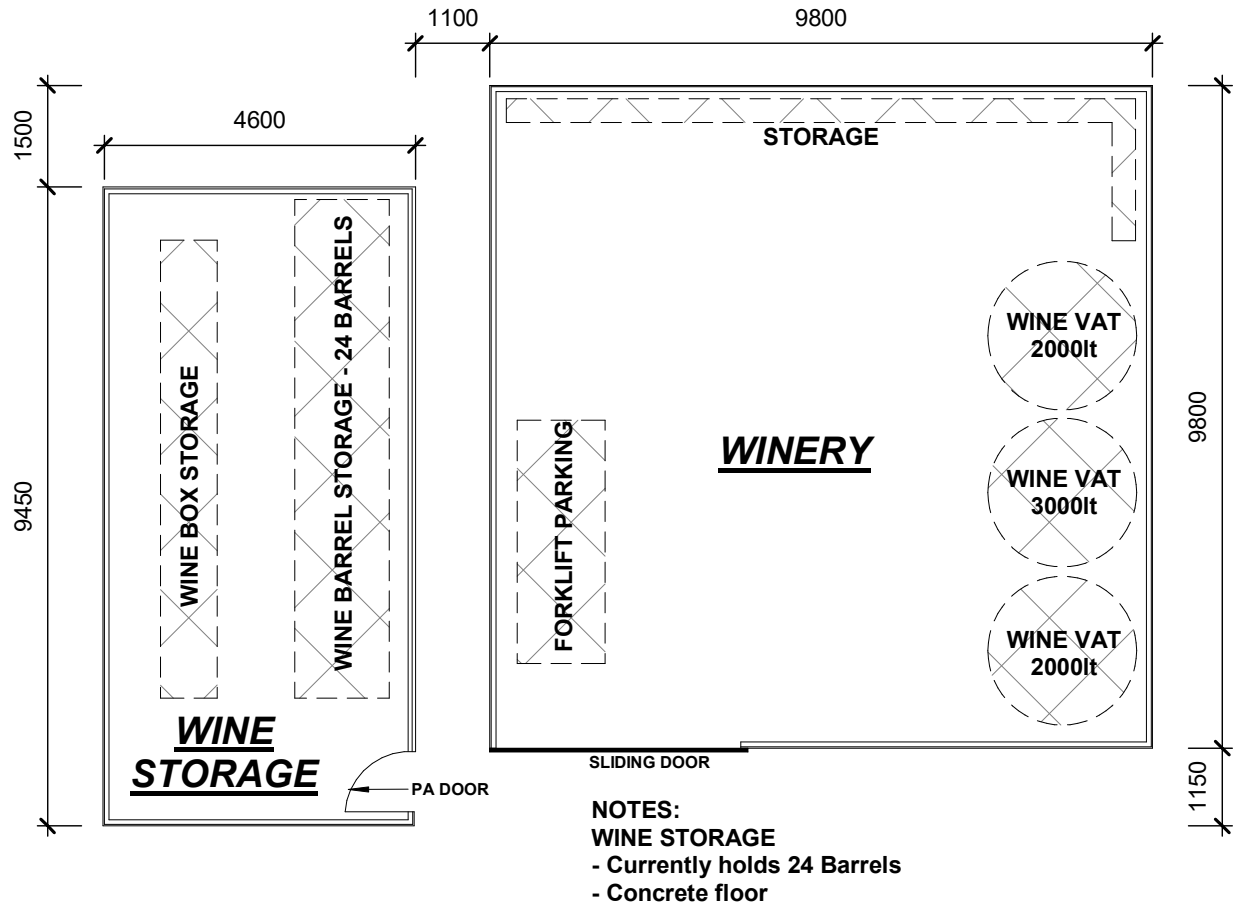


PROJECT ADDRESS		
52 OLD MILL RD NURJOOTPA		
CLIENT DETAILS		
OUTLAW WINES		
DRAWING TITLE		
SITE PLAN 2		
DESIGNED / DRAWN		
Checker		
CHECK		
Checker		
DATE DRAWN	DRAWING SCALE	SHEET SIZE
21.06.2022	1 : 250	A3
Project Status		
PLANNING		
PROJECT NUMBER		

1

Site Level - Parking
1 : 250

No.	Description	Date



1 Winery & Storage
1 : 100



WINE STORAGE



WINERY



WINE STORAGE



WINERY



WINERY

STD HIA SPECIFICATION APPLIES TO ALL WORKS

NO BRUSH FENCES WITHIN 3 METERS OF THE WORKS

No.	Description	Date
1	PRELIM PLANNING	05.04.2022
3	PLANNING	02.02.2023

PROJECT ADDRESS
52 OLD MILL RD NURJOOTPA

CLIENT DETAILS
OUTLAW WINES

DRAWING TITLE
FLOOR PLAN LAYOUTS

DESIGNED / DRAWN
CD5

CHECK
CD5

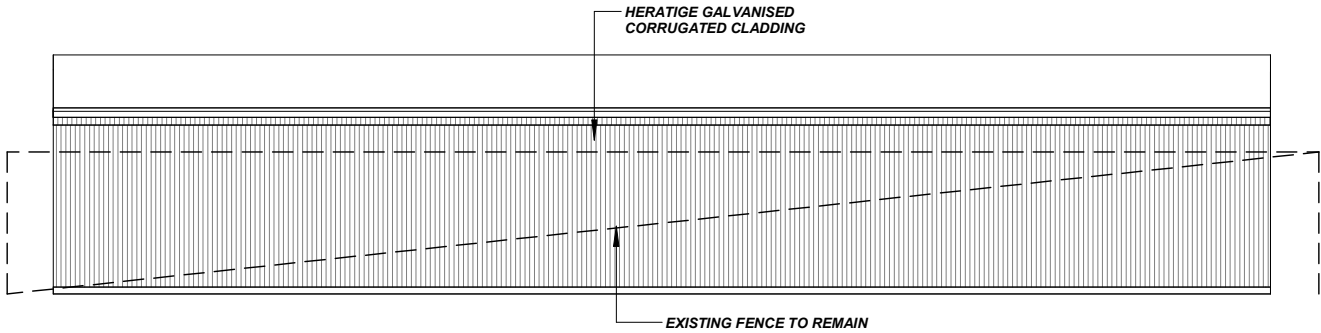
DATE DRAWN
21.06.2022

DRAWING SCALE
1 : 100

SHEET SIZE
A3

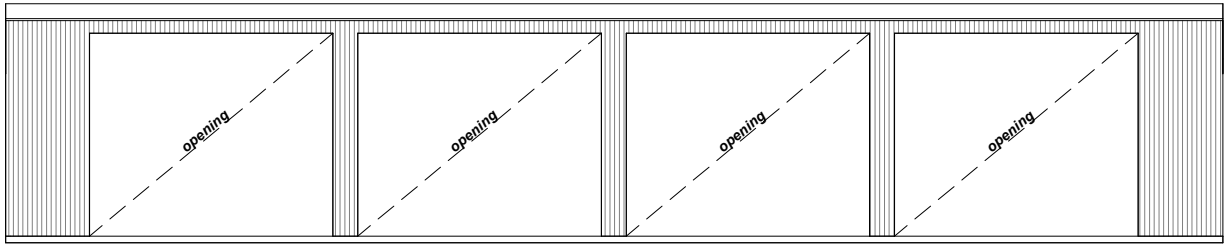
Project Status
PLANNING

PROJECT NUMBER

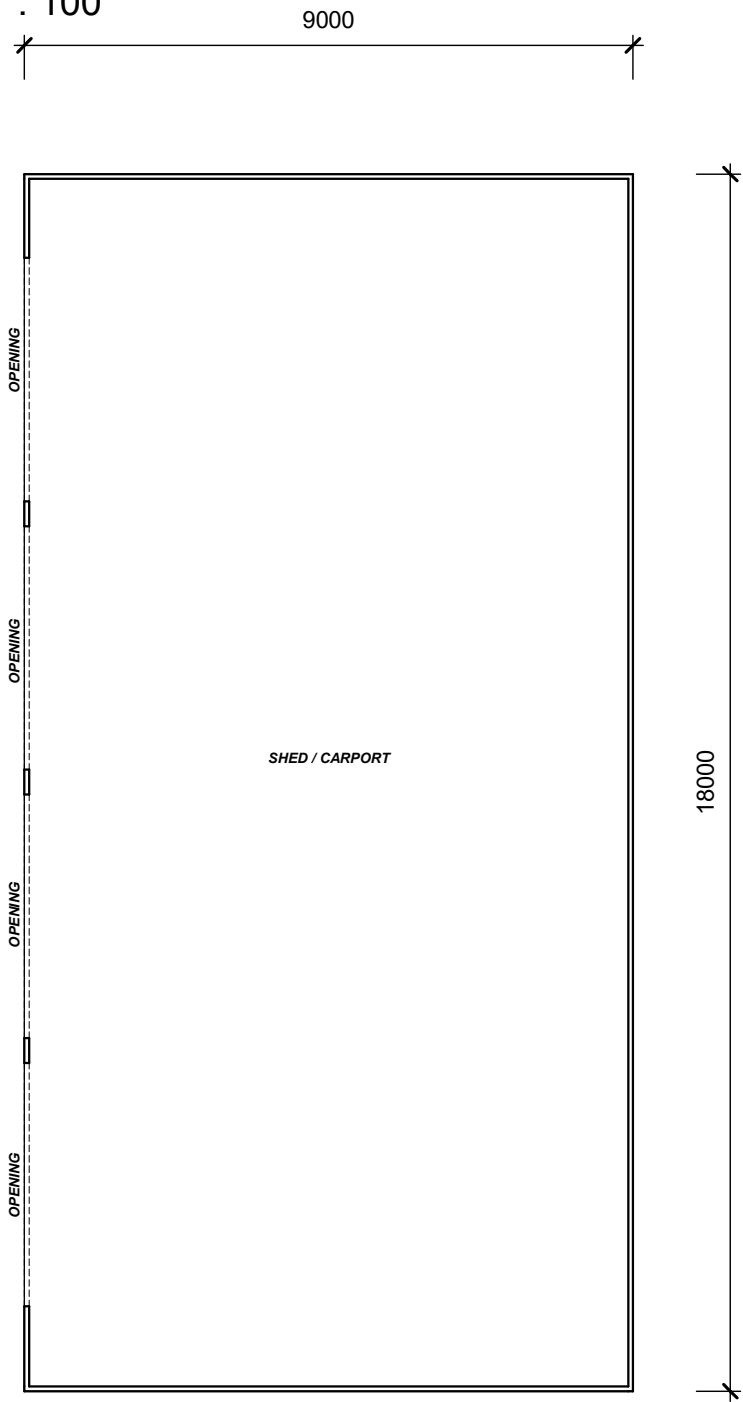


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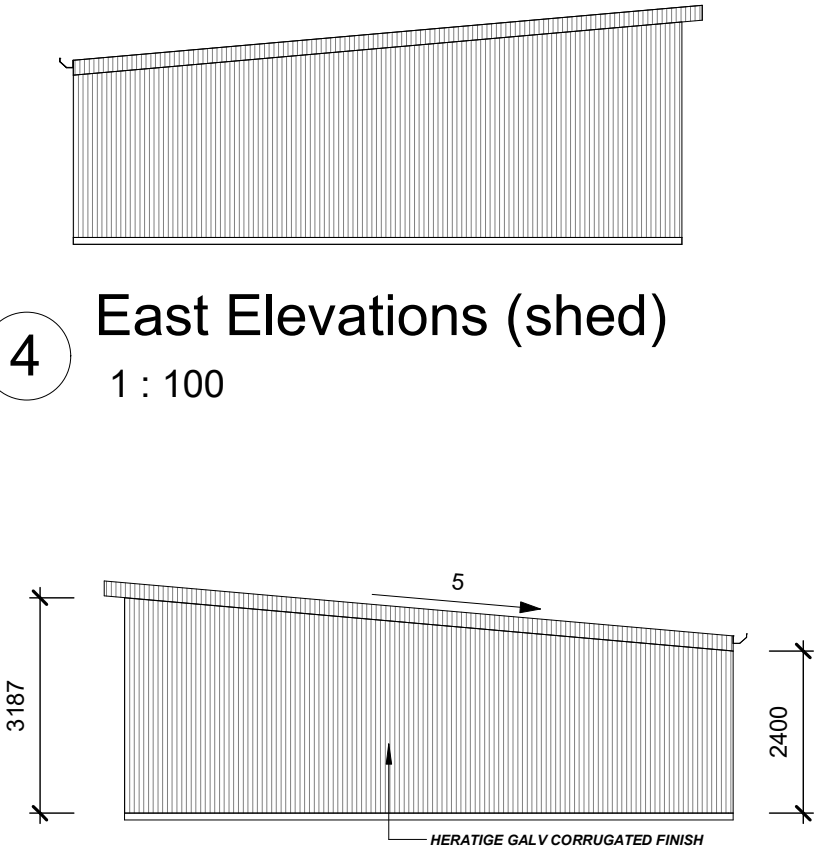
2 North Elevation (shed)
1 : 100



3 South Elevation (shed)
1 : 100



4 East Elevations (shed)
1 : 100



5 West Elevation (shed)
1 : 100

1 Carport / Shed
1 : 100

No.	Description	Date
1	PRELIM PLANNING	05.04.2022
3	PLANNING	02.02.2023

COLOUR SCHEDULE:
- ROOF SHEET - CORRUGATED - HERATIGE GALVANISED
- EXTERNAL CLADDING - CORRUGATED - HERATIGE GALVANISED
- STEEL POSTS - HERATIGE GALVANISED
- GUTTER - HERATIGE GALVANISED

PROJECT ADDRESS
52 OLD MILL RD NURJOOTPA

CLIENT DETAILS
OUTLAW WINES

DRAWING TITLE
SHED

DESIGNED / DRAWN
CD5

CHECK
CD5

DATE DRAWN 21.06.2022 DRAWING SCALE 1 : 100 SHEET SIZE A3

Project Status
PLANNING

PROJECT NUMBER

►DIMENSION◄

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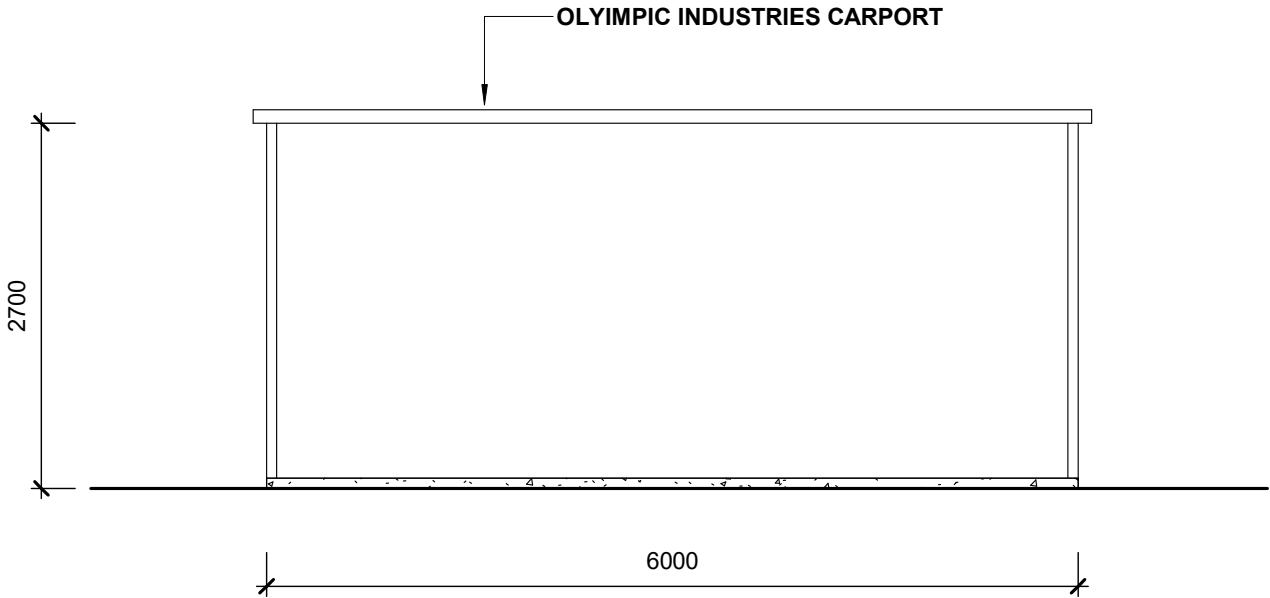
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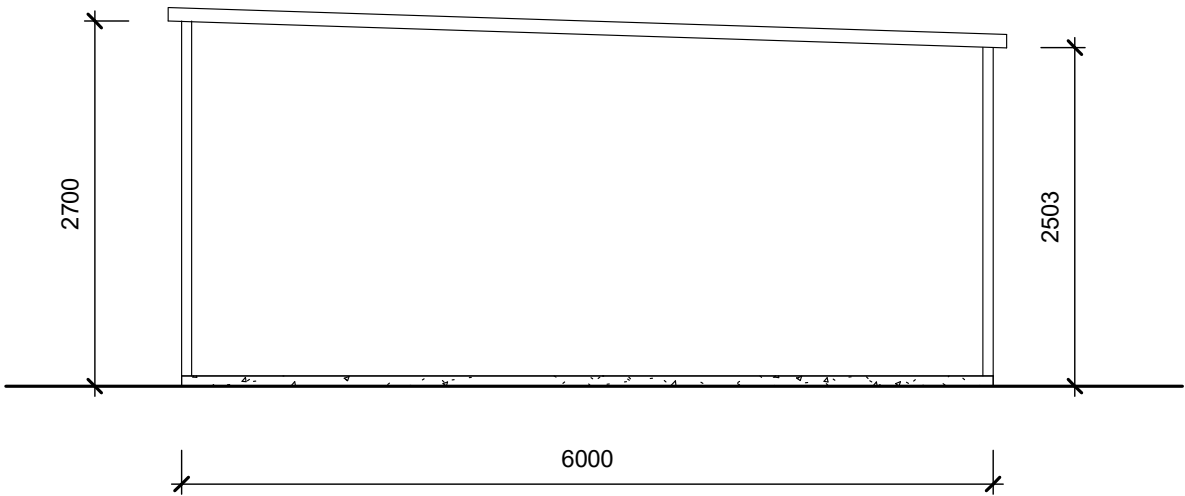
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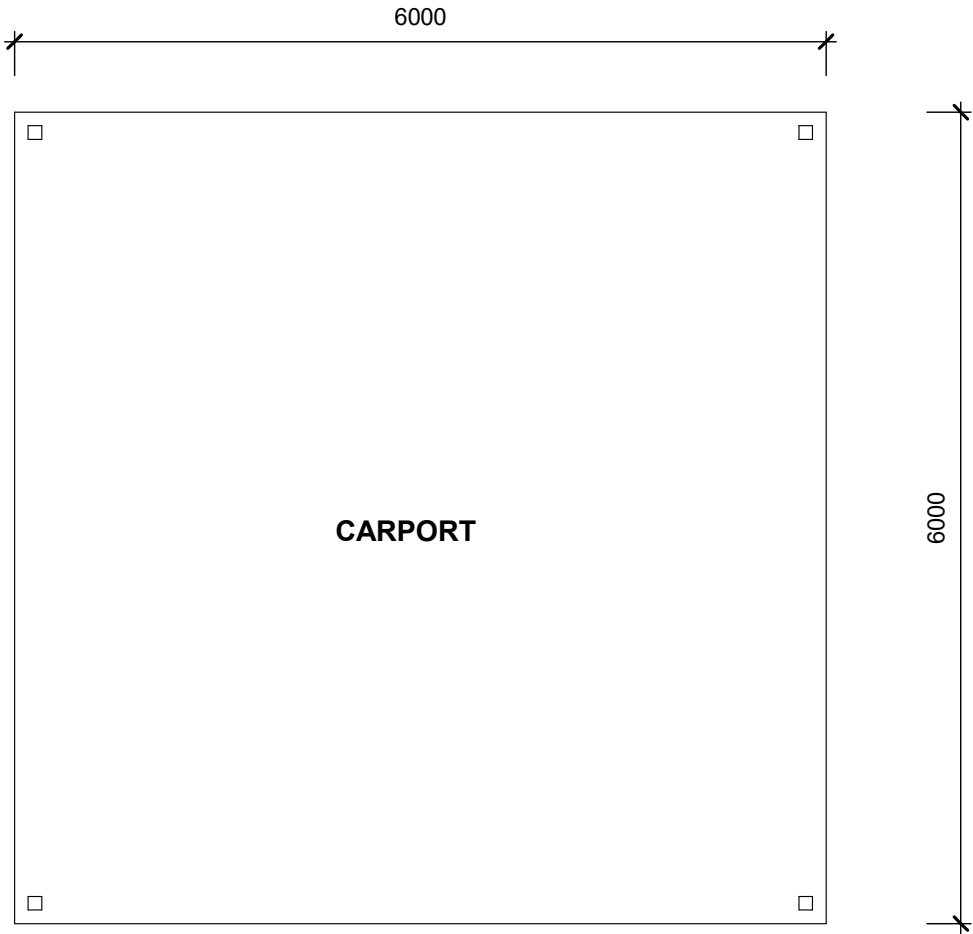
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FRONT / REAR ELEVATION



SIDE ELEVATIONS



FLOOR PLAN

1

Carport

1 : 50

No.	Description	Date
3	PLANNING	02.02.2023

- COLOUR SCHEDULE:**
- ROOF SHEET - CORRUGATED - HERATIGE GALVANISED
 - STEEL POSTS - HERATIGE GALVANISED
 - GUTTER - HERATIGE GALVANISED

PROJECT ADDRESS		
52 OLD MILL RD NURJOOTPA		
CLIENT DETAILS		
OUTLAW WINES		
DRAWING TITLE		
CARPORT		
DESIGNED / DRAWN		
CDS		
CHECK		
CDS		
DATE DRAWN	DRAWING SCALE	SHEET SIZE
21.06.2022	1 : 50	A3
Project Status		
PLANNING		
PROJECT NUMBER		

1 September 2023

Attn. Damon de Ruiter
Outlaw Wines
52 Old Mill Road
Nuriootpa SA

Our ref: W220080 OSWS report_v1.3



Waterscope Pty Ltd
ABN 38 660 571 595
34 Hutchinson Street
Mount Barker
South Australia 5251
PO Box 1555
Flaxley SA 5153
Phone 0422 853 708
dave@waterscope.com.au

ONSITE WASTEWATER ASSESSMENT

Site Address: 52 Old Mill Road, Nuriootpa SA

As requested, Waterscope has undertaken an assessment of the winery wastewater system at 52 Old Mill Rd, Nuriootpa. It is understood that the winery harvests under 50 tonnes of grapes, and the approval of the wastewater system is within Barossa Council's jurisdiction.

This report has been prepared in accordance with SA Health Department for Health and Wellbeing, Onsite Wastewater Systems Code, 2013 (DHW code) requirements, for retrospective approval of the system. This report outlines site constraints and management of wine waste collected in a holding tank. The layout of the system is provided in Drawing D01, attached to this report.

1 SITE ASSESSMENT

The subject property is Old Mill Road on 2.7ha of land which lies within the North Para River flood zone. There is an existing residence, storage, and farm sheds on the northern boundary of the property. The most northern shed has been converted into a small winery, the winery shed is approximately 118m from the North Para River. The Nuriootpa Linear Park and river reserve lies to the northeast and east of the property, the and the river flows to the southwest. Most of the property is vineyard, as indicated in Figure 1-1.

Figure 1-1 Site location





There is no CWMS in Old Mill Road, the nearest connection is around 30m north of the north-western boundary of the property north of Old Mill Road. As the domestic wastewater for the residence is adequately managed on site, the option and cost to connect to the CWMS has been deemed unviable.

The topography of the site varies, generally sloping to the south and southeast. As there is no site topographical survey available, Elevation and Depth Spatial Data (ELVIS <https://elevation.fsdf.org.au/>) was examined to identify landform and flood potential overtopping the river.

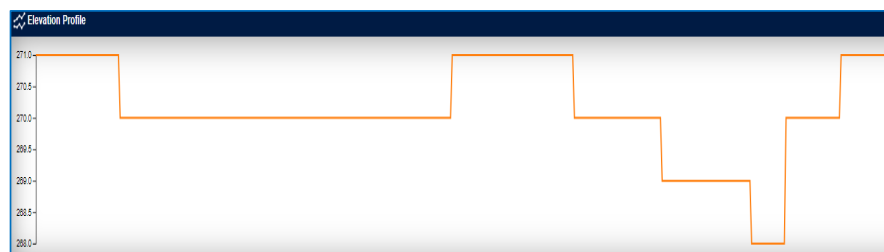
Accordingly, the elevation of the winery is approximately 271mAHD, and a southerly surface cross section indicates land fall to the south and east to a levee bank at approx. 271mAHD bordering the river reserve.

An additional elevation profile taken from ELVIS from the Winery shed to the east crossing the flood plain, riverbank and river channel, approx. 260m, is provided in Figure 3, and the surface profile; in Figure 4. The profile suggests a low-lying area to the east of the existing house at approx. 270m AHD. Note that the elevation increments are 1m and represent topography indicatively only.

Figure 2 ELVIS profile extent



Figure 3 ELVIS profile cross section



2 FLOOD INUNDATION POTENTIAL

As the property is within the flood zone, an assessment of flood impact on wastewater assets is required by the DHW Onsite Wastewater Systems code.

Flood Awareness mapping and Barossa Flood maps have been examined, indicating inundation in a 5% AEP (1 in 20 ARI) event extends across the flood plain through Nuriootpa Linear Park from the northeast and through the eastern corner of the property. Approximate flood depth is 100-200mm generally, as indicated in Figure 4. Figure 5 is an overlay of flood extent over the property, which indicates the shed area would not be inundated in a 1 in 20 event, though the winery shed may be subjected to some tail water.



The DHW code requires that wastewater infrastructure should not be subject to inundation from a 1 in 10 ARI flood. As a hydrologic study for this event is not available, an extrapolation of 5% AEP data suggests the winery site is unlikely to be inundated by flood water in a 1 in 10 ARI storm event.

Anecdotal, flooding has occurred in the past (ie October 2016), where parts of the subject land have flooded but have not inundated the shed/house area. Despite this, a cautionary approach to managing the operation during flooding conditions is recommended.

Figure 4 Flood Awareness maps 1 in 20 ARI

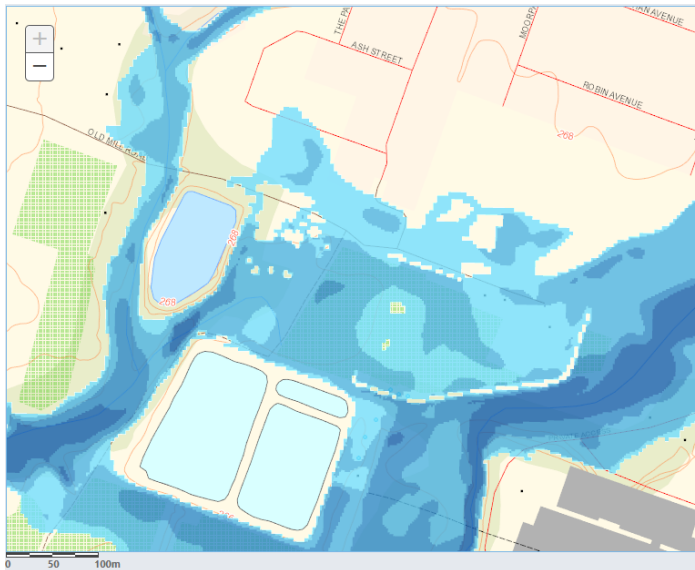


Figure 5 Site inundation in 1 in 20 flood overlays





3 WINERY INFRASTRUCTURE

The winery shed contains winery vessels and equipment to produce wine from grapes harvested on the site. The shed has a floor sump to collect wastewater from the winemaking process and cleaning, discharging to an 8,000L concrete holding tank. The tank contents are removed by licensed carrier when the tank is filled. Photos of the winery, and tank are provided in Figure 6 and Figure 7.

The layout of the wastewater system is simple, as indicated in Drawing D01, attached to this report.

As indicated in Figure 6, the tank has been installed with lid raised above the surrounding ground surface, which is required to prevent surface water ingress. While the tank is within 3m of the shed lean-to, there is no evidence of subsidence, and the lean-to is considered a low-risk structure.

Figure 6 Winery shed.



Figure 7 Wastewater holding tank.





Provision for spill containment has been considered in accordance with EPA SA Guidelines for Bunding and Spill Management, 2016. As the largest above ground tank in the winery is 2,000 litres, containment in the holding tank must allow for 120% of the tank capacity, or 2,400L in the event of a ruptured tank.

The high-level alarm probe in the holding tank shall be set at a level to provide sufficient headroom to manage the required spillage volume. Ensure also there is a clear pathway for a spillage event to drain to the floor sump.

This assessment concludes that the wastewater installation satisfies the criteria and requirements of DHW Code, and the wastewater system is considered suitable for the proposed winery operation.

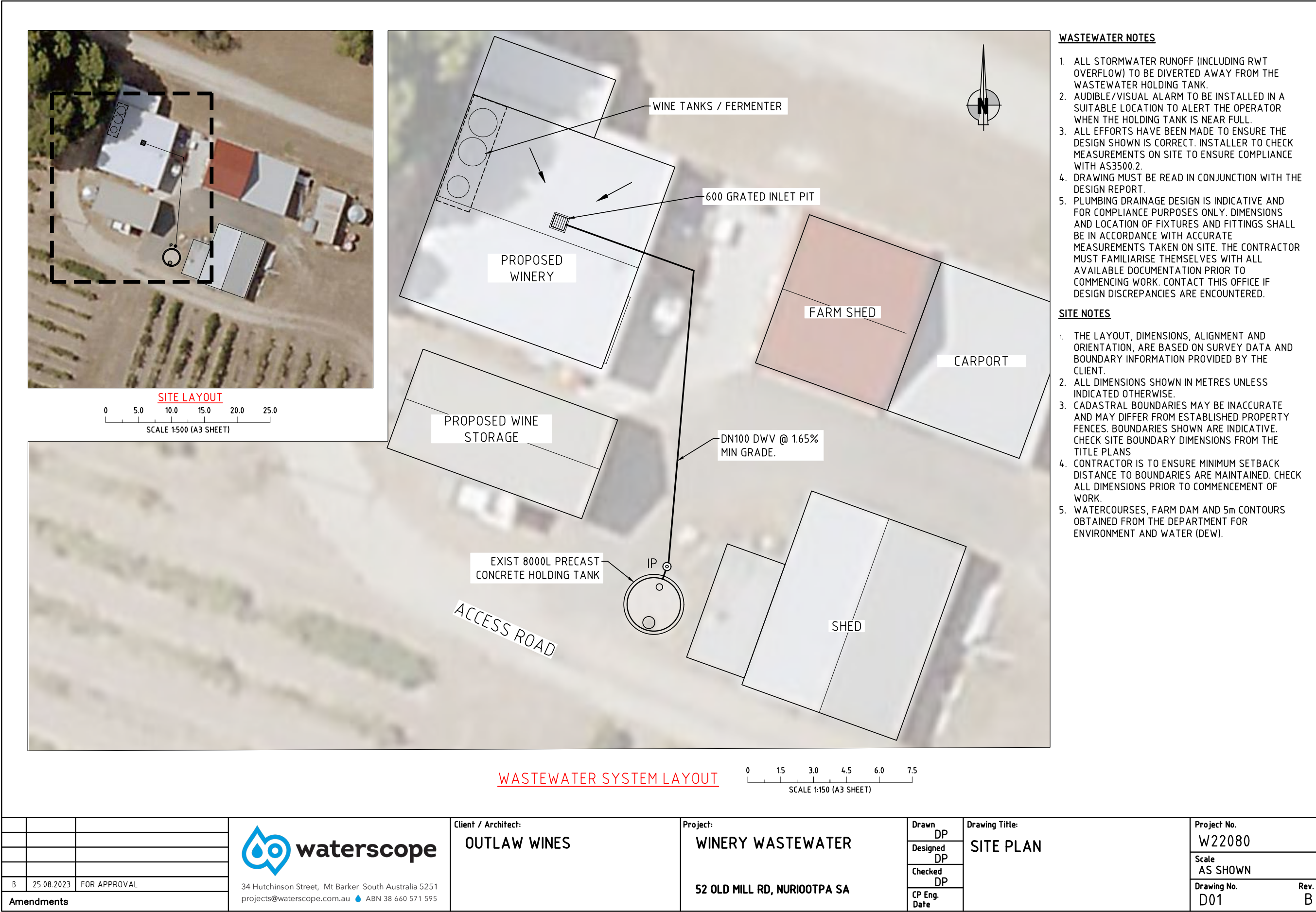
In addition, it is important to ensure the following criteria is met.

- Surface stormwater runoff is directed away from the disposal area, ensuring that downpipes and RWT overflows are directed away from the wastewater holding tank.
- An audible and visual alarm with high level sensor in the tank is maintained, and functioning to alert the operator when the tank is near full, allowing sufficient time to have the tank pumped out before overflowing.
- The site is not subject to flooding more frequently than one in ten years, and the tank is protected from ingress of surface water.
- Construction of the system is in accordance with AS3500, and any specific requirements and conditions by Council are met.

Please contact the undersigned if you require any further information regarding this letter.

A handwritten signature in blue ink, appearing to read "Dave Pennington".

Dave Pennington
Managing Director



Details of Representations

Application Summary

Application ID	22023146
Proposal	Change of use of shed to winery
Location	52 OLD MILL RD NURIOTPA SA 5355

Representations

Representor 1 - Peter and Julia Furlong and Schneider

Name	Peter and Julia Furlong and Schneider
Address	
Submission Date	19/08/2022 08:50 AM
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 support the development with some concerns

Reasons

As indicated, we are in support of the development, we do however have one specific concern to the development, that being how vehicles will have access and egress to / from the development site. Our property is situated at 67 The Parkway Nuriootpa (Woodland Estate), a corner block. At the South East (the front corner of our block), The Parkway deviates 90 degrees, East to North, South to West, coming off from the apex of this corner, heading South East, there is a small section of bitumen road allowing access to Lot 37. Where this section of bitumen access road terminates, it then continues on as a "Right of way easement" which adjoins Old Mill Road at a "T" junction. We have spoken at length to the development applicant, Mr Damon De Ruiter, he stated that he has leased this "Right of way easement" from the Barossa Council and it is for his own personal vehicle use only. Mr De Ruiter went on to say and assure us that as stated in the development application to the Barossa council, all access and egress to his proposed business (other than his own personal vehicle) will be via Old Mill Road only. With the current design of this "Right of way easement" there are no means in place to prohibit through traffic.

Attached Documents

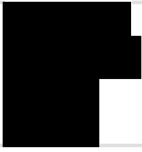
Representations

Representor 2 - Peter and Julia Furlong and Schneider

Name	Peter and Julia Furlong and Schneider
Address	
Submission Date	19/08/2022 08:53 AM
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 support the development with some concerns
Reasons As indicated, we are in support of the development, we do however have one specific concern to the development, that being how vehicles will have access and egress to / from the development site. Our property is situated at 67 The Parkway Nuriootpa (Woodland Estate), a corner block. At the South East (the front corner of our block), The Parkway deviates 90 degrees, East to North, South to West, coming off from the apex of this corner, heading South East, there is a small section of bitumen road allowing access to Lot 37. Where this section of bitumen access road terminates, it then continues on as a "Right of way easement" which adjoins Old Mill Road at a "T" junction. We have spoken at length to the development applicant, Mr Damon De Ruiter, he stated that he has leased this "Right of way easement" from the Barossa Council and it is for his own personal vehicle use only. Mr De Ruiter went on to say and assure us that as stated in the development application to the Barossa council, all access and egress to his proposed business (other than his own personal vehicle) will be via Old Mill Road only. With the current design of this "Right of way easement" there are no means in place to prohibit through traffic.	

Attached Documents

Representations**Representor 3** - Everfar Pty Ltd and Southace Pty LTd

Name	Everfar Pty Ltd and Southace Pty LTd
Address	
Submission Date	24/08/2022 11:13 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Refer attached	

Attached Documents

22023146RepresetationBeckmannAndMader-3646705.pdf

Notice of Development Application Damon De Ruiter Application ID: 22023146.

Dear Sir / madam

We wish to make the following representation relative to the above application:

Proposed Development: Change of use of shed to winery 50t/year; construction of a cellar door, introduction of an outdoor function area; construction of a skillion roof carport/shed (measuring 18.0m x 3.2m max roof height)

It is noted that the development details state that the **current use** is a dwelling and winery. I would like to request details of when the approval for the winery was issued and the conditions of the consent.

Our representation to this development is set out below:

Adjoining Land

The site of the proposed development is located directly opposite residentially zoned land owned by ourselves and separated by a roadway or closed road.

The residential land has been approved by the Barossa Council (Development number 960/D033/19, Council Development number 960/514/2019/A) for the establishment of 33 residential allotments to be completed in 2 stages. Stage 1 of this land division has been completed with stage 2 planned for construction in October 2022. These allotments have been established to take in the ambience of the adjacent reserve and walkways integrated with the North Para River. People seeking to reside in this precinct would not want to be in close proximity to a winery based production facility. The residences to be built on this land have the potential to be impacted from; hours of operation, noise, lighting, traffic movement and odours directly associated with the establishment of the winery and also hours of operation, noise (including music) associated with the cellar door and

the proposed outdoor function area. The outdoor function area also presents environmental and safety issues related to the North Para River.

Site Access

It is unclear as to how winery trucks and patrons will be directed to the site as the only public access to the proposed development is via Old Mill Road part of which is presently barricaded as a section of closed road. It is noted that the access via Old Mill Road is through a ford crossing Kalimna Creek which may isolate the site at times of flooding of the North Para River. A right of way through an existing residential zone would not be suitable access to the development and enters the closed road section close to the proposed development site. Access to the development from the existing road to the east (Tanunda Road) is alienated by the North Para River and would require considerable infrastructure to establish any vehicular access, and safety and environmental issues would inhibit any pedestrian access. I note that no directional signage directing people to the proposed development site has been provided as part of the application.

Winery Waste

It is unclear how winery waste is to be handled. A site plan shows a winery wastewater tank not connected to any system. With the land situated within a Prescribed Water Resources Area, Water Resources and Water protection area it would seem inevitable that leeching of winery waste water would enter the aquifers associated with the North Para River. Hard waste such as grape marc may also find its way into the river catchment area.

Flooding

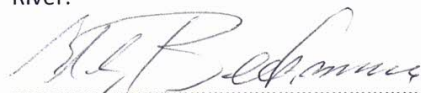
Land to the north of the site has been afforded protection of flooding by the North Para Flood Mitigation Scheme including the construction of levy banks. The proposed development site falls outside of this protection zone and is considered to be in a 1-10 year flood zone.

I am not aware of any flood protection scheme that is envisaged or proposed by Council to afford flood protection to the intended development site.

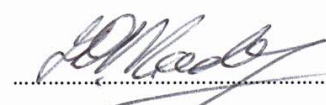
We believe that this application is inappropriate and should not be approved by Council.

It is in a poor location for its intended use. The access to the site is limited and the development has the potential to provide long term ongoing problems and nuisance to the adjacent residential land.

Development within the flood prone site has the potential to affect the aquifers and environment of the North Para River.


.....
H G Beckmann Director Everfar Pty Ltd

Dated 25/08/2022


.....
I D Madre Director Southace Pty Ltd

Dated 25/08/2022

8 September 2023

The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355



PO Box 7434
Halifax Street SA 5000
0402 832 226
andrew@humbyconsulting.com.au
humbyconsulting.com.au

Att: Janine Lennon

RESPONSE TO REPRESENTATIONS - DA 22033146

**CHANGE OF USE OF SHED TO WINERY <50T/YEAR, CONSTRUCTION OF A SKILLION
ROOF CARPORT/SHED (18.0M X 9.0M X 3.2M) AND CARPORT (6.0M X 6.0M X 2.7M)**

52 OLD MILL ROAD, NURIOOTPA

I am writing in reference to your recent correspondence, which included copies of three (3) representations received during the public notification period for the aforementioned application. The applicant has requested me to review these representations and provide an appropriate response to the Council.

I have observed that two of the representations were submitted by Peter and Julia Furlong and Schneider, and they share identical reasons for their concerns. For the purpose of this review, I have combined these two representations into a single assessment.

Additionally, I have taken note that both Peter and Julia Furlong and Schneider have expressed their desire to address the Panel. Below, I provide an overview of the representations.

No.	Name	Address	To be heard before CAP	Position
1	Peter and Julia Furlong and Schneider	██████████ Nuriootpa SA 5355	YES	SUPPORT with some Concerns Concerns with an increase of vehicles accessing the site
2	Everfar Pty Ltd and Southace Pty Ltd	██████████, Nuriootpa SA 5355	NO	OPPOSES - Clarifies when the approval of the winery was granted - Concerns with the proposed land use(s) - Noise impacts caused by the proposal, in particular the Cellar Door and Outdoor Function Area - Outdoor Function Area presents environmental and safety issues related to the North Para River - Concerns with access to the site



				- Concerns with the indicated winery wastewater tank - Land is subject to flooding
--	--	--	--	---

A response to the issues raised within the representations are provided below.

Concerns with Proposed Land Use(s)

A representor has expressed concerns that the proposed land uses may be inappropriate for the subject land.

Situated at the northern boundary of the Rural Zone and adjacent to the Neighbourhood Zone to the north, the subject land has a rich history dating back to the 1890s when it was planted with various grape varieties. The Lange family established the vineyards and resided on the land until 2010 when the current landowner acquired it. Small-scale winery operations have been active since 2020, with the installation of a concrete holding tank around the same time.

The Rural Zone actively promotes the productive value of rural land for a range of primary production activities and associated value-adding enterprises (Performance Outcome 1.1). Within the Rural Zone, 'Horticulture,' 'Winery,' and 'Shop' (including a cellar door) are all listed as encouraged land uses.

It is worth noting that since the public consultation period, the application has been amended to remove the following components:

- Removal of Cellar Door
 - The existing shed will be retained, continuing its current use for farm implement storage.
- Removal of Outdoor Function Centre
- Removal of Visitor Carparking areas.

As a result of these amendments, the proposal no longer includes references to the previously proposed Cellar Door and associated Outdoor Function Area. Consequently, these changes maintain the primary use of the land for primary production, with the winery operation being ancillary and minor.

The winery operations occur within an existing shed situated in the northeast corner of a cluster of existing buildings. This 96m² building (9.9m x 9.8m) houses winery vessels and equipment for wine production, including three wine vats with the largest holding 3000 litres, for a total capacity of 7,000 litres. Bottling, labelling, and general storage also take place within this building.

The winery is primarily operated by the landowner and his son, who also manage the vineyard. Bottling, labelling, and wine production represent a relatively small portion of their activities.

Given the small scale of the winery operations, there are no significant additional traffic movements to and from the site beyond those associated with the vineyard. Any bottled wine produced on-site, though in limited quantity, is delivered to clients across the region using the landowner's small vehicles. No large vehicles are required for product collection or delivery.



It is my opinion that the proposal, as amended (the proposed small-scale winery) represents an appropriate form of development in the context and intent of the Rural Zone, Character Preservation District and the General Policies in the Planning and Design Code.

Concerns with the increase of traffic

As previously mentioned, the amended proposal no longer includes any references to the previously proposed Cellar Door and associated Outdoor Function Area. As a result, the primary use of the land for primary production is preserved, with the winery operation remaining ancillary and minor.

The winery is predominantly managed by the landowner and his son, who are also responsible for overseeing the vineyard. Activities related to bottling, labelling, and wine production constitute only a small portion of their operations.

Due to the small scale of the winery operations, there are minimal additional traffic movements to and from the site, primarily limited to those associated with the vineyard. Any bottled wine produced on-site, while in limited quantity, is distributed to clients across the region using the landowner's small vehicles. There is no need for large vehicles for product collection or delivery.

As a result, it is our belief that the amended proposal effectively addresses the concerns raised by the representors.

Noise Impacts

A representor has raised concerns about the potential noise impacts caused by the proposed winery and the Cellar Door/Outdoor Function Area.

As previously mentioned, the amended proposal no longer references the previously proposed Cellar Door and associated Outdoor Function Area. Consequently, the removal of these elements ensures that the primary use of the land for primary production is preserved, with the winery operation remaining ancillary and minor.

The winery operations take place within an existing shed located in the north-eastern corner of the cluster of existing buildings. This 96m² building (9.9m x 9.8m) houses winery vessels and equipment for wine production, with three wine vats inside, the largest holding 3000 litres, and a total capacity of 7,000 litres. Bottling, labelling, and general storage also occur within this building.

The winery is primarily operated by the landowner and his son, who also manage the vineyard. The operations related to bottling, labelling, and wine production are a relatively small portion of their activities.

In my opinion, the small scale of the winery operations is unlikely to generate noise impacts significant enough to concern the residential estate to the north of the subject land. It is important to note that the immediate area includes several existing land uses known to produce more substantial noise impacts than the proposed development (as amended). These land uses include:

- Industrial activities within the adjacent Strategic Employment Zone to the southeast.
 - These operations run 24/7 with semi-trailer movements using Old Mill Road on the east side of the North Para River.



- Council Community Waste Water System with regular pump operations.
- KSI Sawmills to the west, which operates five days a week from 7 am to 3:30 pm, notably contributing to noise in the area.

Considering the above, it is my opinion that the proposed development can operate without adversely affecting the amenity of any dwelling within the immediate vicinity and aligns with the relevant Interface between Land Uses provisions outlined in the Planning and Design Code.

Concerns with the Wastewater Infrastructure

As previously mentioned, the amended proposal no longer includes references to the previously proposed Cellar Door and associated Outdoor Function Area. Consequently, these amendments maintain the primary use of the land for primary production, with the winery operation as ancillary and minor.

The proposed winery operations, housed within an existing shed, incorporate a floor sump to collect wastewater from winemaking and cleaning processes, which is then discharged into an 8,000L concrete holding tank. The tank's contents are removed by a licensed carrier (Barossa Liquid Waste) when the tank reaches capacity.

An On-Site Wastewater Assessment, conducted by Waterscope and dated 1 September 2023, has been completed. This assessment concludes that the wastewater installation complies with the criteria and requirements set forth by the SA Health Department for Health and Wellbeing, as outlined in the Onsite Wastewater Systems Code, 2013. The system is considered suitable for the proposed winery operation.

The assessment includes several recommendations, such as directing stormwater away from the disposal area and implementing an audible/visual alarm system to notify the operator when the tank reaches capacity. The landowner/applicant fully supports these recommendations and suggests their inclusion as conditions of approval.

Consequently, it is considered that the proposal, as amended, effectively addresses the concerns raised by the representor.

Concerns with Flood Risk

Acknowledging the concerns raised by a representor regarding potential flood risks posed by the adjoining North Para River, it is essential to note that an On-Site Wastewater Assessment, conducted by Waterscope and dated 1 September 2023, has been conducted.

This assessment carefully considered the flood risk associated with the existing site, the proposed winery, and the wastewater holding tank.

The assessment recognises that the subject land is located within a flood-prone area, with requirements stipulated by the SA Health Onsite Wastewater Systems Code to address flood impacts on wastewater assets. Comprehensive examination of Flood Awareness mapping and Barossa Flood maps indicates inundation during a 5% AEP (1 in 20 ARI) event, extending across the floodplain through Nuriootpa Linear Park from the northeast and through the eastern corner of the property. Importantly, the assessment



concluded that the winery site is unlikely to be inundated by floodwater in a 1 in 10 ARI storm event, with the wastewater holding tank safeguarded from the ingress of surface waters.

The assessment further emphasises the suitability of the proposed winery and wastewater system. As previously indicated, the assessment includes several recommendations, all of which the landowner/applicant supports as conditions of approval.

Conclusion

The applicant and landowners have sought to respond to the key concerns raised by the representors, particularly with regards to the proposal's land use, traffic impacts, noise impacts and flood risks.

It is my opinion that the proposed small-scale winery and carport(s) represents an appropriate form of development in the context and intent of the Rural Zone, Character Preservation District and the General Policies in the Planning and Design Code.

The utilisation of existing structures for a small-scale winery and storage areas is an appropriate outcome that will not adversely impact the character or amenity of the locality.

Having regard to all the relevant provisions of the Planning and Design Code and the small-scale nature of this proposal, it is my opinion that there is sufficient merit to warrant Planning Consent subject to appropriate conditions.

Our client requests the opportunity to be heard before the next available Council Assessment Panel. Please advise the undersigned of the anticipated meeting date.

Should you require any further information or clarification, I can be contacted on 0402 832 226.

Andrew Humby
Director
Humby Consulting
andrew@humbyconsulting.com.au

6.2 23025112 - 11A-13 Mill Street Tanunda, 15 MacDonnell Street Tanunda and 26 Fielder Street Tanunda

APPLICATION DETAILS

PROPOSAL	Staged Development comprising - Demolition of existing consulting rooms and residential flat building (containing three dwellings); Construction of a medical centre containing consulting and treatment rooms, and associated car parking and landscaping
APPLICANT	Tanunda Medical Centre
OWNER	Trix Pty Ltd
APPLICATION NO	23025112
CERTIFICATE(S) OF TITLE	CT 5480/969, CT 5651/661, CT 5834/275 and CT 5024/206-9
AREA	Approximately 4,180 sqm
CURRENT USE	Medical Centre and Residential Flat Building
PLANNING AND DEVELOPMENT CODE VERSION	31 August 2023 – 2023.1
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Neighbourhood Zone
OVERLAYS	Character Preservation District (Township) Hazards (Bushfire – Urban Interface) Hazards (Flooding – Evidence Required) Native Vegetation Prescribed Water Resources Area Water Protection Area
APPLICATION TYPE	Code Assessed – Performance Assessed
PUBLIC NOTIFICATION	Notified with Sign on Land
REFERRALS	Nil
PREVIOUS APPLICATIONS	<u>11A Mill Street</u> 1980 – Construction of Residential Flat Building containing three dwellings - Approved <u>13 Mill Street</u> 1975 – Construction of Medical Consulting Rooms 967/160/1986 – Extension to Medical Consulting Rooms – Approved 960/182/1997 – Extension to Medical Consulting Rooms – Approved 960/589/2006 – Extension to Medical Consulting Rooms – Approved <u>15 MacDonnell Street</u> 960/48/2007 – Change of Use to Medical Consulting Rooms – Approved <u>26 Fielder Street</u>

	960/450/2013 – Change of use to Offices – Approved 960/14/2016 – Change of Use to Office & Consulting Rooms – Approved
ASSESSING OFFICER	Janine Lennon
RECOMMENDATION	That Planning Consent be GRANTED subject to Reserved Matters and Conditions

INTRODUCTION

On 5 September 2023, the development application was lodged for the following:

Staged Development comprising - Demolition of existing consulting rooms and residential flat building (containing three dwellings); Construction of a medical centre containing consulting and treatment rooms, and associated car parking and landscaping.

The proposal was determined to be 'Performance Assessed' in nature and requiring public notification.

The proposal was not subject to any agency referrals.

Public consultation commenced on 22 September 2023 and concluded on 13 October 2023 with two representations being received, with one requesting to be heard. The applicant provided a response to the representations, and the representor requesting to be heard subsequently withdrew their representation.

This application is subject to decision of the Barossa Assessment Panel for the following reason:

- (1) Where in the opinion of the Assessment Manager, it is appropriate for the application to be determined by the Barossa Assessment Panel.

There are no significant assessment concerns for this proposal, given that what is proposed is an expansion of an existing approved land use in the nature of a consulting room, which has long been established within this locality. On balance, the proposal is considered to be generally consistent with the provisions of the Planning and Design Code and therefore warrants Planning Consent, subject to recommended Reserved Matters and Conditions of Consent.

SITE AND LOCALITY

11A-13 Mill Street, 15 MacDonnell Street and 26 Fiedler Street, Tanunda is an irregular shaped site comprising seven land parcels. The combined site is approximately 4,180 sqm in area with an intended primary frontage to Fiedler Street and secondary frontages to Mill Street and MacDonnell Street. Access to the site is currently gained via existing crossovers on Mill Street, MacDonnell Street and Fiedler Street. The site has a gentle slope with a gradient of approximately 1 in 35. The site currently contains a single-storey residential flat building containing three dwellings in the north-west corner fronting Mill Street, three single-storey buildings all used as medical consulting rooms, car parking areas and landscaping.

The locality is defined primarily by visual reference. The locality comprises primarily dwellings in the form of single storey detached dwellings. There are however the existing residential flat building (comprising 3 dwellings) on the subject site together

with several group dwelling sites served by common shared driveways fronting Macdonnell Street. The locality also includes health services in nature of consulting rooms on the subject site and the Tanunda War Memorial Hospital being located on the opposite corner of Fiedler Street and Mill Street to the east of the subject site.

Figure 1 provides a Zone Map.

A plan showing the locality in reference to the site is contained in **Figure 2** and **Figure 3** which shows an enlarged plan of the site.

Site photos are provided in **Figure 4** to **Figure 10**.

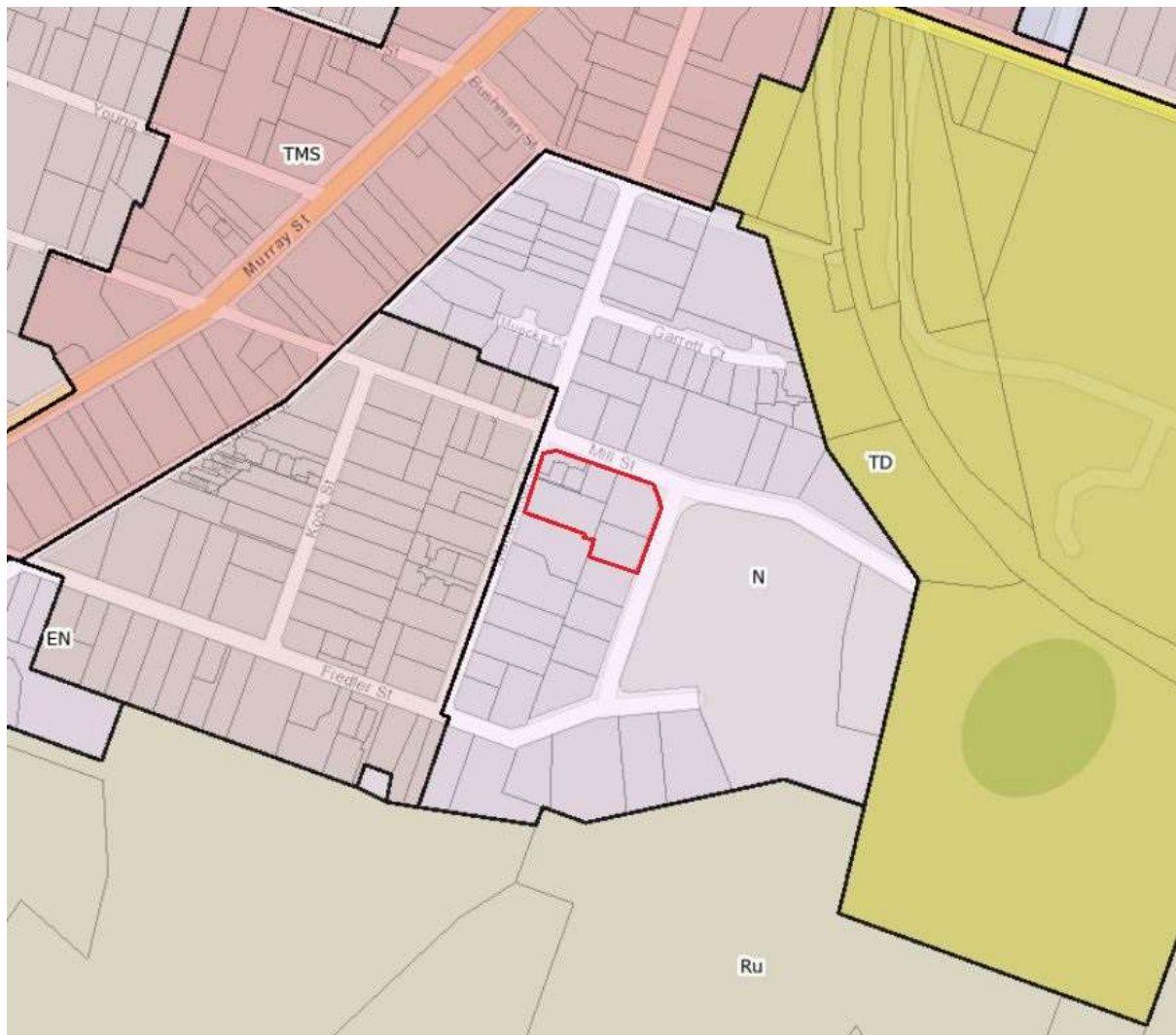


Figure 1: Zone Map



Figure 2: Aerial – Locality – subject site in red, locality in blue



Figure 3: Aerial – Site



Figure 4: Site Photo – Standing on the road verge at corner of Mill Street and Fiedler Street, looking south-west towards the development site



Figure 5: Site Photo – Standing on the road verge at corner of Mill Street and Fiedler Street, looking west towards the development site



Figure 6: Site Photo – Standing on the road verge at corner of Mill Street and Fiedler Street, looking north-west along Mill Street



Figure 7: Site Photo – Standing on the road verge in front of 24 Fiedler Street, looking north towards the development site



Figure 8: Site Photo – Standing on the road verge at corner of Mill Street and MacDonnell Street, looking south towards the development site



Figure 9: Site Photo – Standing on the road verge of MacDonnell Street, looking north-east towards the development site



Figure 10: Site Photo – Standing on the road verge of MacDonnell Street, looking east towards the development site

PROPOSAL

The proposal is for a staged development comprising:

Stage 1

- Demolition of existing residential flat building (containing three dwellings), carpark behind the MacDonnell Street building, and the existing undercover walkway;
- Construction of new consulting rooms (approx. 1180 sqm)
- Retention of existing student workroom

Stage 2

- Demolition of three existing medical consulting room buildings (approx. 730 sqm)
- Construction of the staff car park accessed via Macdonnell Street of 12 spaces
- Construction of the ambulance access area at end of the staff car park

- Construction of the visitor car park accessed via Mill Street and Fiedler Street for total of 43 car parks
- Installation of landscaping
- Retention of existing student workroom
- Staff courtyard and proposed plant

The new consulting room will be in the nature of one main building located in the north-western corner of the site, addressing portion of the Mill Street and Macdonnell Street frontage. The building will have the main entry facing toward Fielder Street (facing east toward hospital and visitor car park).

The building is in nature of a single storey building having a conventional pitched gable roof in metal cladding to max height of 6.245 metres. A separate ridgeline extends to a gable end to Mill Street that has a feature stone wall feature. The walls comprise combination of CFC cladding, face brick, stone and glass.

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

APPLICATION TYPE

The site is located within the Neighbourhood Zone under the Planning and Design Code.

The development comprises the following elements, of which the main element, being construction of and alterations and additions to a consulting room, is subject to 'Code Assessed – Performance Assessed' in accordance with the Planning and Design Code, Neighbourhood Zone:

- Demolition:
 - Complete demolition of a building or structure – **Exempt**.
- Consulting room – **Code Assessed – Performance Assessed**.

PUBLIC NOTIFICATION

Item 3 contained within Column A of Table 5 of the Neighbourhood Zone states:

Column A	Column B
4. Any development involving any of the following: (a) Consulting room	Except development that: 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 – "it is located on the same allotment and in conjunction with a dwelling"

As the development is not located on the same allotment and not in conjunction with a dwelling, the application does not satisfy the exception contained in Column B. Therefore, public notification is applicable.

The table below provides details of the public notification process:

Representations

Two Representations were received as follows:

- Brian Conway
- Shelley Spencer

The location of the representors within the environs of the site are shown in **Figure 11**.

No late representations were received.

Person wishing to be heard: Of the two representations received, one representor requested to be heard as follows:

- Brian Conway

Following conversations between the applicant and Mr Conway, Mr Conway subsequently withdrew his representation.

Time period for Public Consultation 22 September - 13 October 2023

Both of the representations were in support of the proposal subject to some concerns.

The table below summarises the contents of the main concerns raised by some of the representors as well as the applicant's response to these concerns:

Summary of Representations

Representor/s

Concerns

- Traffic management at the intersection of Mill Street and MacDonnell Street

- After-hours light spill

- Stormwater Management concerns

Applicant's Response

- This is outside of the scope of the proposed development application. Cirqa has reviewed the MacDonnell/Mill Streets intersection arrangement and suggests that further local area traffic management planning might identify opportunities for improvements.

- The light spill plan demonstrates that there will be no detrimental impact on amenity at nearby dwellings from the proposed car park lighting.

- Stormwater management report, methodology and plans have been fully detailed.



Figure 11: Location of the representors within the immediate locality, representors properties are marked in green

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

REFERRALS

The application was not subject to any referrals pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Internal

The following internal advice was received:

Health Services

Wastewater application has been lodged and approved WWS/165/2023 pursuant to the SA Public Health Act 2011.

Engineering Services

All requirements have generally been satisfied, with the exception of the following matter that may be addressed as a Reserved Matter:

- The applicant shall submit an updated civil design addressing matters regarding:
 - (i) Pedestrian access to Mill Street; and
 - (ii) Pedestrian ramp and approach footpath connecting the carpark to Fiedler Street; and
 - (iii) "No stopping" areas along the Mill Street and MacDonnell Street frontages.

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, dated 31 August 2023, Version 2023.13

Planning and Design Code Extract Link	Relevant Code <u>Extract</u>
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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 comprises alterations and additions of and expansion to existing consulting rooms. It is noted that the land use is envisaged within the Neighbourhood Zone albeit in association with a dwelling which is not applicable to the existing or proposed circumstances. Whilst not fully consistent with the relevant Overlays and General Provisions of the Planning and Design Code the proposal is not considered to be Seriously at Variance with the Planning & Design Code.

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:

- (a) the rural and natural landscape and visual amenity of the district
- (b) the heritage attributes of the district
- (c) the built form of the townships as they relate to the district
- (d) the viticultural, agricultural and associated industries of the district
- (e) the scenic and tourism attributes of the district

The proposed development is in nature of an alteration and addition of and expansion to an existing medical centre. The development is within the Tanunda township and will be of a scale and form that is compatible with existing development in the locality, including that of the existing Tanunda Hospital.

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

Neighbourhood Zone	
Desired Outcomes	
DO1	<i>Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.</i>

Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (d) Consulting room
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: 1. does not exceed 50 sqm gross leasable floor area. 2. does not involve the display of goods in a window or about the dwelling or its curtilage. (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: 1. the building is a State or Local Heritage Place. 2. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
PO 1.3 Non-residential development is located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms. (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services. (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development	DTS/DPF 1.5 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:

envisaged by the desired outcome for the neighbourhood.	(a) set back at least three metres from any boundary shared with a residential land use. (b) building height not exceeding one building level. (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration. (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
General Development Policies	
Out of Activity Centre Development	
Desired Outcomes	
DO 1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services. (b) as a focus for regular social and business gatherings. (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserved locations. (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Consulting rooms are an envisaged form of development within the Neighbourhood Zone, however, they are intended to be of a smaller scale than what is proposed and in association with a dwelling.

While the proposal does entail a non-residential development outside of an Activity Centre, the proposed development is not expected to diminish the role of the Tanunda main street in that the proposal will not be a focus of social and/or business gatherings and is in the nature of alterations and additions and expansion of the facility.

The existing consulting room development covers three allotments, is approximately 730 sqm in floor area and is not in association with any dwellings. The proposal will involve the demolition of three dwellings and the addition of approximately 450 sqm of consulting room floor area, being an increase from 11 consulting rooms to 21 consulting rooms. Performance Outcome 1.1 of the Zone seeks *"Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood"*. Although the proposal will result in the loss of three dwellings, the Zone will remain predominantly residential, and the inclusion of additional consulting rooms will consolidate and enhance the existing use that particularly supports a convenient neighbourhood.

In addition to the above, the existing adjoining hospital results in the proposal being a logical location for additional consulting rooms by consolidating and improving upon an existing health node.

Given the above, the proposed land use is considered to be acceptable.

Built Form and Character

Neighbourhood Zone	
Site Coverage	
PO 3.1 <i>Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.</i>	DTS/DPF 3.1 <i>The development does not result in site coverage exceeding 60% of the site area.</i>
Building Height	
PO 4.1 <i>Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.</i>	DTS/DPF 4.1 <i>Building height (excluding garages, carports and outbuildings) is no greater than:</i> (a) <i>the following:</i> <i>Maximum building height is one level</i>
Primary Street Setback	
PO 5.1 <i>Buildings are set back from primary street boundaries consistent with the existing streetscape.</i>	DTS/DPF 5.1 <i>Buildings setback from the primary street boundary in accordance with the following:</i> (a) <i>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 adjoin the site if not separated by a public road or a vacant allotment).</i> (b) <i>where there is only one existing building on adjoining sites which face the same primary street (including those that would</i>

	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) not less than five metres where no building exists on an adjoining site with the same primary street frontage.
Secondary Street Setback	
PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	DTS/DPF 6.1 Building walls are set back at least 900 mm from the boundary of the allotment with the secondary street frontage.
General Development Policies	
Design	
Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. (b) durable - fit for purpose, adaptable and long lasting. (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors. (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Relevant Performance Outcomes/Designated Performance Features	
All Development	
External Appearance	
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces. (b) screening rooftop plant and equipment	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

from view. (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.

The proposed development is considered to satisfy the above Performance Outcomes in respect to built form. The building is of a high standard of built form. The building incorporates a modern style but in simple form using a relatively steep pitched roof, light coloured walls and effective use of stone, face brick and CFC cladding in complementary palette.

The building is clearly larger in scale than that of the existing buildings on the site but will comprise rationalisation of the buildings within a single building that will enhance the use. The building achieves appropriate setbacks to minimise interface impacts, maintains a single storey profile and enhances the appearance of the appearance of the site by removing buildings that do not strongly contribute to the local character.

The proposal will further incorporate substantive perimeter landscape plantings to all street frontages to complement the built form. In addition, all plant, equipment and waste storage are to be located within a courtyard which will be substantially screened from all street frontages.

In summary, it is considered that the proposed built form will provide an improved aesthetic for the site as well as providing for a more legible built form.

Character Preservation Overlay

Character Preservation District Overlay (Not in township)	
Desired Outcomes	
DO1	Recognise, protect and enhance the special character of Character Preservation Districts.
DO2	The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.
Relevant Performance Outcomes/Designated Performance Features	
Built Form and Character	
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	DTS/DPF 2.1 None are applicable.

(c) ensuring visual separation from the rural area through landscaping and road reserves.	
PO 2.2 Development contributes to and maintains the historic identity and character of townships through appropriate: (a) form (b) scale (c) siting (d) design (e) landscaping.	DTS/DPF 2.2 None are applicable.
PO 2.3 Adaptive re-use of rural structures and historic and/or character buildings supports their preservation and ongoing contribution to the landscape.	DTS/DPF 2.3 None are applicable.
Earthworks	
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	DTS/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 site is located within the Tanunda township and involves the demolition of existing buildings to provide for a single and more functional built form. The proposal is considered to maintain the character of the township and more specifically its locality through appropriate form, scale, siting, and design. The development is also compatible in context with the existing adjoining hospital.

No excavation or filling exceeding 1.5 metres is proposed, such that Performance Outcome (PO) 4.1 is satisfied.

In summary, the proposed development comprises works that are anticipated within the Character Area Overlay and the works will recognise and protect the special character of the Character Preservation District.

Native Vegetation

Native Vegetation Overlay	
Desired Outcomes	
DO1	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	DTS/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

maintenance.	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'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared. (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

No native vegetation is proposed to be removed. No native vegetation plantings are proposed to be planted, however, it is suggested that preference be given to planting of indigenous planting. Request for a final landscaping plan, incorporating native plantings, is recommended subject to Reserved Matter.

Overall, this aspect of the proposal satisfies Desired Outcome 1 of the Native Vegetation Overlay.

Traffic and Parking

General Development Policies
Design
Relevant Performance Outcomes/Designated Performance Features
Carparking Appearance

PO 7.2 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.	DTS/DPF 7.2 None are applicable
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Transport Access and Parking	
Desired Outcome	
DO 1	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.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/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 six metres of an intersection of two 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 to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (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
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20 metres or less, one access point no greater than 3.5 metres in width is provided (b) for sites with a frontage to a public road greater than 20 metres: (i) a single access point no greater than 6 metres in width is provided or (ii) not more than two access points with a width of 3.5 metres each are provided.
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.	DTS/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-Streetcar Parking Requirements
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.

The proposed development is considered to be substantially in accordance with the above mentioned Performance Outcomes.

A consulting room is required to be served by four car parks per consulting room as per Table 1 of the General Off-Street Car Parking Requirements table of the Planning and Design Code. The facility at completion will comprise 21 consulting rooms, meaning the development should be served by 84 car parks on-site. The proposal is served by 55 parks which equates to a shortfall of 29 car parks.

It is noted that the existing development with 11 consulting rooms, should be served by 44 car parks, but there are currently 20 on-site car parks, resulting in a shortfall of 24 parks. As development case law dictates that a new development cannot be required to address a shortfall of an existing development, it can therefore be considered that a car parking shortfall of this proposal is in nature of five car parks. The Cirqa report details that the removal of redundant crossovers will result in an addition of seven on street parking spaces, therefore suggesting that the proposal will be adequately served by car parking to meet parking requirements for the new development.

The new building will be constructed within stage 1. During the period of stage 1, portion of the existing car parking on-site will be removed in nature of seven spaces thereby leaving approximately 12 spaces remaining during stage 1. During period of stage 2, the remaining 12 spaces will not be available for a short period until such time as the existing buildings in stage 2 are removed and the new car parking is built. The applicant is seeking this arrangement in order to maintain continuation of the business until such time as the business can transition from the existing buildings to the new building.

The implication of this is that there will be a shortfall of car parks for a short period between commencement of the development in stage 1 and completion of the development in stage 2. This matter was raised with the applicant and the applicant has provided the following response:

While reduced availability of on-site car parking will occur during the construction phase of the development, we note:

- *12 of the 20 car parking spaces will remain accessible and available during stage 1 works. This will ensure the duration of any car parking shortfall is reduced to minimise external impacts.*
- *Discussions between the facility and the adjoining Tanunda Hospital have occurred with the view of enabling the temporary use of the hospital car park, located south of the hospital. This will reduce reliance upon on-street car parking spaces during the construction phase. These discussions are continuing.*
- *Minor shortfall of car parking provision on-site will be limited to the construction phase of the development for a temporary period.*

The applicant has advised that they will support inclusion of a condition of consent to provide a construction management plan relevant to car parking for phase of construction. This would assist in documenting and demonstrating how car parking during the construction phase will be appropriately provided and managed.

While the arrangement is not yet confirmed, it is suggested that further consideration of this matter be subject to the suggested construction management plan such that the interim car parking arrangements can be put in place prior to the granting of Development Approval in order to minimise inconvenience during construction.

It should be noted that during period of construction, it is to be expected that there will be some temporary inconvenience during any construction project.

In respect to the car parking design, the proposed car park has been reviewed by Engineering Services Department for general compliance with the relevant Australian Standard 2890 and in respect to stormwater management. Council's Engineering Services Department are satisfied with the proposed car parking arrangements in that it is generally in accordance with Australian Standard 2890. It is also noted that the required number of car parks for persons with disabilities is provided on site as per the National Construction Code.

Engineering Services have however requested an updated Civil Design, to address the following matters:

- (iv) *Pedestrian access to Mill Street; and*
- (v) *Pedestrian ramp and approach footpath connecting the carpark to Fiedler Street; and*
- (vi) *"No stopping" areas along the Mill Street and MacDonnell Street frontages.*

Overall, the proposed parking and manoeuvrability satisfies the above Desired Outcomes and Performance Outcomes of the relevant Overlays and General Development Policies.

Flood Impact

Hazards (Flooding – Evidence Required) Overlay	
Desired Outcomes	
DO1	<i>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.</i>
Relevant Performance Outcomes/Designated Performance Features	
Flood Resilience	
PO 1.1 <i>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.</i>	DTS/DPF 1.1 <i>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300 mm above:</i> <i>(a) the highest point of top of kerb of the primary street</i> <i>or</i> <i>(b) the highest point of natural ground level at the primary street boundary where there is no kerb</i>

The proposed development will achieve a finished floor level of at least 300mm above the top of kerb, such that the development satisfies DTS/DPF 1.1. It is therefore concluded that the development will satisfy Performance Outcome 1.1.

Water Protection

Water Protection Area Overlay	
Desired Outcomes	
DO1	Safeguard South Australia's public water supplies and ecologically significant areas by protecting regionally and locally significant surface and underground water resources in Water Protection Areas from pollution. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
Relevant Performance Outcomes/Designated Performance Features	
Groundwater	
PO 2.1 Groundwater resources are protected from pollution by ensuring development does not: (a) generate or dispose of waste in a manner that would pollute water resources. (b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a risk to water supplies.	DTS/DPF 2.1 None are applicable
Wastewater	
PO 5.1 Wastewater generating development utilises existing communal wastewater management infrastructure to avoid on-site disposal.	DTS/DPF 5.1 Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.
General Development Policies	
Design	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Infrastructure and Renewable Energy Facilities	
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 onsite 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. (b) in areas where there is a high risk of	DTS/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 development it will service; and

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.	(b) the system will comply with the requirements of the South Australian Public Health Act 2011.
(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.	

A wastewater application has been lodged and approved by Council's Environmental Health Department pursuant to the SA Public Health Act 2011 to connect the development to the Tanunda Community Wastewater Management Scheme.

In addition, a civil and stormwater plan has been prepared by a qualified and experienced consulting engineer. Council's Engineering Services Department have reviewed the civil and stormwater plan and determined that the proposal is acceptable, subject to conditions.

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.	DTS/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.

DPF 1.1 clause (a) has been met and therefore Performance Outcome 1.1 has been satisfied.

Interface between Land Uses

Interface between Land Uses	
Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Relevant Performance Outcomes/Designated Performance Features	
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from	DTS/DPF 1.1 None are applicable.

adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.					
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.				
Hours of Operation					
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: <table border="1" data-bbox="842 607 1449 824"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
Class of Development	Hours of operation				
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday				
Light Spill					
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.				
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.				

The business hours for the consulting rooms are not currently subject to condition, but the consulting rooms open between 7.00 am – 9.00 pm Monday to Friday and 8.00 am – 5pm on Saturday. The hours of operation are proposed to be reiterated by a condition of consent.

The proposal is not expected to result in any unreasonable noise impact, having regard to the proposed hours of operation and nature of the use. Notwithstanding, it is recommended that a condition of consent be applied that the use comply with the *Environment Protection (Noise) Policy 2007*.

A light spill assessment has been provided demonstrating that the external lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers or motorists. A condition has also been proposed reinforcing this requirement.

CONCLUSION

The proposal is for the *Staged Development comprising - Demolition of existing consulting rooms and residential flat building (containing three dwellings); Construction of a medical centre containing consulting and treatment rooms, and associated car parking and landscaping.*

The proposal was determined to be 'Performance Assessed' in nature and was subject to public notification. Two representations were received during the public notification period and one representor had initially requested to be heard, however, following discussions with the applicant, the representation was withdrawn. As such, no representors have requested to be heard.

The assessment of the proposal has found that there are no significant assessment concerns for this proposal, given that what is proposed is an expansion of an existing approved land use in the nature of a consulting room, which is established land use within this locality. On balance, the proposal is considered to be broadly consistent with the provisions of the Planning and Design Code and therefore warrants Planning Consent, subject to recommended Reserved Matters and Conditions of Consent.

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. 23025112 by Tanunda Medical Centre to undertake a Staged Development comprising - Demolition of existing consulting rooms and residential flat building (containing three dwellings); Construction of a medical centre containing consulting and treatment rooms, and associated car parking and landscaping at 11A-13 Mill Street, 15 MacDonnell Street and 26 Fiedler Street, Tanunda (CT 5480/969, CT 5651/661, CT 5834/275, CT 5024/206-9) subject to the following reserved matter, conditions and advisory notes:

Reserved Matters

Pursuant to Section 102 (3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment, to the satisfaction of the relevant authority, prior to the granting of Development Approval:

- (a) The applicant shall submit an updated civil design addressing matters regarding:
 - (i) Pedestrian access to Mill Street; and
 - (ii) Pedestrian ramp and approach footpath connecting the carpark to Fiedler Street; and
 - (iii) "No stopping" areas along the Mill Street and MacDonnell Street frontages.
- (b) The applicant shall submit a final working Landscape Plan for approval, that includes all of the following:
 - (i) Final location for all proposed landscaping comprising trees, shrubs and groundcovers; and
 - (ii) Final nominated species to be used, with a preference for indigenous local species; and
 - (iii) Pot sizes, noting where advanced growth trees shall be used; and
 - (iv) Irrigation and maintenance methods.
- (c) The application shall submit a construction management plan to address the following construction matters during phase of construction during stage 1 and stage 2:
 - (i) Stormwater management;
 - (ii) Parking arrangements to minimise inconvenience to neighbours during period of construction in stages 1 and 2, noting absence of (or reduced) on-site car parking during stages 1 and 2;
 - (iii) Dust management;
 - (iv) Drag-out to prevent drag out.

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

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 23025112 except where varied by any condition(s) listed below.
 - Existing Site Plan – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA01, Rev 2, dated 24 Aug 2023
 - Demolition Plan Stage 1 – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA11, Rev 1, dated 24 Aug 2023
 - Demolition Plan Stage 2 – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA12, Rev 1, dated 24 Aug 2023
 - Proposed Site Plan – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA13, Rev 2, dated 24 Aug 2023

- Ground Floor Plan – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA20, Rev 3, dated 24 Aug 2023
 - Roof Plan – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA21, Rev 2, dated 24 Aug 2023
 - Elevations – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA31, Rev 1, dated 24 Aug 2023
 - Streetscape Elevations – prepared by Grieve Gillett Architects, job no 22016, Dwg no DA32, Rev 1, dated 24 Aug 2023
 - Materials Schedule – prepared by Wax Design, job no 23TMC, Rev 3, dated 23 Aug 2023
 - Legend – prepared by Wax Design, job no 23TMC, Dwg no L00, Rev E, dated 23 Aug 2023
 - External Works Plan – prepared by Wax Design, job no 23TMC, Dwg no L01, Rev E, dated 24 Aug 2023
 - External Works Plan – prepared by Wax Design, job no 23TMC, Dwg no L02, Rev E, dated 24 Aug 2023
 - Set Out Plan – prepared by Wax Design, job no 23TMC, Dwg no L03, Rev E, dated 24 Aug 2023
 - Set Out Plan – prepared by Wax Design, job no 23TMC, Dwg no L04, Rev E, dated 24 Aug 2023
 - Details – prepared by Wax Design, job no 23TMC, Dwg no D01, Rev E, dated 24 Aug 2023
 - Obtrusive Lighting Report – prepared by Secon Consulting Engineers, job no C3043, Rev 0, dated 16 Aug 2023
 - Parking & Manoeuvrability Report – prepared by Cirqa, job no 33475/BNW, dated 21 Aug 2023
 - Stormwater Management Plan – prepared by CPR Engineers, job no 220058, Rev 0, dated 24 Aug 2023
 - Civil Notes, Siteworks Legend and Keyplan – prepared by CPR Engineers, dwg no 220058-C100, Rev 0, dated Oct 2023
 - Siteworks & Drainage Plan Sheet 1 – prepared by CPR Engineers, dwg no 220058-C200, Rev A, dated Dec 2023
 - Siteworks & Drainage Plan Sheet 2 – prepared by CPR Engineers, dwg no 220058-C201, Rev A, dated Dec 2023
 - Civil Details Sheet 1 – prepared by CPR Engineers, dwg no 220058-C300, Rev 0, dated Oct 2023
 - Civil Details Sheet 2 – prepared by CPR Engineers, dwg no 220058-C301, Rev 0, dated Oct 2023
- (2) All waste material not required for further onsite processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no waste is spilled, or dust or odour is created to the satisfaction of the Relevant Authority.
- (3) The external building materials of all approved buildings shall:
- (a) Be of new muted and non-reflective in nature
 - (b) be in accordance with the approved colours and materials schedule
 - (c) In case of metal cladding, shall have a pre-colour treated finishes
 - (d) be maintained in good condition at all times.

- (4) All external lighting must be in accordance with AS4282:2019 'Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers.
- (5) Prior to occupation of the replacement building, the landscaping works shown on the Approved Landscaping Plan, must be carried out, completed and maintained to the satisfaction of the Relevant Authority. Any dead or diseased plantings shall be replaced within the next planting season.
- (6) Storm water disposal systems must be fully installed at the completion of the construction of the building in accordance with the Approved Stormwater Management Plan. Adequate measures shall be deployed during construction, in accordance with the approved construction management plan, so as to ensure the temporary disposal of surface or roof water does not affect neighbouring properties.
- (7) The approved car parking (as hereby approved), shall be constructed in stage 2, within period of not more than 6 months following the completion of stage 1 so as to minimise the period of absence of on-site car parking. The area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) All driveway access, internal roadways, car parking and vehicle manoeuvring areas shall be constructed with sealed pavement, and comply with the requirements of AS2890.1 Parking facilities – Part 1: Off-street car parking and AS2890.6 Parking facilities – Part 6: Off-street parking for people with disabilities; and
 - (b) Properly formed to such levels that they can be used in accordance with the plans; and
 - (c) Drained and maintained; and
 - (d) Line marked to indicate each car space and all access lanes; and
 - (e) The visitor car park shall be clearly designated as such;
 - (f) Clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of Council. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.
- (8) Prior to commencement of use (in stage 1), the building/s authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of council.
- (9) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the *Environment Protection (Noise) Policy 2007* (or as amended from time to time), such that any resulting noise is not considered a nuisance, to the satisfaction of the Relevant Authority.
- (10) The detailed design of all footpaths, open spaces and other publicly accessible areas must comply with the requirements of the *Disability Discrimination Act 1992*.
- (11) All redundant driveway crossovers and gutter inverts shall be removed and reinstated with upright kerb and gutter to match adjacent levels and profile, prior to completion of stage 2. The verge areas shall be reinstated to match

existing adjacent verge materials and graded evenly to match levels at top of new kerbing.

- (12) The controlled discharge from the site shall be connected safely to Council's stormwater drainage system as follows:
- (a) The maximum point discharge to kerb and gutter up to a 10% AEP event shall be 12L/s; 1% AEP event shall be 20L/s.
 - (b) Detention shall be provided to limit the post-development peak discharge to the maximum permitted point discharge rates above.
 - (c) No stormwater runoff from the site shall be permitted to discharge onto any adjacent property or the footpath verge.
- (13) The disposal of all wastewater from the development shall be safely connected to Council's CWMS.
- (a) On approval of the wastewater design, all redundant sewer drainage shall be abandoned to Council satisfaction.
 - (b) All redundant sewer drainage that crosses the proposed allotment boundaries must be severed or redirected at the applicant's cost to ensure that the pipework relating to each allotment is contained within its boundaries.
 - (c) An augmentation fee may be charged by Council for the connection of additional loads to the CWMS, based on the need to construct additional treatment infrastructure to cater for the additional wastewater. The actual amount of any fee applicable will be calculated at time of Wastewater Application assessment.
- (14) The hours of operation of the premises shall not exceed the following times:
- Monday to Friday 7:00 am to 9:00 pm; and
 - Saturday 8:00 am to 5:00 pm

Advisory Notes

- (1) You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit, under the *Local Government Act 1999* from Council's Works and Engineering Services. It is illegal to undertake work on Council land without permission.

If the existing entranceway (driveway cross-over) is to be removed it must be re-instated with kerb and gutter, including appropriate restoration of the footpath and verge, to Council's standard specification. Please contact Council's Works and Engineering Services to confirm the required standards.

Driveway cross-overs which affect a pedestrian footpath should maintain the level of the footpath or be consistent with the proposed footpath levels in instances where the footpath has not been constructed. When final Development Approval is applied for this should be shown on the plans. Please note that construction is to be in accordance with the Disability Discrimination Act and relevant Australian Standards.

- (2) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- (3) 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.
- (4) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.
- (5) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. 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. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.
- (6) The approval herein does not include advertising signage, any proposed signage shall be the subject of a separate approval.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Application and Associated Documents [↓](#) 
- Attachment 2 Representations Received [↓](#) 
- Attachment 3 Applicants Response to Representations [↓](#) 

Development Locations

Location 1

Location reference

13 MILL ST TANUNDA SA 5352

Title Ref

CT 5480/969

Plan Parcel

D4683 AL1

Additional Location Information**Council**

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Neighbourhood

Sub-zones

(None)

Overlays

- Character Preservation District
- 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

Tanunda Medical Centre
C/O Grieve Gillett Architects 243 Pirie St
Adelaide
SA
5000

Contact

Stakeholder info

Mr Simon Channon
27 Halifax Street
Adelaide

SA
5000

Invoice Contact

Stakeholder info

C/O Grieve Gillett Architects - Shae Taylor
243 Pirie Street
Adelaide
SA
5000

Invoice sector type

Land owners

Stakeholder info

Trix Pty Ltd
13 MILL STREET
TANUNDA
SA
5352

Nature Of Development

Nature of development

Replacement consulting room and associated car parking and landscaping

Development Details

Current Use

Commercial

Proposed Use

Commercial

Development Cost

\$4,500,000.00

Proposed Development Details

Replacement consulting room and associated car parking and landscaping

Element Details

You have selected the following elements

Consulting room - \$4,500,000.00

Commercial & Industrial Elements

Does the application include signage?

No

Septic/Sewer information submitted by applicant

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

No

Certificate of Title information submitted by applicant

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

Unsure

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
230825_Lodgement package complete.pdf	All application documentation	25 Aug 2023 4:21 PM

Application Created User and Date/Time

Created User
epn.mcguired@sa.gov.au

Created Date/Time
25 Aug 2023 4:21 PM

Ref: 22ADL-1799

25 August 2023

Aaron Curtis
Manager Development Services
The Barossa Council

Uploaded to PlanSA Portal



Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

urps.com.au

Dear Aaron

Tanunda Medical Centre Redevelopment

Introduction and Background

URPS has been engaged to prepare this development application for the proposed Tanunda Medical Centre (TMC) redevelopment at 13 Mill Street, Tanunda.

The TMC provides a range of medical and other consulting services to the Barossa region and to the Tanunda War Memorial Hospital (the Hospital) opposite the site. The TMC has expanded over time to occupy a number of buildings on a site that shares frontages with Mill Street, Macdonnell Street and Fiedler Street. The facilities are ageing and do not suit the provision of contemporary medical services for staff or patients.

The TMC proposes a new facility on the same site. Importantly, TMC must continue to provide ongoing services during the construction of a new facility. For this reason, it has gone through an extensive design process that has resulted in a new building being constructed on a site with close proximity to Mill Street and Macdonnell Street. This enables some separation from the nearest residential neighbours to the south and also allows for a large and readily accessible visitor car park to the Fiedler Street frontage.

The application is set out in the following documents:

- Architectural plans by GGA.
- Site works and drainage plan and stormwater management report by CPR.
- Traffic and parking report by Cirqa.
- Landscape plan by Wax Design.

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to Elders past, present and emerging.

https://urpsau.sharepoint.com/Shared Documents/Synergy/Projects/22ADL/22ADL-1799 - Tanunda Medical Centre Expansion/Working/URPS Planning Advice/230825_C1_V2_URPS Planning Report.docx





- Obtrusive lighting report by Secon.

Subject Land and Locality

The subject land comprises the following parcels:

- 26 Fielder Street, Tanunda, Lot 2 in Deposited Plan 4683, CT 5651/661.
- 15 MacDonnell Street, Tanunda, Section 909 in Hundred Plan 60600, CT 5834/275.
- 13 Mill Street, Tanunda, Lot 1 in Deposited Plan 4683, CT 5480/969.
- 11A Mill Street, Tanunda, Units 1-3 in Strata Plan 4370, CTs 5024/206-208 (and common property).

The site has a total area of just under 4,200m². It is shown below:

Image 1 The subject land (yellow) and Hospital in the lower right



The site contains a number of consulting and administration buildings. There are three dwellings in the north-west corner of the site which were the most recent buildings acquired by the TMC.

The site has a moderate amount of slope. The high point of the site is in the north-west corner at the intersection between Mill Street and Fiedler Street. The land slopes between 1-1.5 metres downward in all directions from that point.

The locality is largely residential in nature with one and two storey dwellings on generally large allotments. The former Tanunda Courthouse on Macdonnell, separated from the site by another dwelling, to the south of the site is a notable building and State



Heritage listed. That is the largest building on Macdonnell Street and constructed close to the street frontage.

The Hospital is the largest building on the locality and sits on a large site.

Proposed Development

The proposed development comprises a replacement consulting room and associated car parking and landscaping.

Built Form

The proposed consulting room building is single storey and constructed toward the rear of the street near the Mill Street and Macdonnell Street frontages.

The location of the building has been considered against a number of requirements. This includes the retirement to keep the existing facility operational and for it to be located where it can maximise on-site car parking.

The new visitor car park is located at the Fiedler Street frontage with a staff car park located toward the Macdonnell Street frontage.

The building will be clad in stone, masonry and compressed fibre cement (CFC) sheeting. The roof will be Colorbond in Nailstrip profile and Southerly colour.

New landscaping is proposed along the perimeter of the site, in a private courtyard and within the car parking areas to provide shade.

An existing two storey stable is being retained and will continue to be used by TMC students as a quiet learning space.

No new retaining walls and fencing with a combined height of greater than 2.1 metres are proposed. Retaining walls are generally limited to plinth height with the exception a small section adjacent the staff car park which has a height of up to 47cm. Fencing for that section of the site remains to be resolved as that portion of land is largely adjacent the neighbouring dwelling's garage wall constructed on the boundary.

Land Use

The proposed development is intended to be a replacement and upgrade to its existing facility rather than an expansion. The facility will increase from 11 consulting rooms to 20 consulting rooms, however, this increase in consulting room numbers does not translate to a proportional increase in activity at the site. The increase in room numbers will enable each consultant to have their own consulting room, students to be provided with consultant rooms where they would have previously shared those under the supervision of a consultant.



The facility will retain similar operating hours; generally daylight hours into the early evening and on Saturdays. The facility provides after hours support to the Tanunda War Memorial Hospital and so it is possible that the facility will have after hours attendance by consultants (but not for patient appointments).

Assessment Process

The site is in the Neighbourhood Zone of the Planning and Design Code. It is affected by the following Overlays:

- Character Preservation District (Township).
- *Hazards (Bushfire - Urban Interface).*
- Hazards (Flooding - Evidence Required).
- Native Vegetation.
- *Prescribed Water Resources Area.*
- *Traffic Generating Development (Applicable to 15 MacDonnell and the units at 11A Mill Street).*
- *Water Protection Area.*

The Overlays in italics do not have provisions relevant to the assessment of this application.

The elements proposed include:

- Consulting room

These elements are all assessed as Performance Assessed development. The application is subject to public notification because the consulting room does not meet either of the criteria in Zone DPF 1.2.

The application does not involve any statutory referrals.

Assessment

Having considered the proposed development and the relevant provisions of the Planning and Design Code, this assessment is made under the following headings:

- Land use and Zone intent.
- Siting.
- Building design.



- Vehicle access and traffic generation.
- Parking.
- Interface with nearby residential development.
- Stormwater management and flood protection.

Part 1 of the Code sets out the correct approach to Performance Assessment. Recent judgements of the ERD Court and Supreme Court have also expanded upon this. In summary:

- Designated Performance Features (DPFs) simply represent one way to satisfy the corresponding Performance Outcome (PO), but not the only way.
- There can be variation from DPF policies and not just in a minor way. For example, the ERD Court endorsed a site area shortfall of about 2000m² (66%) in *Parkins v Adelaide Hills Council Assessment Manager* 2022.
- A departure from a DPF is not a reason to refuse a development.
- The proposal will ultimately succeed or fail depending on how it is assessed against the relevant Performance Outcomes.

Land Use and Zone Intent

The following provisions are relevant under this sub-heading:

- PO 1.1** *Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.*
- DPF 1.1** *Development comprises one or more of the following:*
- (d) *Consulting room*
- PO 1.2** *Commercial activities improve community access to services are of a scale and type to maintain residential amenity.*
- PO 1.3** *Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:*
- (a) *small-scale commercial uses such as offices, shops and consulting rooms*
 (b) *community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services*
 (c) *services and facilities ancillary to the function or operation of supported accommodation or retirement facilities*
 (d) *open space and recreation facilities.*
- PO 1.4** *Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.*



Consulting rooms are envisaged in the Zone. The retention of the activity in the Zone is therefore appropriate and satisfies PO 1.1.

POs 1.2-1.4 relate to the scale of the development and its compatibility with nearby residential development. It relates to building design/siting and amenity impacts. Importantly:

- The consulting room exists at the site of the proposed development.
- The existing consulting room buildings have a combined floor area in the order of 650m².
- It is intended that the proposed consulting room provides improved facilities rather than expanded facilities. This includes for patients, doctors and staff, and for students; the latter of which is a big focus for TMC.
- Nearly 600m² of floor area associated with the existing units and associated outbuildings will be demolished.

The proposed development has a footprint (total floor area) of approximately 1,170m². This footprint is around 80m² less than the combined extent of buildings on the site.

The scale of the proposed development is considered appropriate to the site, the Zone, and the locality because:

- The new building will have a smaller footprint than the combined footprint of all buildings currently on the land.
- The building is single storey.
- The proposed building is a replacement of the existing consulting room that will provide improved facilities for staff, students and patients.
- The building has a conventional design with gabled roof forms, many windows and finishes that complement those in the locality.
- The facility will continue its current hours of operation.

Building Siting

The following provisions are relevant under this sub-heading:

Neighbourhood Zone

PO 5.1 *Buildings are set back from primary street boundaries consistent with the existing streetscape.*

DPF 5.1 *Buildings setback from the primary street boundary in accordance with the following table:*



Development Context

There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.

Minimum Setback

The setback of the existing building.

PO 6.1 *Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.*

DPF 6.1 *Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.*

PO 8.1 *Buildings are set back from side boundaries to provide:*

- (a) separation between buildings in a way that complements the character of the locality*
- (b) access to natural light and ventilation for neighbours.*

DPF 8.1 *Building walls are set back from the side boundary in accordance with the following:*

- (a) On sites greater than 800m²:*
 - (i) at least 1900mm*

The site does not have conventional front, side and rear boundaries. In the case of the proposed site, it is an amalgamation of a number of allotments with three street frontages and a side boundary shared with two neighbouring residential lots.

For the purpose of this assessment, I consider the Fiedler Street to be the primary street frontage and Mill and Macdonnell Streets to be secondary street frontages. This because of the orientation of the proposed building on the land.

The above DPFs are satisfied given that:

- The primary street setback is in the order of 33 metres.
- The secondary street setback to Mill Street is close to 2.4 metres.
- The secondary street setback to Macdonnell Street is 4.2 metres.
- The side boundary setback is 10.5 metres.

Building Design

The following provisions are most relevant under this sub-heading:



Neighbourhood Zone

- PO 3.1** *Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.*
- DPF 3.1** *The development does not result in site coverage exceeding 60% of the site area.*
- PO 4.1** *Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.*
- DPF 4.1** *Building height (excluding garages, carports and outbuildings) is no greater than:*
- (a) *the following:*
- Maximum Building Height (Levels)*
- Maximum building height is 1 level*

Design in Urban Areas

- PO 1.1** *Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).*
- PO 1.3** *Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.*
- PO 2.3** *Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*
- PO 3.1** *Soft landscaping and tree planting are incorporated to:*
- (a) *minimise heat absorption and reflection*
- (b) *maximise shade and shelter*
- (c) *maximise stormwater infiltration*
- (d) *enhance the appearance of land and streetscapes.*
- PO 7.2** *Vehicle parking areas 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.*
- PO 7.3** *Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.*
- PO 7.4** *Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.*



DPF 7.4 *Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.*

PO 7.5 *Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.*

DPF 7.5 *Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:*

- (a)** *1m along all public road frontages and allotment boundaries*
- (b)** *1m between double rows of car parking spaces.*

The proposed building is single storey, and the extent of building works across the site is considerably less than 60% of the site area. This satisfies the Zone provisions.

The proposed building has been designed taking cues from existing building forms in the locality. It adopts:

- A wall height that is comparable to the dwellings in the locality.
- An intersecting gable roof form with at least one gable end directed to each street frontage.
- A mix of building materials including stone, masonry and cfc sheet to provide interest and variation with more than one material proposed on all street facing elevations.
- Windows to each street frontage providing passive surveillance to the primary street frontage and allowing for natural light into the consulting rooms (note that these are supplemented with roof level windows also).

The entry to the building is clearly defined through the location of the car park and urban design treatments that direct users to the main entry. The main entry also features a unique shading structure within the gable that adds further visual interest and helps highlight this location as the main entry point.

For these reasons, the proposed development is considered to satisfy Design in Urban Areas POs 1.1, 1.3 and 2.3. quoted above.

Soft landscaping is proposed throughout the site and the proposed car parks. It will include:

- Shade trees within the car park and around sections of the perimeter of the site.
- A vegetated swale through the car park designed to aid in detention and quality improvements to stormwater being discharged from the site.



- At grade landscape plantings with shrubs and ground covers using native species up to 1m in height.
- Deciduous landscape plantings within the internal courtyard.

These landscape plantings satisfy POs 3.1, 7.2, 7.3, 7.4 and 7.5 quoted above.

Vehicle Access and Traffic Generation

The following provisions are most relevant under this sub-heading:

- 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.*
- PO 3.1** *Safe and convenient access minimises impact or interruption on the operation of public roads.*
- PO 3.4** *Access points are sited and designed to minimise any adverse impacts on neighbouring properties.*
- 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 to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.*
- PO 3.8** *Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.*

The proposed development has been designed to significantly improve the access and parking arrangements at the site. There are multiple parking areas servicing the facility together with car parking that takes place on a street corner in a manner that doesn't conform with contemporary design standards. The development will result in fewer crossovers with the making good of existing crossovers providing for additional on-street car parking spaces.

There are two on-site car parking areas. The main visitor car park is located on the Fiedler Street frontage and accessed via crossovers to both Mill Street and Fiedler Street. It has 45 parking spaces. The Mill Street access point is close to one of the site's existing access point. The second car park is located at the rear of the site on the Macdonnell street frontage. This car park has 12 spaces and will be used by staff only. Allowance has been made for ambulance access within this car park.

The proposed development allows for on-site loading and unloading. This includes for:

- Patient set-down/pick up spaces.



- Ambulance access in the staff car park (note ambulance access is infrequent and in the order of 1-2 times per year).
- Deliveries by light commercial vehicles (vans) in either car park.
- Refuse vehicles which will use the main visitor car park for collection.

In all cases, these vehicles can enter and exit the site in a forward direction.

The access points have been designed and sited where they will not have an adverse impact on neighbouring properties as follows:

- Fiedler Street access point – this is opposite the Tanunda War Memorial Hospital
- Mill Street access point – this is located close to an existing access point and the opposite side of the street is a heavily landscaped allotment with a dwelling setback a substantial distance on the site.
- Macdonnell Street access point – remains opposite a dwelling but will have limited traffic movement as it is to be used by staff only. The turnover within this car park will be low with staff entering the site at the beginning of the day and leaving at the end of the day.

Additionally, the applicant has sought advice from Council's arborist in relation to the tree near the Macdonnell Street access point. That tree is in decline and Council has advised that it will be replaced within the next 1-2 years. On this basis, Council's arborist is supportive of the location of the access point.

Cirqa's assessment of traffic generated by the development indicates that it can be readily accommodated on the street network.

For these reasons, the proposed development satisfies the access and traffic provisions quoted above.

Parking

The following provisions are most relevant under this sub-heading:

Transport, Access and Parking

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:

- availability of on-street car parking
- shared use of other parking areas
- 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 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area*
- (b) *Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply*
- (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.*

Table 1 - General Off-Street Car Parking Requirements

Consulting room **4 spaces per consulting room excluding ancillary facilities**

As outlined in the report by Cirqa, the existing facility has a car parking shortfall of 24 spaces when compared against the rates outlined above.

The proposed development has a car parking demand for 84 spaces as there are 21 consulting rooms. There are 57 on-site car parking spaces proposed for the development. A further 7 car parking spaces will be made available directly adjacent the site with the closure of redundant crossovers. As outlined but Cirqa, as a result of the provision of additional on-street car parking spaces, the shortfall reduces to 20 spaces. This is a net improvement for car parking of 1 space in comparison to the current conditions.

South Australian Courts have held that an applicant cannot be asked to 'make up' any existing shortfall in car parking spaces. They only need to address the difference. In this case, there is an improvement in the availability of car parking.

These numbers do not factor in any conservatism. As outlined in Cirqa's report, the theoretical demand for 84 spaces is higher than expected in reality as a result of:

- 75-85% of consulting rooms being used at any one time in medical centres.
- There is no sharing of consulting rooms; each consultant will have their own room.
- Students and consultants will have their own rooms but would only treat one patient at any one time.

For the reasons outlined above, it is considered that the proposed development has sufficient parking in accordance with PO 5.1 quoted above.

Interface with Residential Development

The following provisions are most relevant under this sub-heading:



Interface between Land Uses

PO 2.1 *Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*

- (a) the nature of the development*
- (b) measures to mitigate off-site impacts*
- (c) the extent to which the development is desired in the zone*
- (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

DPF 2.1 *Development operating within the following hours:*

Consulting room **7am to 9pm Monday to Friday**
 8am to 5pm Saturday

PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*

PO 6.1 *External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*

The proposed development has been designed and will be operated in manner that is compatible with the locality and the nearest residential land uses. This is achieved through:

- Limiting operating hours to within those outlined in DPF 2.1 quoted above.
- Not being a noise generating development. While there will be some noise associated with the development, such as that associated with cars entering and exiting the site, that noise will take place within daylight hours. Any mechanical plant (such as air conditioning units) will be selected to ensure that compliance with the *Environment Protection (Noise) Policy 2007* will be achieved. The selection of this plant will take place during the detailed design phase.
- All lighting is designed to comply with the Australian Standard AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting where light levels at nearby all nearby sensitive receivers would be less than 1 Lux. Car park lighting is required under the National Construction Code as the car park will be used after daylight hours. Lighting will only be used while the facility and the car park are in use. It will not be on throughout the night.



Stormwater Management and Flood Protection

CPR has engaged with Council's engineering team regarding both stormwater management and flood protection.

The site is located in the Hazards (Flooding – Evidence Required) Overlay where a precautionary approach to flood risk is taken. The Code suggest that finished floor levels of buildings should be at least 300mm above the highest point of the kerb. The proposed development has been designed to be 200mm higher than the kerb height in the immediate proximity of the dwelling. Other flood protection measures are included such as hobs and ramps to prevent the flow of water into the building. This is considered an appropriate design response.

The Code's stormwater provisions are satisfies the development incorporating detention and treatment devices designed in consultation with Council's engineering team. This is outlined in detail in CPR's Stormwater Management Report.

Conclusion

The proposed development comprises the redevelopment of the Tanunda Medical Centre. It will provide significantly improved facilities for staff and visitors. It warrants approval because it:

- It is an envisaged development within the zone and replaced to a commensurate scale to the existing facility.
- Is of a high-quality architectural design appropriately sited on the land and complemented by landscaping throughout the site.
- Will function well with an appropriate and respectful interface with adjacent properties.

Please call me if you have any questions on 8333 7999.

Yours sincerely

Simon Channon
Associate Director

TANUNDA MEDICAL CENTRE EXPANSION

DRAWING LIST		
SHEET NUMBER	SHEET NAME	REV
DA00	TITLE SHEET	1
DA01	EXISTING SITE PLAN	2
DA11	DEMOLITION PLAN - STAGE 1	1
DA12	DEMOLITION PLAN - STAGE 2	1
DA13	PROPOSED SITE PLAN	2
DA20	GROUND FLOOR PLAN	2
DA21	ROOF PLAN	2
DA31	ELEVATIONS	1
DA32	STREETSCAPE ELEVATIONS	1



PERSPECTIVE IMAGE



LOCATION PLAN

FOR DPC APPROVAL

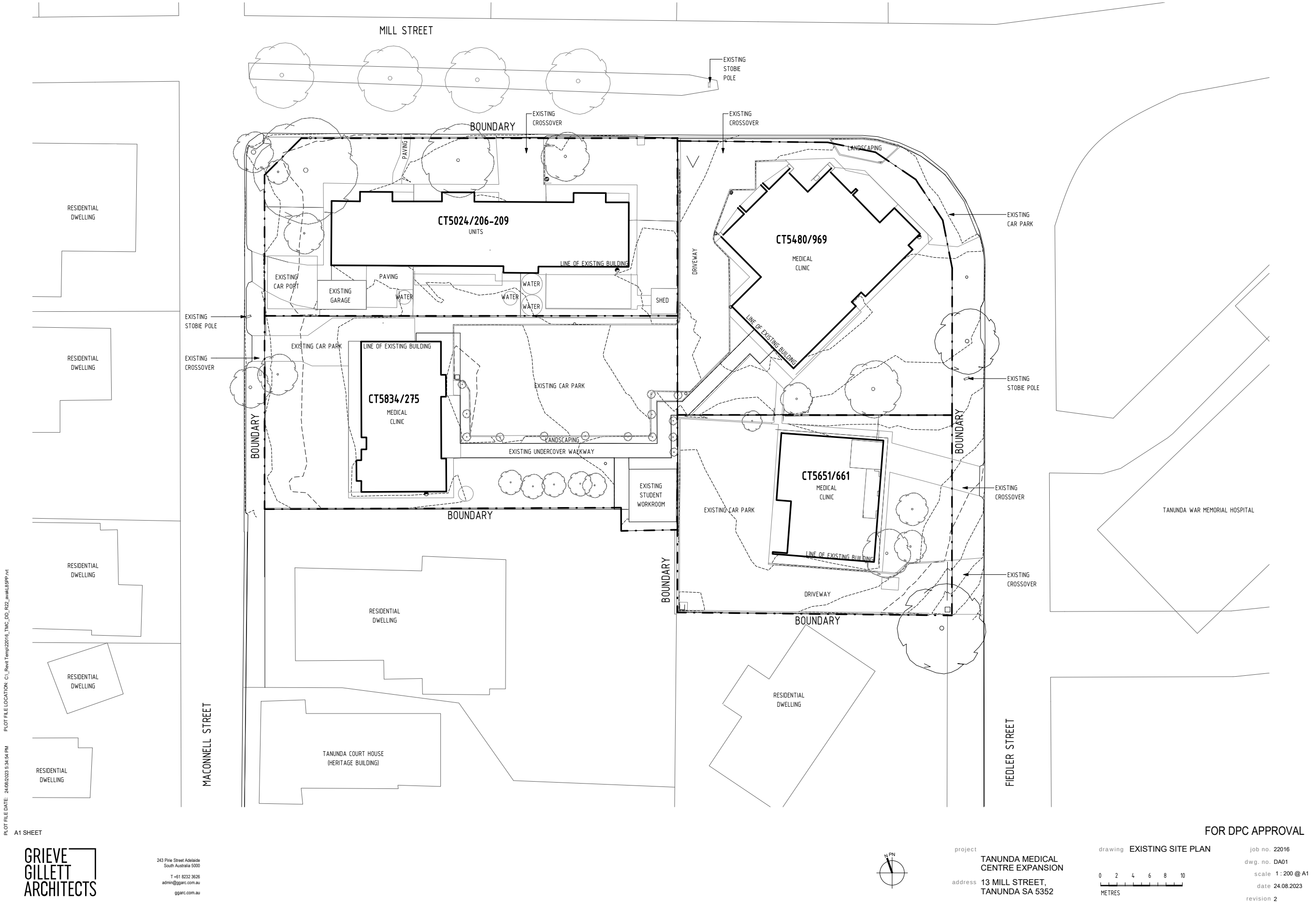
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CENTRE EXPANSION
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13 MILL STREET,
TANUNDA SA 5352

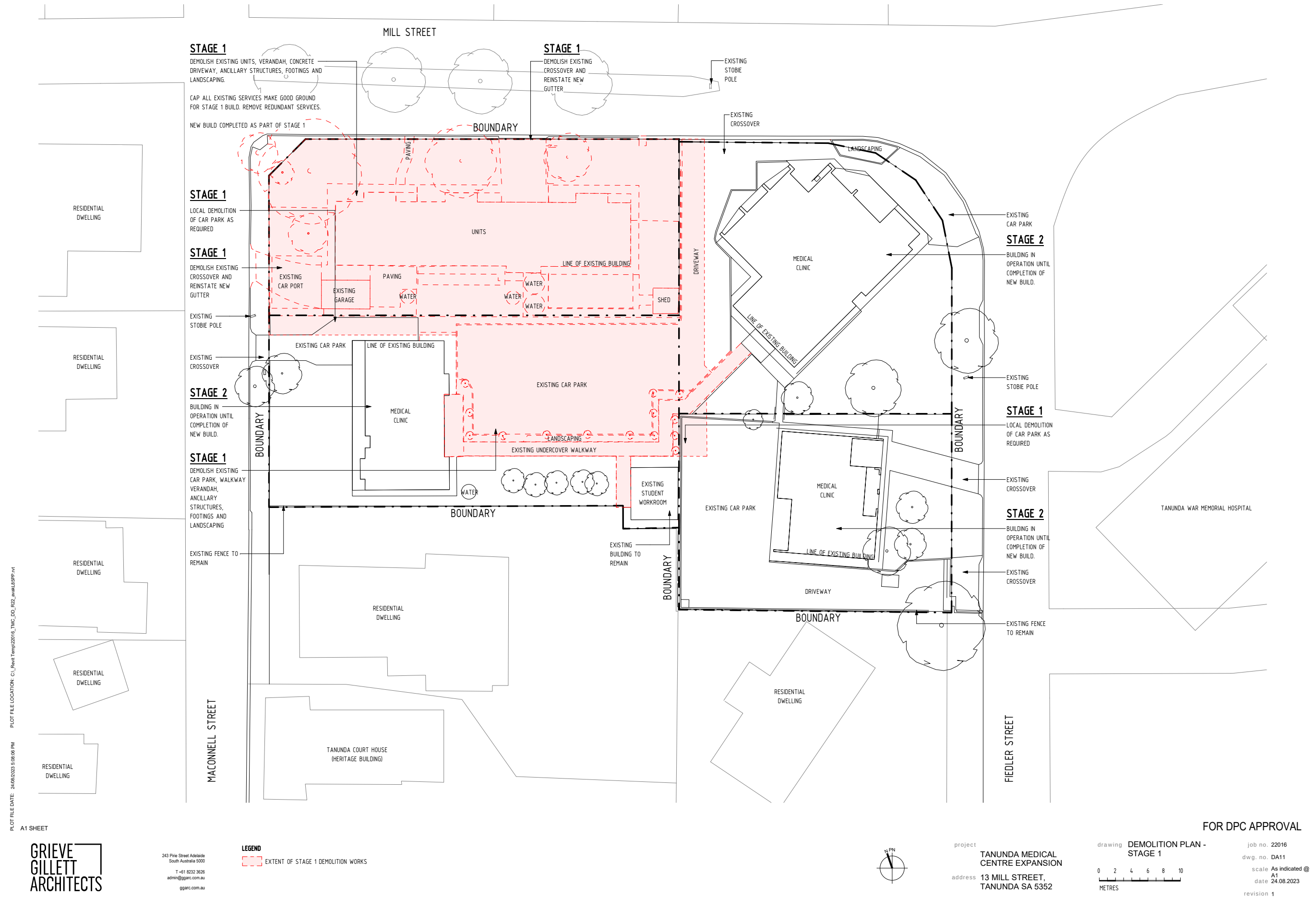
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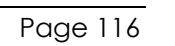
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revision 1

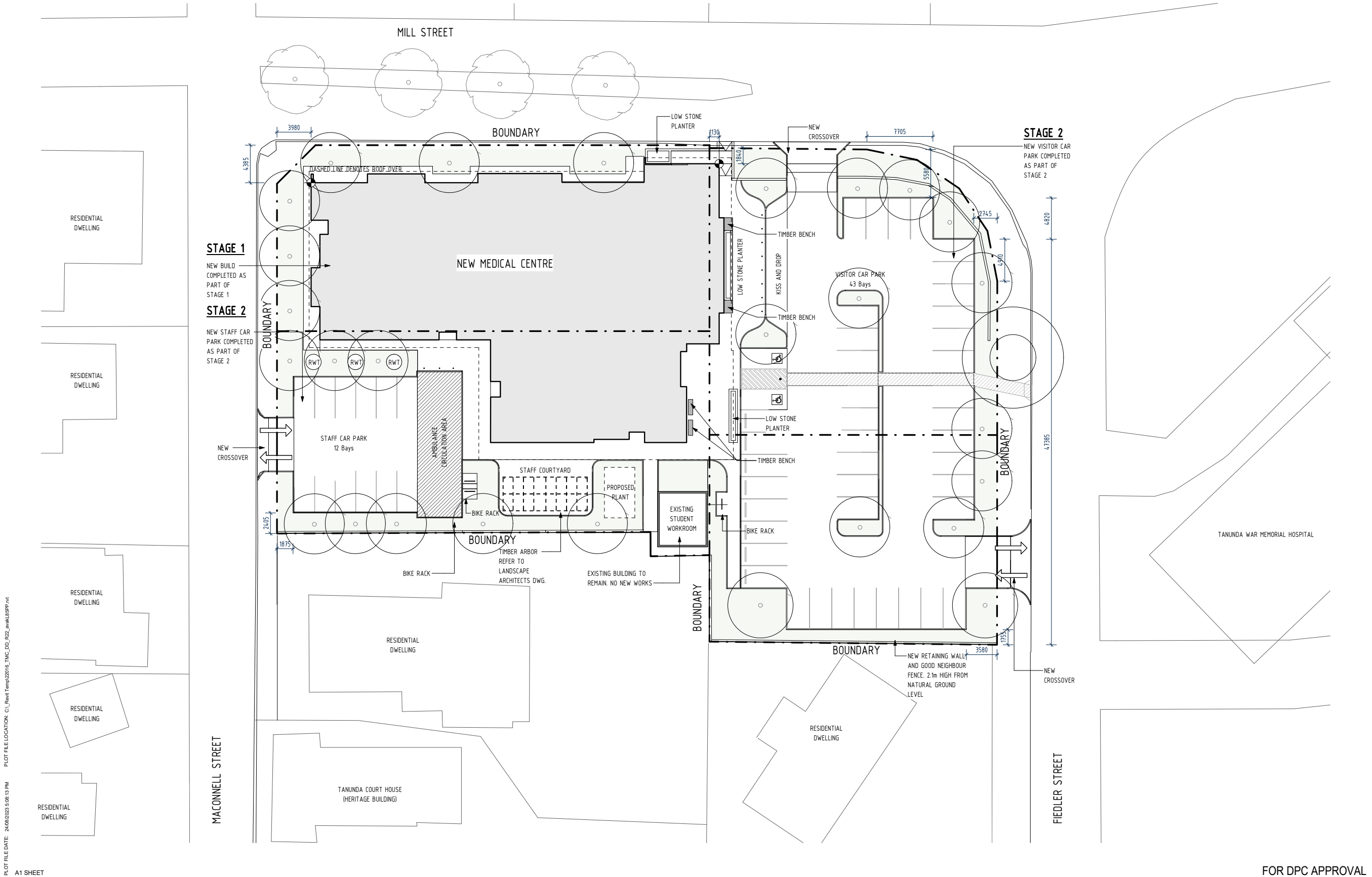
GRIEVE
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project
TANUNDA MEDICAL
CENTRE EXPANSION
address
13 MILL STREET,
TANUNDA SA 5352

drawing PROPOSED SITE PLAN
0 2 4 6 8 10
METRES

FOR DPC APPROVAL
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dwg. no. DA13
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date 24.08.2023
revision 2

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A1 SHEET

GRIEVE
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MACONNELL STREET



project
TANUNDA MEDICAL
CENTRE EXPANSION
address
13 MILL STREET,
TANUNDA SA 5352

drawing GROUND FLOOR PLAN
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METRES

FOR DPC APPROVAL

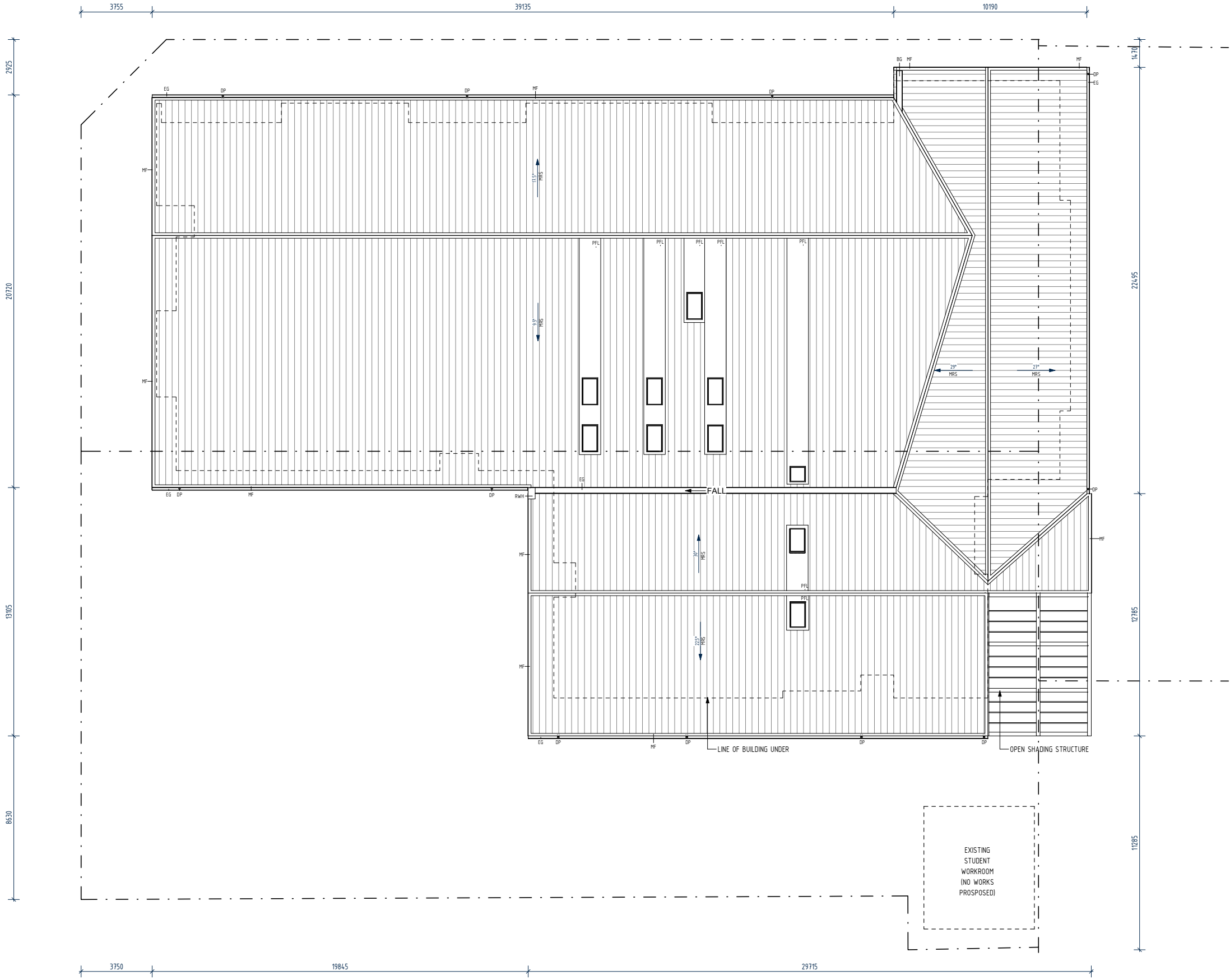
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revision 3

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A1 SHEET



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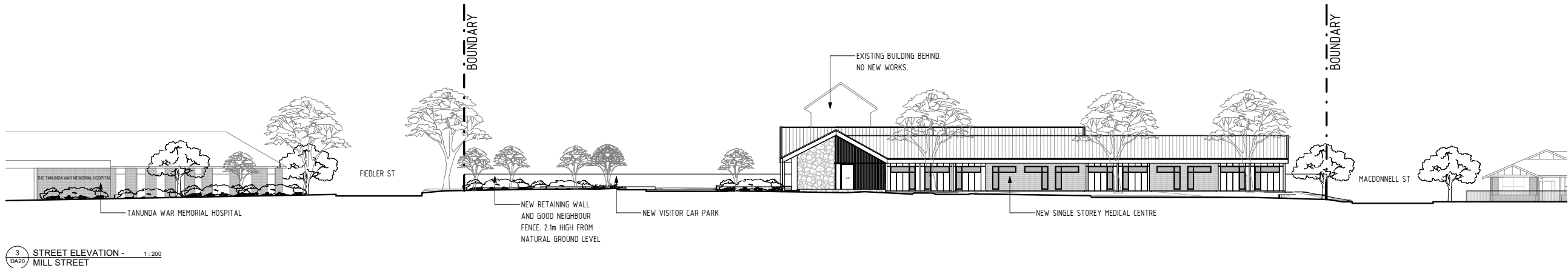
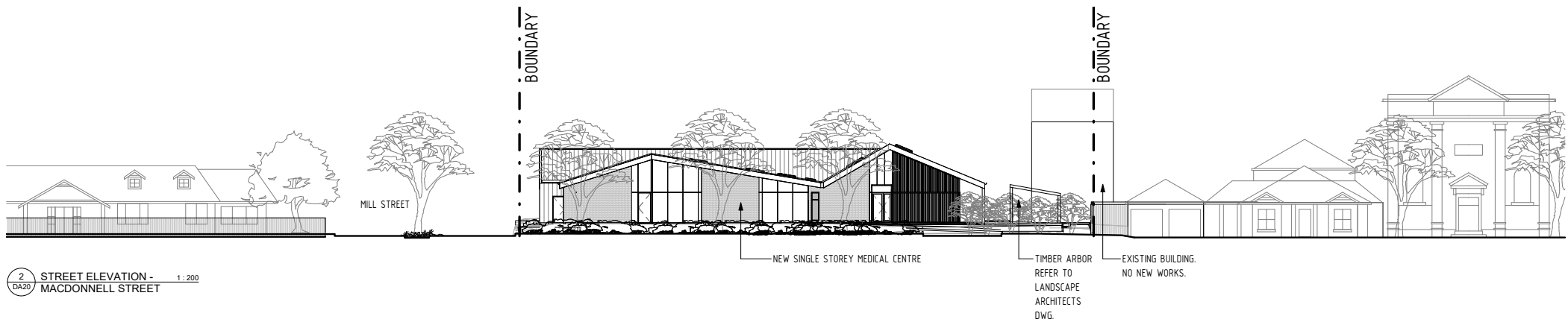
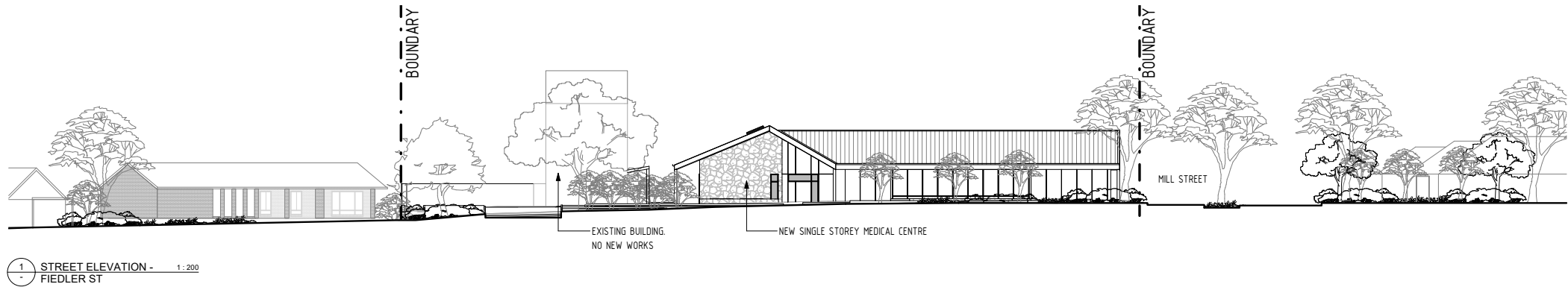
project
**TANUNDA MEDICAL
CENTRE EXPANSION**
address
**13 MILL STREET,
TANUNDA SA 5352**

drawing **ROOF PLAN**
0 1 2 3 4 5
METRES

FOR DPC APPROVAL

job no. 22016
dwg. no. DA21
scale 1:100 @ A1
date 24.08.2023
revision 2





PLOT FILE LOCATION: C:\Revit Temp\22016_TMC_DD_R22_avali8SPP.rvt

PLOT FILE DATE: 24/08/2023 5:07:56 PM

A1 SHEET

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project
TANUNDA MEDICAL
CENTRE EXPANSION
address
13 MILL STREET,
TANUNDA SA 5352

drawing
STREETSCAPE
ELEVATIONS
0 2 4 6 8 10
METRES

FOR DPC APPROVAL

job no. 22016
dwg. no. DA32
scale 1:200 @ A1
date 24.08.2023
revision 1



MATERIALS SCHEDULE

Project No:	23TMC	Date:	23 AUGUST 2023
Project:	TANUNDA MEDICAL CENTRE	Issue:	03

PAVING + SURFACES

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
PV01	Engineered concrete paver	Urbanstone commercial engineered paver	400 L x 200 W x 40 T mm	Colour: TBC Finish: Milled-Semi Honed	As per manufacturers specification		Urbanstone https://urbanstone.com.au/pages/commercial-engineered-pavers
PV02	Trafficable concrete paver	Commercial engineered paver	Standard format 220mm x 110mm x 80mm Slip resistance P5 Herringbone pattern	Colour: Natural	On sand bed with header course as per manufacturers specification		Adbri Masonry

MATERIALS SCHEDULE



PAVING + SURFACES

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
PV03	Exposed aggregate concrete	Decorative aggregate concrete	100mm thickness TBC by engineers	Country Tan	As per manufacturers specification		Hanson concrete https://www.hanson.com.au/products/concrete/landscape-decorative/imagecrete-exposed/
PV04	Bitumen	Refer to engineers drawing					



MATERIALS SCHEDULE

PAVING + SURFACES

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
Ti01	Tactile indicator	Concrete tactile indicator	<i>Slip Resistance Rating: P5</i> <i>As per manufactures details to Australian Standard AS/NZS 1428.4.1- 2009</i>	<i>Colour: Gun metal grey</i> <i>Finish: Shot Blast</i>	All TI/DI to be set down to concrete plinth, refer landscape details for further information. Final location to be approved on site by superintendant prior to installation. Ensure no lipping between surfaces.		Best

GARDEN & PLANTING [GB]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
GB01	Cultivated Garden bed Organic Mulch Surface	Organic mulch	<i>Jeffries forest mulch</i>		Mulch Placed 75mm depth		Jefferies



MATERIALS SCHEDULE

GARDEN & PLANTING [GB]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
GB02	Raised planter with gravel mulch	Garden soil with gravel mulch	400mm depth of soil with 50mm mulch	Natural	Placed to 50mm depth		Garden Grove

EDGES, BOUNDARIES & KERBS [ED]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
ED01	Flush concrete kerb	Concrete	Kerb 120mm wide (refer to engineers drawings)	Flush concrete kerb.	Insitu		Equal or equivalent

MATERIALS SCHEDULE



EDGES, BOUNDARIES & KERBS [ED]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
ED02	Concrete kerb	Concrete	<i>(refer to engineers drawings)</i>				
ED04	Stone clad raised planter	Block work wall	<i>To match architects' specification</i>		As per manufacturers specification		
ED05	Stone blade wall	Stone wall	<i>To match architects' specification</i>		As per manufacturers specification		

MATERIALS SCHEDULE



EDGES, BOUNDARIES & KERBS [ED]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
ED06	Raised concrete kicker edge	Exposed Aggregate Concrete	<i>Refer engineers drawing</i>	Country Tan	Insitu		Hanson Concrete
ED07	Natural stone stacked wall	Sandstone	<i>Random sizes of rock 200-300mm</i>	Dry stacked wall	Dry stack insitu		Basket Range
ED08	Retaining wall	TBC	<i>Refer engineer's drawings</i>				



MATERIALS SCHEDULE

EDGES, BOUNDARIES & KERBS [ED]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
ED09	Stone retaining wall	Stone work wall	<i>To match architects' specification</i>		As per manufacturers specification		

OBJECTS [OB]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
OB01	Bollard	Australian hardwood (spotted gum) and metal bollard	<i>Iguana bollard</i>	Electo Dulux powder coating. Colour: RAL7022 (Umbra Grey)	Below ground fixing as per manufacturer's recommendations		Iguana Creative



MATERIALS SCHEDULE

OBJECTS [OB]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
OB02	Timber arbor	Hardwood timber: Spotted Gum, Ironbark or similar approved	<i>Length 9885mm Width 4000 mm Height 2325mm (min) 3025mm (max) skillion roof</i>	Hardwood timber Natural Oiled Surface	Refer to documentation		Custom
OB03	Bench seat with armrest and backrest	Powder coated steel frame Oiled hardwood timber slats	<i>Street Furniture Australia Linea VT Seat with backrest and armrest.</i>	Steel frame powder coated Colour: RAL7022 (Umbra Grey)	Install as per manufacturer's specification		Street Furniture Australia
OB04	Stone seat with timber top	Stone work to match ED04 Hardwood timber: Spotted Gum, Ironbark or similar approved	<i>Length 1800mm Width 1000mm Height 450mm</i>	Hardwood timber Natural Oiled Surface	Refer to documentation		Custom

MATERIALS SCHEDULE



OBJECTS [OB]

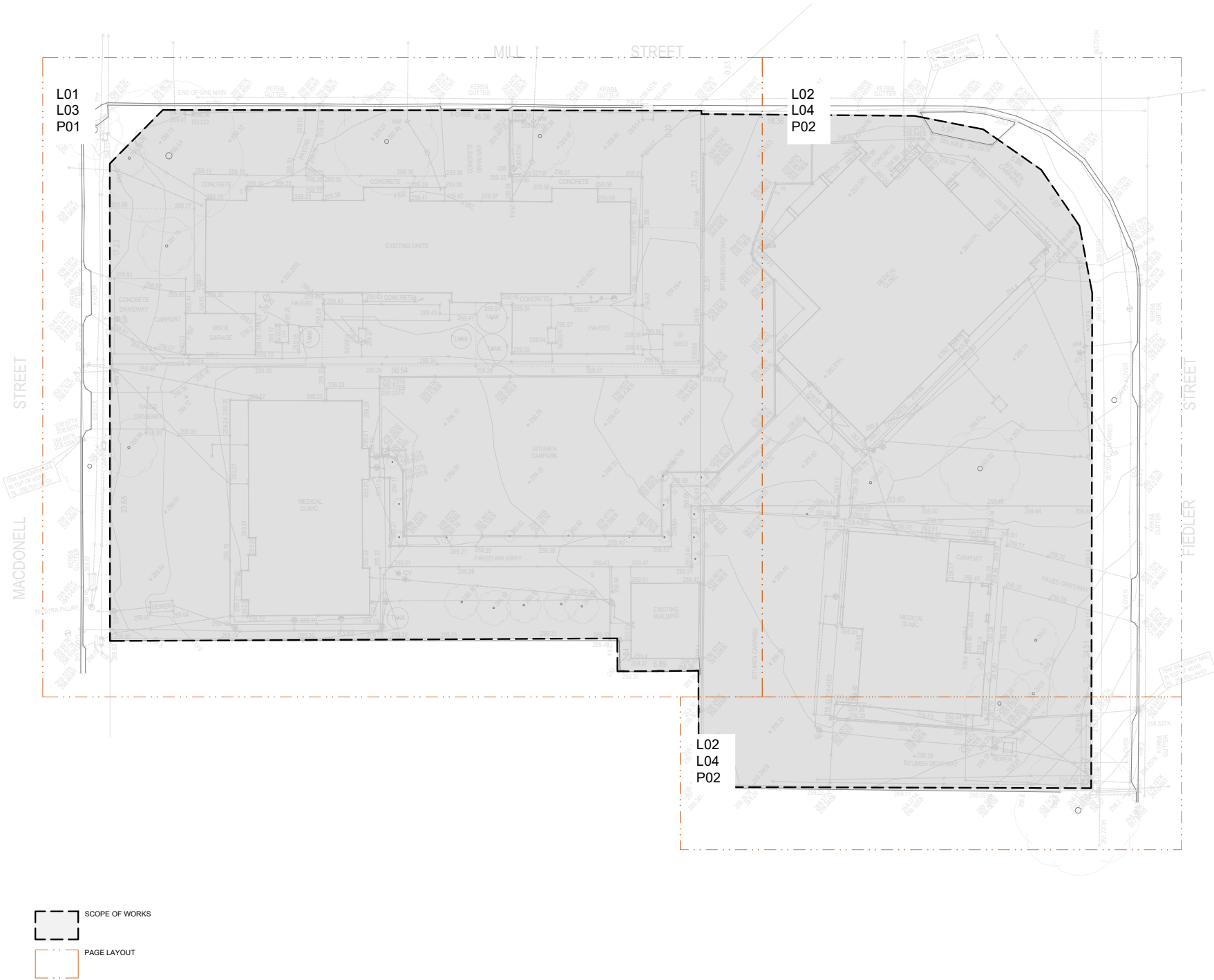
Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
OB06	Bike Rack	Stainless steel	<i>West Torrens Stand</i> <i>Height: 820mm</i> <i>Length: 650mm</i> <i>Width: 50mm</i>	Mild steel, powder coated, Colour: RAL7022 (Umbra Grey) with hardwood timber insert	Installation: Base plate As per manufacturers specification		Iguana creative
OB07	Placed Rocks	To match dry stacked wall ED07					

MATERIALS SCHEDULE



OBJECTS [OB]

Code	Description	Materiality	Details	Finish / Colour	Installation	Image	Supplier
OB08	Rainwater tank	5000l Poly round tank	1800mm Diameter Height 2300mm	Grey	As per manufacturers specification		Tank Master
OB09	Timber clad free standing enclosure	TBC					



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PROJECT
TANUNDA MEDICAL CENTRE
CLIENT
TANUNDA MEDICAL CENTRE C/O GGA
13 MILL ST, TANUNDA, SA 5352

DATE
24.08.2023

DRAWING STATUS
PRELIMINARY

SCALE 1:200	DRAWN BY CS	NORTH
PROJECT No. 23TMC	CHECKED BY AB	

DRAWING LIST	REVISION
L00_LEGEND	E
L01_EXTERNAL WORKS PLAN	E
L02_EXTERNAL WORKS PLAN	E
L03_SET OUT PLAN	E
L04_SET OUT PLAN	E
P01_PLANTING PLAN	-
P02_PLANTING PLAN	-
D01_DETAILS	E

PAVING + SURFACES		GARDEN BEDS + RAIN GARDENS + MULCH		WALLING + KERBS + EDGES		OBJECTS		LEVELS		PLANTING			
	ENGINEERED CONCRETE PAVING			CULTIVATED GARDEN BEDS (WITH ORGANIC MULCH)		FLUSH CONCRETE KERB			BOLLARD		NEW LEVELS		NEW TREE
	TRAFFICABLE ENGINEERED CONCRETE PAVING			RAISED PLANTER (WITH GRAVEL MULCH)		CONCRETE KERB			TIMBER ARBOR		CONTOURS		NEW PLANTING
	EXPOSED AGGREGATE CONCRETE					STONE CLAD RAISED PLANTER			TIMBER BENCH		PAVING CROSSFALL		TREE PROTECTION ZONE (TPZ): HAND EXCAVATIONS ONLY. NO STORAGE OF EQUIPMENT ALLOWED. CONTRACTOR TO INSTALL PROTECTIVE FENCING TO TPZ EXTENT AS SPECIFIED.
	BITUMEN (REFER TO ENGINEER'S DWG.)					STONE BLADE WALL			TIMBER TOP STONE SEAT		GRADIENT		
	TACTILE GROUND SURFACE INDICATOR (UNIT PAVER)					RAISED CONCRETE KICKER EDGE			BIKE RACK		SET OUT POINT		STRUCTURAL ROOT ZONE (SRZ): NO EXCAVATION TO BE UNDERTAKEN IN THIS ZONE
	LINEMARKING (REFER TO ENGINEER'S DWG.)					DRY STACKED STONE WALL			PLACED ROCKS				
						RETAINING WALL (REFER ENGINEERS DWG.)			RAINWATER TANK				
						STONE RETAINING WALL			TIMBER CLAD ENCLOSURE				
						EXTENT OF EDGING TYPE							

- NOTES
- ALL PLANS TO BE PRINTED IN COLOUR. THESE DRAWINGS INCLUDE COLOURED INFORMATION. THIS NOTE IS COLOURED RED.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DWG.
 - ALL SERVICES SHOWN ON WAX DESIGN DRAWINGS ARE ISSUED FOR INFORMATION ONLY.
 - FINAL CO-ORDINATION AND CONFIRMATION OF SURVEY, DIAL BEFORE YOU DIG AND ALL RELEVANT INFORMATION TO BE REVIEWED BY ALL CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. FINAL LOCATION TO BE CONFIRMED ON SITE.
 - NO EXCAVATION WORKS TO TREES SRZ ZONES. HAND EXCAVATIONS ONLY TO TREES TPZ ZONES. NO STORAGE OF EQUIPMENT ALLOWED. PROTECTIVE FENCING TO TREES TPZ REQUIRED AS SPECIFIED.
 - SERVICES PITS TO BE INSTALLED IN PAVING UNLESS OTHERWISE NOTED. FINAL LOCATION TO BE CONFIRMED ON SITE.
 - ALL ROAD LINEMARKING, SIGNAGE AND APPLIED SYMBOLS REFER ENGINEERS DWG. FOR DETAILS. REFER ENGINEERS DWG. FOR STORMWATER CONNECTION DETAILS.
 - ALL EXTERNAL LIGHTS WITHIN LANDSCAPE REFER TO SERVICES ENGINEERS DRAWINGS AND CONFIRM LOCATION ON SITE.
 - ROCKS SHOWN IN LANDSCAPE PLANS ARE INDICATIVE ONLY. QUANTITIES AND SIZES MUST BE CALCULATED BY THE CONTRACTOR TO ACHIEVE THE SPECIFIED APPLICATION:
 - REFER TO SPECIFICATION FOR ROCK SPECIFICATIONS AND SIZE TOLERANCES.
 - PLACED ROCKS SHOULD APPROXIMATE THE ARRANGEMENT AND SIZES DOCUMENTED WHERE POSSIBLE.
 - ROCK EDGING MUST FORM A CONSISTENT EDGE FOR THE LENGTHS DOCUMENTED USING THE AVAILABLE STONE.
 - ROCK RETAINING AND ARMOURING MAY REQUIRE MULTIPLE LAYERS AND SIZES OF STONE TO ACHIEVE THE DESIGNED OUTCOMES. REFER TO ENGINEERS DWGS.

24.08.23	INFORMATION	E	CS
24.08.23	INFORMATION	D	CS
23.08.23	INFORMATION	C	CS
22.08.23	INFORMATION	B	CS
17.08.23	INFORMATION	A	CS
DATE	DRAWING STATUS	REV.	INIT.

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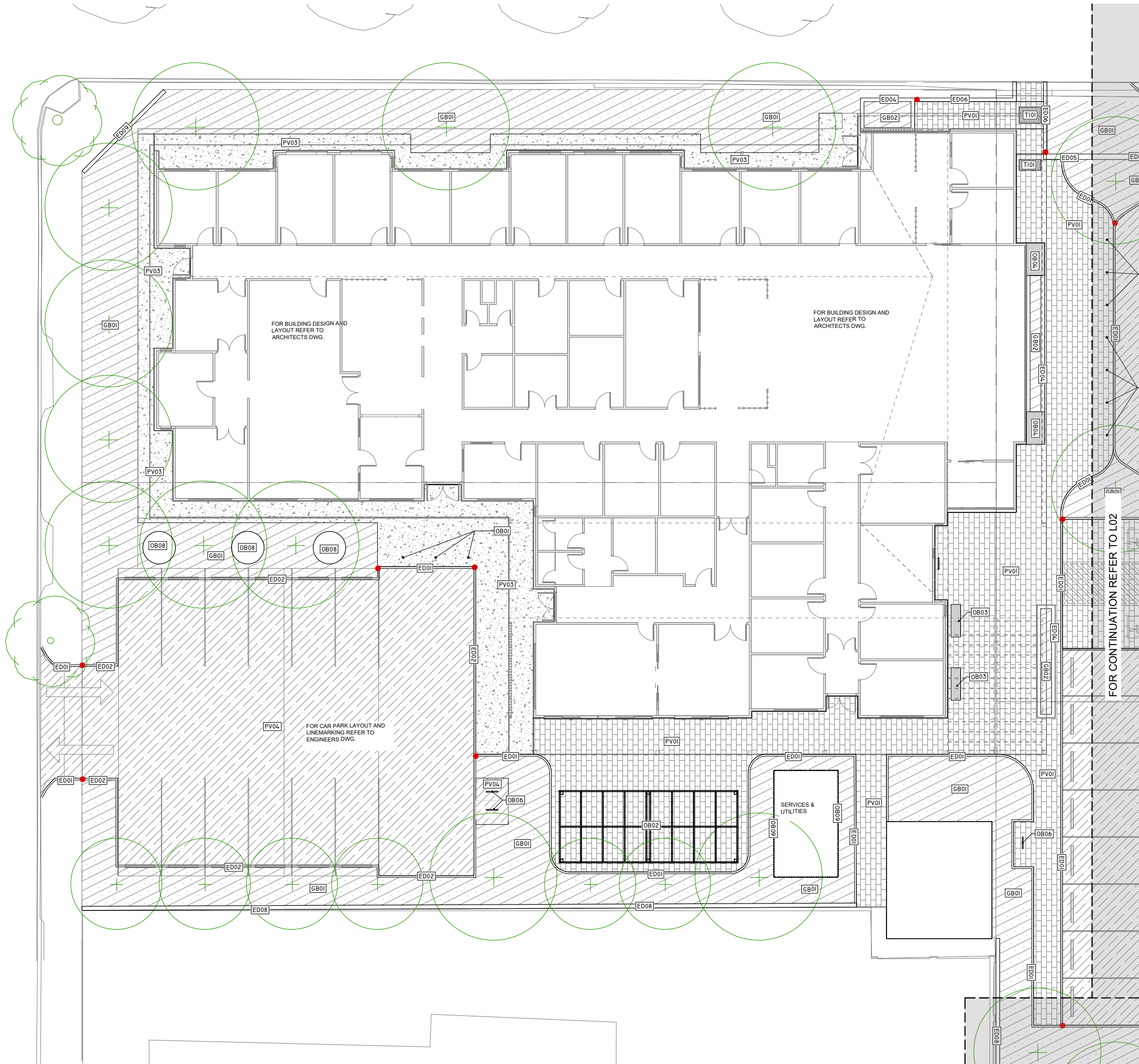
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13 MILL ST, TANUNDA, SA 5352

DRAWING TITLE			
LEGEND			
SCALE 1:100@A1	DATE 24.08.2023	DRAWN BY CS	
PROJECT No. 23TMC	DRAWING No. L00	CHECKED BY AB	



24.08.23	INFORMATION	E	CS
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23.08.23	INFORMATION	C	CS
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17.08.23	INFORMATION	A	CS
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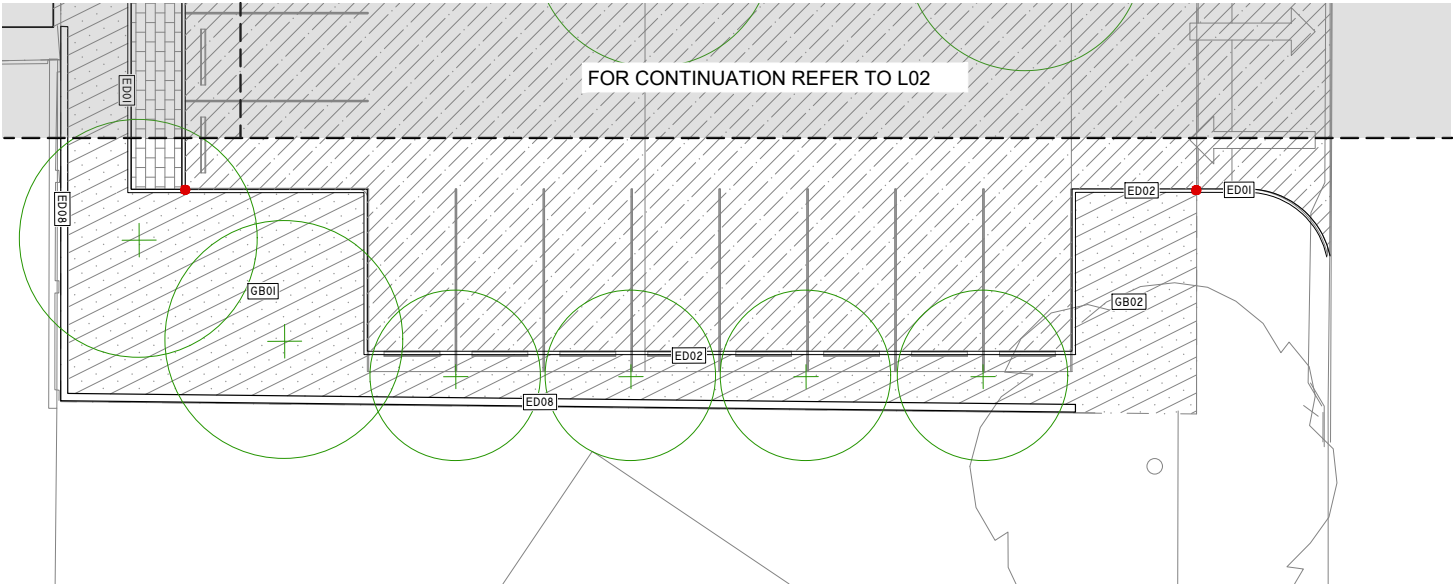
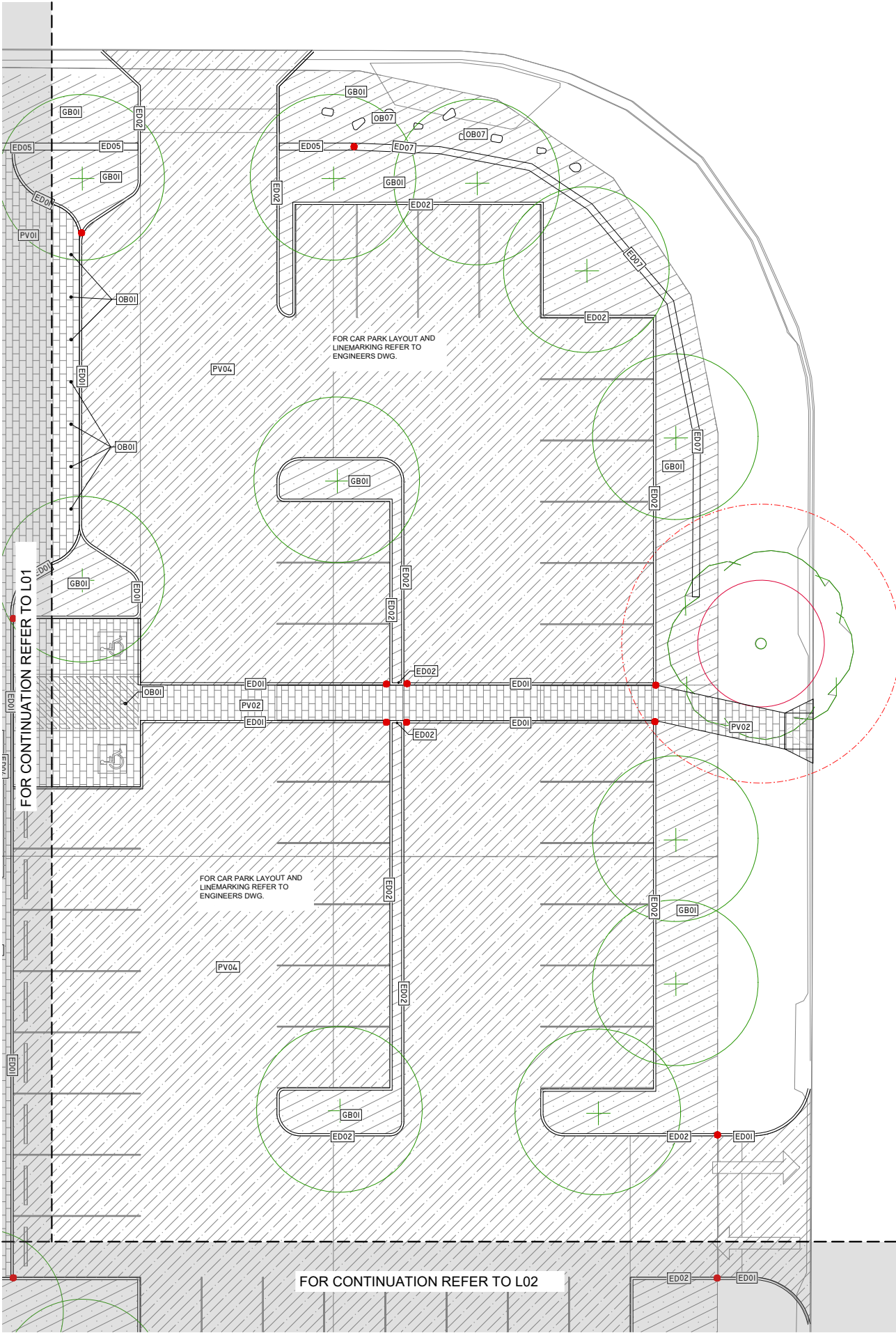
PROJECT

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13 MILL ST, TANUNDA, SA 5352

DRAWING TITLE			
EXTERNAL WORKS PLAN			
SCALE	DATE	DRAWN BY	NORTH
1:100@A1	24.08.2023	CS	
PROJECT No.	DRAWING No.	CHECKED BY	
23TMC	L01	AB	



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24.08.23	INFORMATION	D	CS
23.08.23	INFORMATION	C	CS
22.08.23	INFORMATION	B	CS
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DATE	DRAWING STATUS	REV.	INIT.

INFORMATION

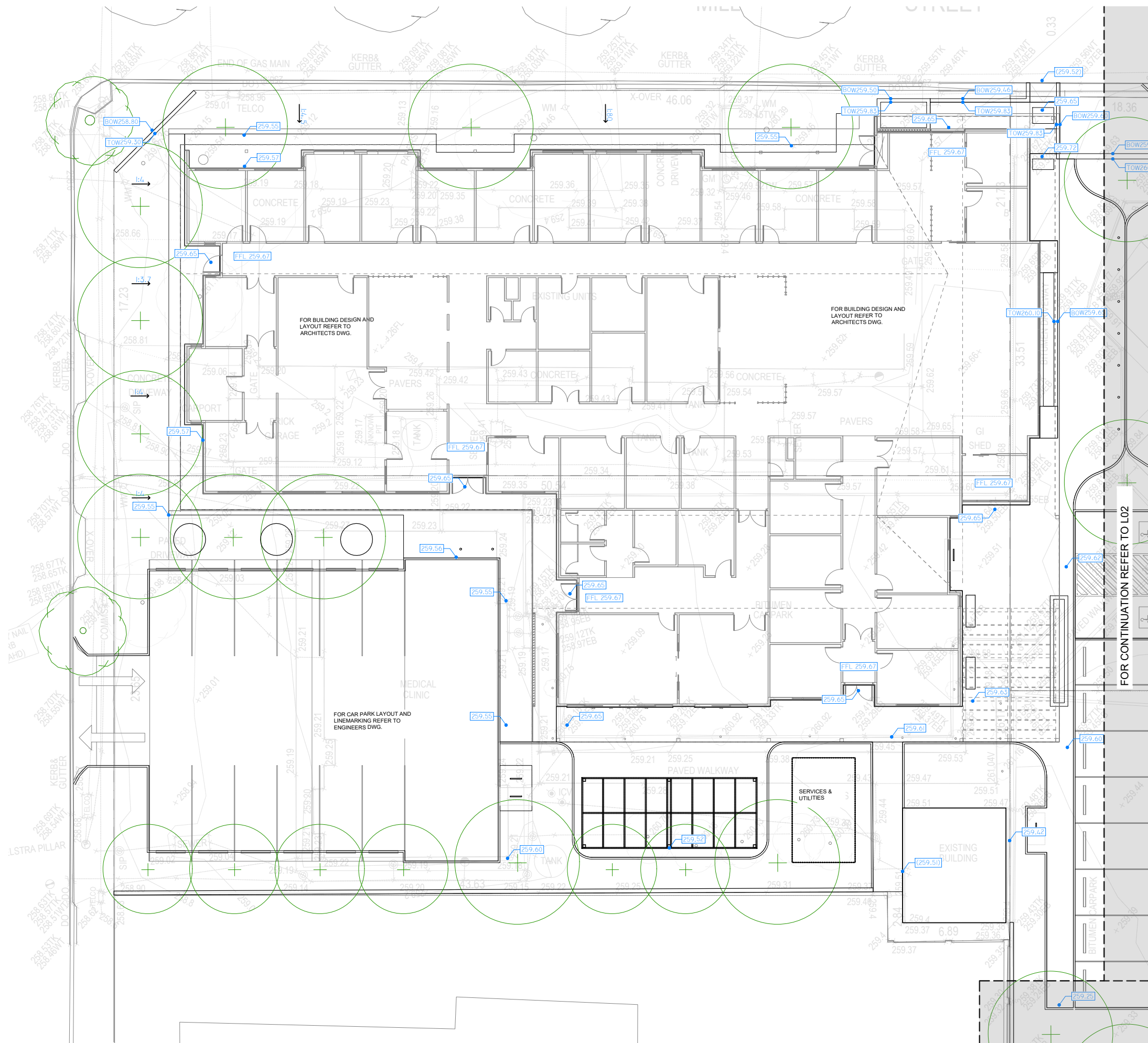


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SCALE 1:100@A1	DATE 24.08.2023	DRAWN BY CS	NORTH
PROJECT No. 23TMC	DRAWING No. L02	CHECKED BY AB	



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24.08.23	INFORMATION	D	CS
23.08.23	INFORMATION	C	CS
22.08.23	INFORMATION	B	CS
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DATE	DRAWING STATUS	REV.	INIT.

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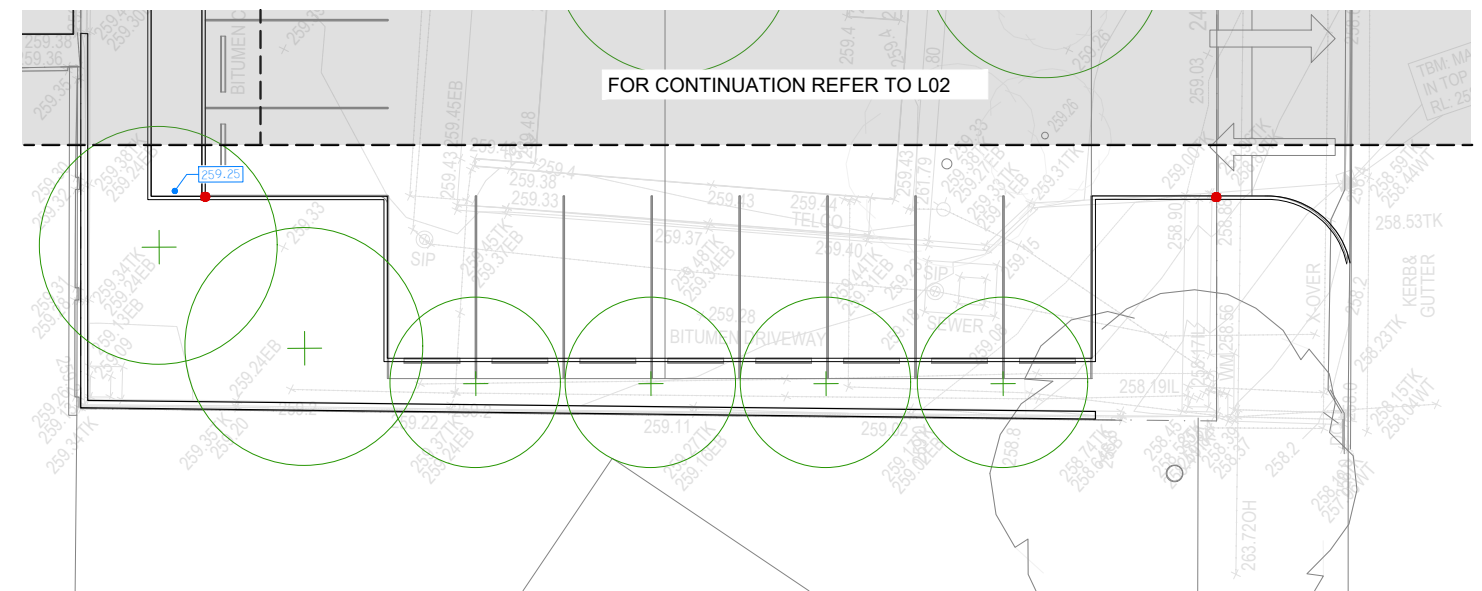
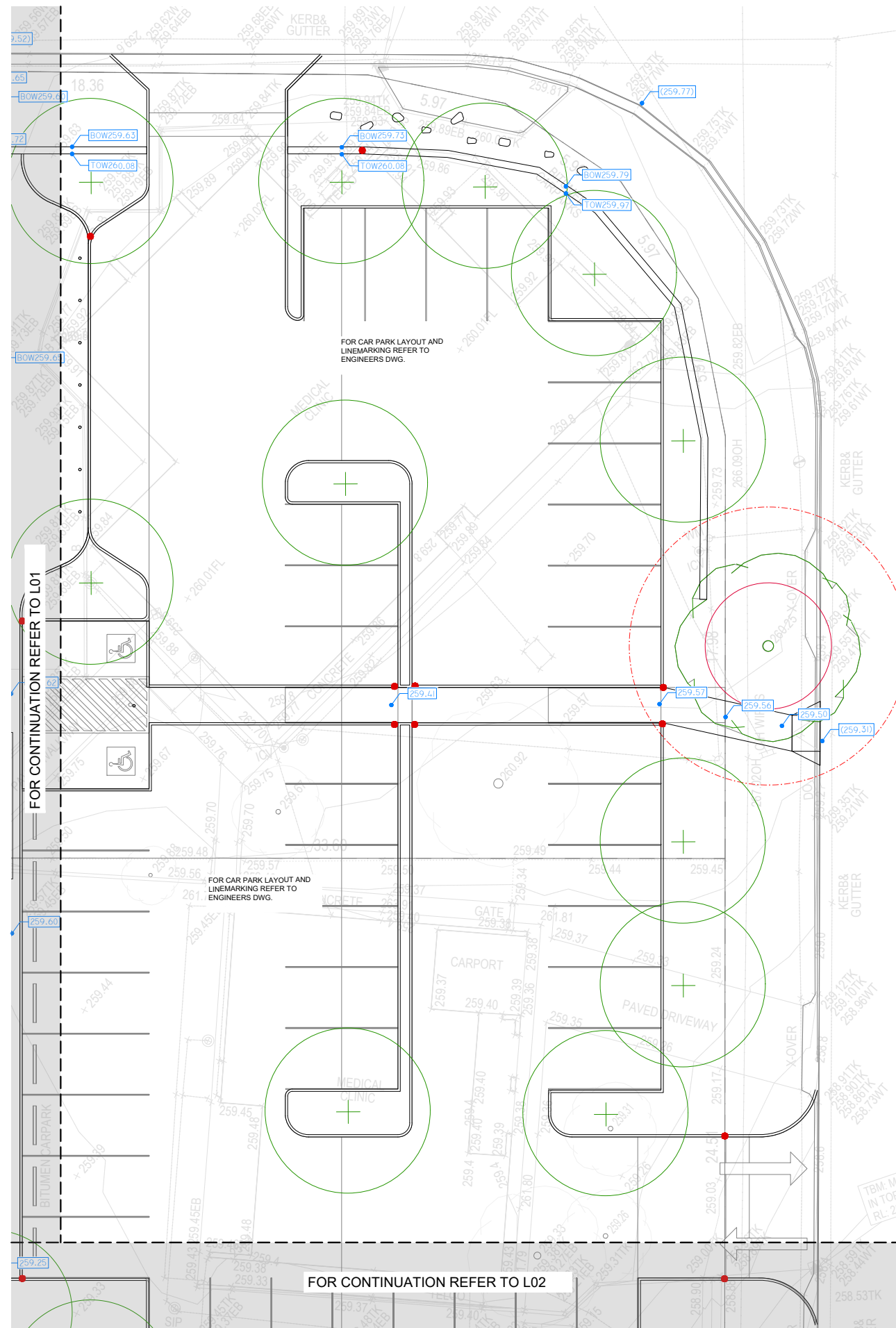
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DRAWING TITLE

SET OUT PLAN

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PROJECT No. 23TMC	DRAWING No. L03	CHECKED BY AB	



24.08.23	INFORMATION	E	CS
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23.06.23	INFORMATION	C	CS
22.06.23	INFORMATION	B	CS
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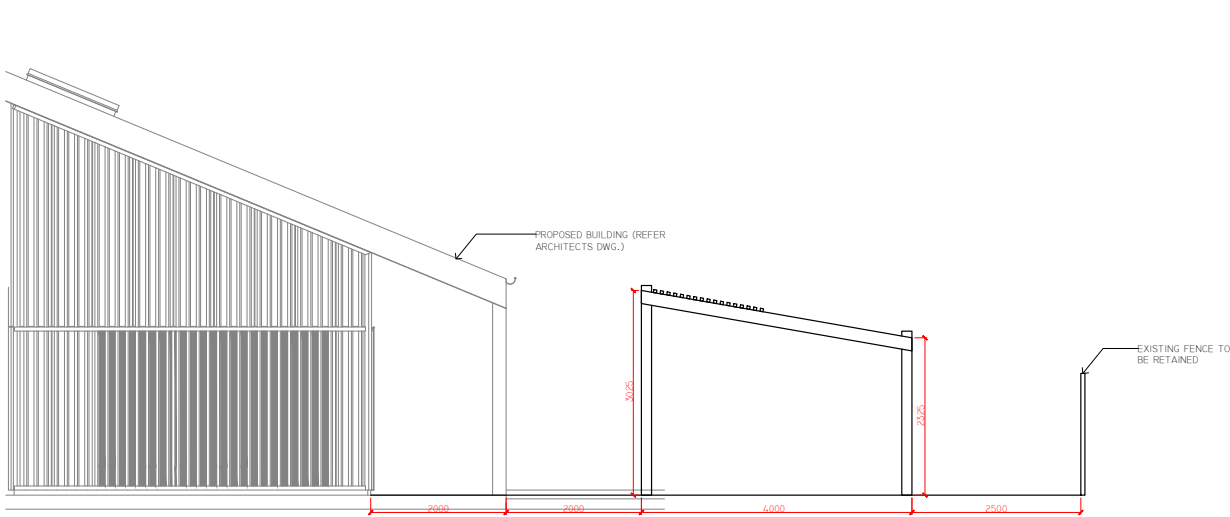
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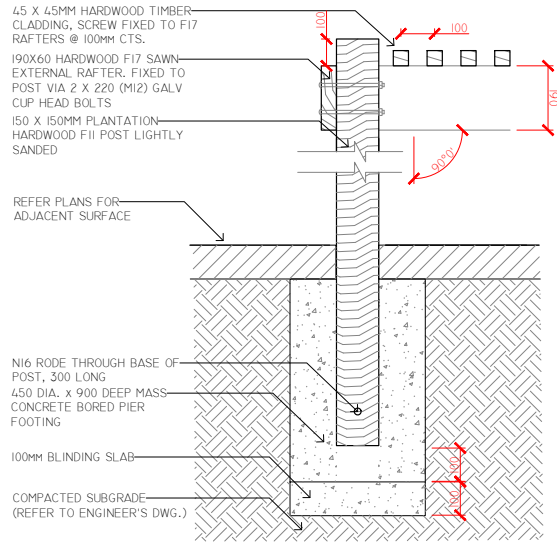
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DRAWING TITLE
SET OUT PLAN

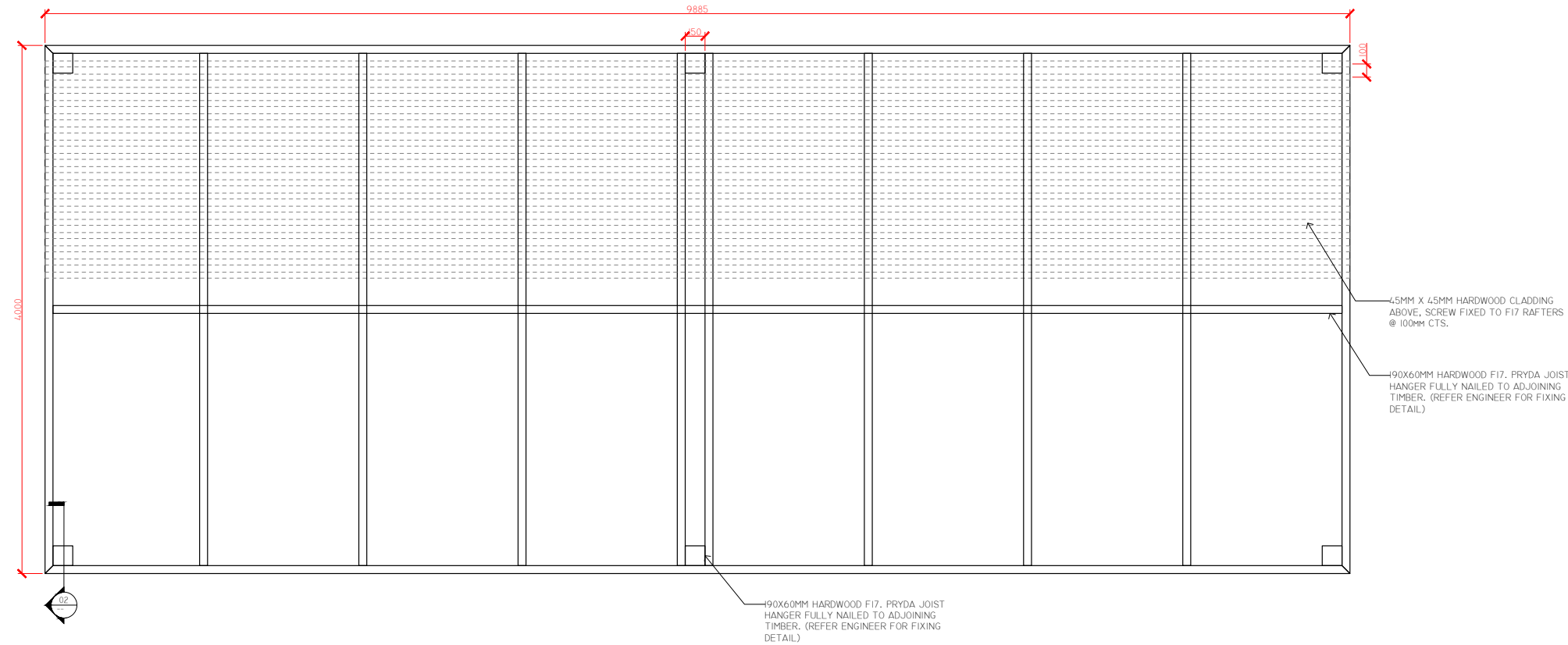
SCALE 1:100@A1	DATE 24.08.2023	DRAWN BY CS	NORTH 
PROJECT No. 23TMC	DRAWING No. L04	CHECKED BY AB	



01 OB02: TIMBER ARBOR
ELEVATION SCALE 1:50
NOTES: NOT FOR CONSTRUCTION



02 OB02: TIMBER ARBOR
SECTION SCALE 1:10
NOTES: NOT FOR CONSTRUCTION



03 OB02: TIMBER ARBOR
PLAN SCALE 1:20
NOTES: NOT FOR CONSTRUCTION

24.08.23	INFORMATION	E	CS
24.08.23	INFORMATION	D	CS
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DRAWING TITLE DETAILS			
SCALE AS SHOWN @A1	DATE 24.08.2023	DRAWN BY CS	
PROJECT No. 23TMC	DRAWING No. D01	CHECKED BY AB	

TANUNDA MEDICAL CENTRE CARPARK

OBTRUSIVE LIGHTING REPORT

SECON Consulting Engineers
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Adelaide SA 5000
Phone: 08 82237800

Project Number: C3043
Prepared For: Grieve Gillett Architects





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Document Revision and Status

Date	Rev	Issued By	Notes	Checked	Approved
16/08/2023	0	MB	Preliminary Issue	AD	AB

Project No. C3043
Issued by Michael Bradley
Senior Consultant – Electrical Services
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1. Introduction

The primary purpose of this report is to assess the potential effects of obtrusive lighting with regards to the proposed new carpark lighting at the Tanunda Medical Centre located 13 Mill Street, Tanunda SA 5352. This report will aim to confirm compliance with AS/NZS 1158.3.1:2020 Lighting for roads and public spaces and AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

While this report has provided a single lighting design solution, we can confirm that the site will not be limited to a specific solution and many other lighting types will be capable of meeting the design requirements.

2. Reference Documents

- AS1158.3.1 – Lighting of roads and public spaces
- AS4282 – Control of the obtrusive effects of outdoor lighting
- Google Map to determine the surrounding properties and roads
- Tanunda Medical Centre – Carpark lighting and obtrusive lighting design calculations

3. Abbreviations & Definitions

- E_v – Illuminance at vertical plane
- I – Luminous intensity emitted by luminaires
- TI – Threshold increment. The measure of disability glare expressed as a percentage increase in contrast required between an object and its background for it to be seen equally with the source of glare present. The higher the number the greater the glare.
- Level 1 – Type of control that is appropriate for lighting in environmentally sensitive area i.e., where existing environment is of high quality, abutting properties are close to the installation, residential in nature, existing ambient light levels are low.

4. Compliance Requirements

4.1 Design Criteria

The following factors were considered during the design of the new lighting system;

- Carpark lighting design proposed to meet requirements of PC2 to comply with table 3.7 of 1158.3.1:2020 inclusive of associated requirements for pedestrian crossing (PCX) and accessible carparks (PCD)
- Spill light (i.e. illuminance in the vertical plane) to comply with table 3.2 of AS4282:2019 – Maximum 10 lux at pre-curfew times for A3 Zone area with medium district brightness surrounds (i.e. between 6:00am – 11:00pm) and 2 lux outside of these hours.
- Threshold increment (TI) by the lights to comply with table 3.2 AS4282 – 20%.
- Luminous intensity (I) emitted by lights to comply with table 3.3 of AS4282:2019 – Pre-curfew a maximum of 12,500 cd (Level 1 control) for a large size area and 2,500 cd after curfew.

4.2 General

The perception of a lighting installation may be significantly influenced by the following factors:

- a) The zoning of the area abutting the lighting installation. There is a greater potential for complaints where a well-lit commercial carpark is located adjacent a residential area.
- b) The state of development of the area, whether the area is sparsely settled or fully built up.
- c) The topography of the area surrounding the lighting installation. Residential developments which are at a lower level than that of the lighting installation should be particularly considered, where direct view of luminaires is possible.
- d) Physical features such as adjacent tall buildings, trees, high fencing etc. which may be effective in restricting light spill beyond the boundaries.
- e) The presence or absence of other lighting in the immediate area and the type of lighting. The effect of the proposed carpark lighting will be lessened where the surrounding area is well lit. e.g adjacent road lighting or commercial developments.



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4.3 Carpark Lighting Compliance Assessment

Table 3.7 of AS1158.3.1 identifies four (4) factors that are relevant to the compliance of carpark lighting. These factors are as follows:-

- Average horizontal lux ($\bar{E}_h >$)
- Minimum horizontal lux ($E_{ph} >$)
- Minimum vertical lux ($E_{pv} >$)
- Uniformity ($UE2 <$)

The first factor is “**Average horizontal lux ($\bar{E}_h >$)**” and the applicable column is ‘Column 2’ table 3.7. To comply with the standard recommendations, calculated values must be equal to or greater than the allowed value.

Location Category	E_h (avg) - lux	Proposed Lighting Design (WE-EF VFL530) E_h (calc) - lux
General Carpark (PC2)	7.0	12.26
Accessible Carpark (PCD)	N/A	20.96
Ambulance Bay (PA3)	7.0	8.86

The second factor is “**Minimum horizontal lux ($E_{ph} >$)**” and the applicable column is ‘Column 3’ table 3.7. To comply with the standard recommendations, calculated values must be equal to or greater than the allowed value.

Location Category	E_{ph} (min) - lux	Proposed Lighting Design (WE-EF VFL530) E_{ph} (calc) - lux
General Carpark (PC2)	1.5	3.5
Accessible Carpark (PCD)	≥ 14 and $\geq \bar{E}_h$	17.0
Ambulance Bay (PA3)	2.0	2.8

The third factor is “**Uniformity ($UE2 <$)**” and the applicable column is ‘Column 4’ table 3.7. To comply with the standard recommendations, calculated values must be equal to or less than the allowed value.

Location Category	$UE2$	Proposed Lighting Design (WE-EF VFL530) $UE2$ (calc)
General Carpark (PC2)	8	2.1
Accessible Carpark (PCD)	N/A	N/A
Ambulance Bay (PA3)	5	1.7



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The fourth factor is “**Minimum vertical lux ($E_{pv} >$)**” and the applicable column is ‘Column 5’ table 3.7. To comply with the standard recommendations, calculated values must be equal to or greater than the allowed value.

Location Category	E_{pv} (min) - lux	Proposed Lighting Design (WE-EF VFL530) E_{pv} (calc) - lux
General Carpark (PC2)	1.0	1.8
Accessible Carpark (PCD)	N/A	N/A
Ambulance Bay (PA3)	2.0	2.8

4.4 Obtrusive Light Assessment

Table 3.2 of AS4282 identifies two factors that are relevant to the control of obtrusive light to surrounding properties when designing carpark lighting.

The first factor is “**Illuminance in Vertical Plane (E_v)**” and the applicable column is ‘Column 3’ table 3.2 for low district brightness surrounds (curfew). The calculations of ‘ E_v ’ are done at the property line in the vertical plane.

Location	E_v (max) - lux	Proposed Lighting Design (WE-EF VFL530) E_v (calc) - lux
MacDonnell Street Boundary	2	1.6
Felder Street Boundary	2	0.9

The above demonstrates compliance with the 2-lux maximum of curfew requirements of AS4282.

The 2nd factor is “**Luminous Intensity (I)**” and the applicable column is ‘Column 4’ table 3.3 for high district brightness surrounds (curfew).

Location	I (max) - Cd	Proposed Lighting Design (WE-EF VFL530) I (calc) - Cd
MacDonnell Street Boundary	2,500	1,550
Felder Street Boundary	2,500	1,328

The above demonstrates compliance with the maximum luminous intensity of 2,500 cd pre-curfew of AS4282.

The 3rd factor is “**Threshold Increment (TI)**” and the applicable column is ‘Column 4’ table 3.2 for high district brightness surrounds

Location	TI (max) - %	Proposed Lighting Design (WE-EF VFL530) I (calc) - Cd
MacDonnell Street Boundary	20	5
Felder Street Boundary	20	5

The above demonstrates compliance with the maximum threshold increment of 20%.



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5. Summary

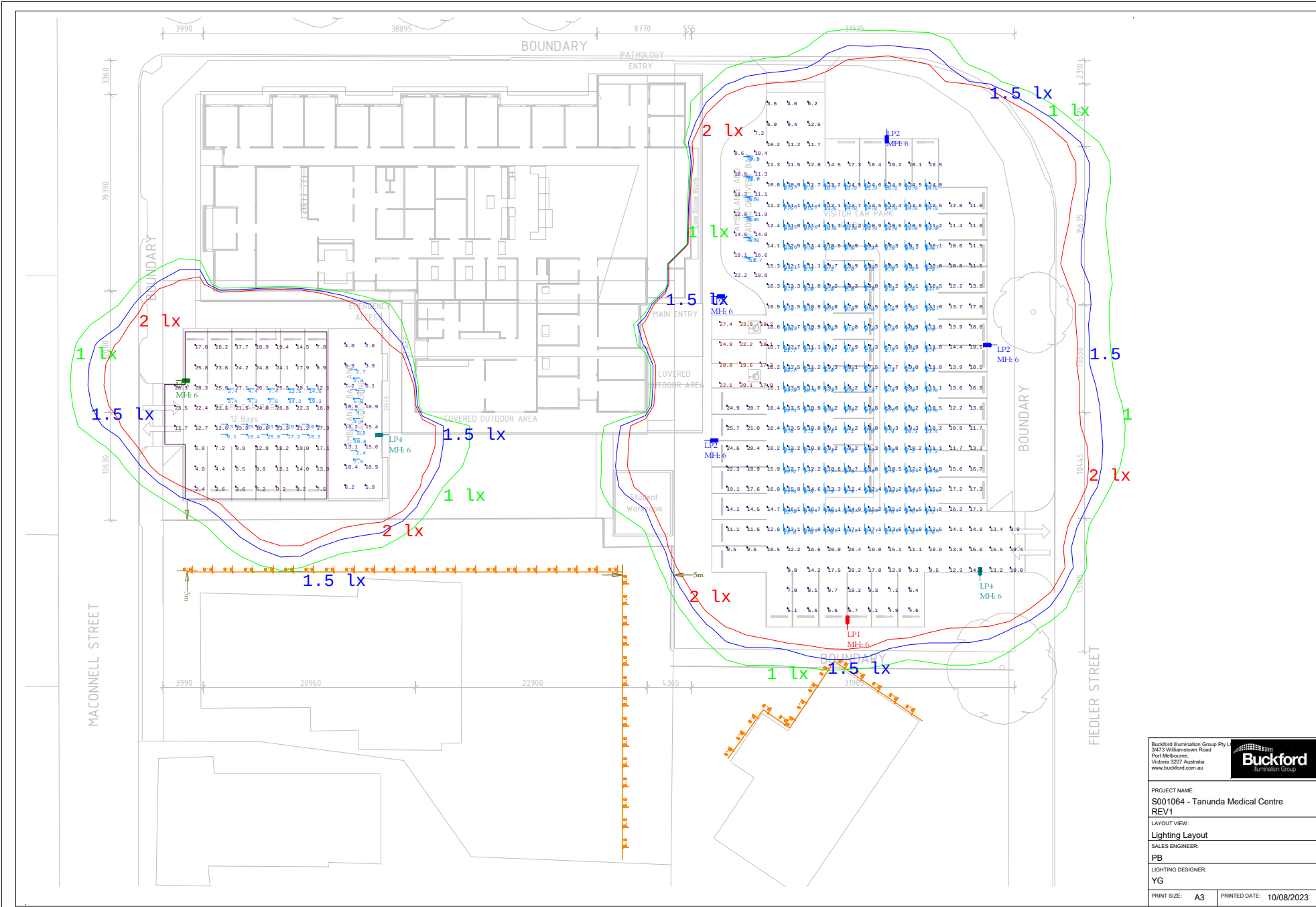
The external carpark lighting design option has proved compliance with carpark lighting levels for a PC2 lit carpark in accordance with AS/NZS 1158.3.1:2020 and with the obtrusive lighting requirements for spill lighting (lux) levels and the Luminous Intensity with AS4282:2019 curfew times of obtrusive effects for outdoor lighting in for medium district brightness surrounds.



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6. APPENDIX

6.1 Proposed Lighting Design – Carpark Lighting and Obtrusive Lighting Design Calculations



Calculation Summary				
Label	Avg	Max	Min	Max/Avg
Ambulance Bay 1 PA3 EpH	8.86	15.6	2.8	1.76
Ambulance Bay 1 PA3 EpV_1	N.A.	3.1	2.4	N.A.
Ambulance Bay 1 PA3 EpV_2	N.A.	10.8	2.3	N.A.
Ambulance Bay 2 PA3 EpH	13.26	22.2	7.2	1.67
Ambulance Bay 2 PA3 EpV_1	N.A.	10.5	3.6	N.A.
Ambulance Bay 2 PA3 EpV_2	N.A.	12.7	2.1	N.A.
Staff Car Park PC2 EpH	16.19	28.3	2.4	1.75
Staff Car Park PC2 EpV	N.A.	31.0	2.4	N.A.
Visitor Car Park PC2 EpH	12.26	25.7	3.5	2.10
Visitor Car Park PC2 EpV_1	N.A.	33.8	1.8	N.A.
Visitor Car Park PC2 EpV_2	N.A.	16.1	1.0	N.A.
Visitor Car Park PCD hPm	20.96	27.4	17.0	1.31

Obtrusive Light - Compliance Report
AS/NZS 4282:2019, A3 - Medium District Brightness, Non-Curfew L1
Filename: S001064 - Tanunda Medical Centre REV1
10/08/2023 3:21:45 PM

Illuminance
Maximum Allowable Value: 10 Lux

Calculations Tested (6):		
Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_13 Macdonnell St_Ill_Seg1	PASS	1.6
ObtrusiveLight_13 Macdonnell St_Ill_Seg2	PASS	0.4
ObtrusiveLight_24 Fielder St_Ill_Seg1	PASS	0.1
ObtrusiveLight_24 Fielder St_Ill_Seg2	PASS	0.3
ObtrusiveLight_24 Fielder St_Ill_Seg3	PASS	0.6
ObtrusiveLight_24 Fielder St_Ill_Seg4	PASS	0.9

Luminous Intensity (Cd) At Vertical Planes
Maximum Allowable Value: 12500 Cd

Calculations Tested (6):		
Calculation Label	Test Results	
ObtrusiveLight_13 Macdonnell St_Cd_Seg1	PASS	
ObtrusiveLight_13 Macdonnell St_Cd_Seg2	PASS	
ObtrusiveLight_24 Fielder St_Cd_Seg1	PASS	
ObtrusiveLight_24 Fielder St_Cd_Seg2	PASS	
ObtrusiveLight_24 Fielder St_Cd_Seg3	PASS	
ObtrusiveLight_24 Fielder St_Cd_Seg4	PASS	

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Buckford
Illumination Group

PROJECT NAME:
S001064 - Tanunda Medical Centre
REV1

LAYOUT VIEW:
Lighting Layout

SALES ENGINEER:
PB

LIGHTING DESIGNER:
YG

PRINT SIZE: A3 PRINTED DATE: 10/08/2023

Luminaire Schedule							
Symbol	Qty	Type	LLF	Description	Arm	Luminaire Watts	Mounting Height
	1	LP1	0.850	VFL530-SE [A60] IP66:LED-24/48W/3K + LS180 108-1291 +430-4029	1	54	6
	4	LP2	0.850	VFL530-SE [R65] IP66:LED-24/48W/3K 108-1295	1	54	6
	1	LP3	0.850	VFL530-SE [A60] IP66:LED-24/48W/3K 108-1291	1	54	6
	2	LP4	0.850	VFL530-SE [A60] IP66:LED-12/24W/3K 108-1301	1	27	6

LIGHTING CALCULATIONS ARE COMPLYING WITH AS158.3.1
TABLE 3.7 - VALUES OF LIGHT TECHNICAL PARAMETERS FOR
CAR PARKS

LIGHTING SUBCATEGORY: PC2
Average Horizontal Eh = 7lx
Point Horizontal Eph = 1.5lx
Point Vertical Epv = 1lx
UNIFORMITY = 0.6

LIGHTING CALCULATIONS ARE COMPLYING WITH AS158.3.1
TABLE 3.4 - VALUES OF LIGHT TECHNICAL PARAMETERS FOR
PEDESTRIAN & CYCLE PATHWAYS

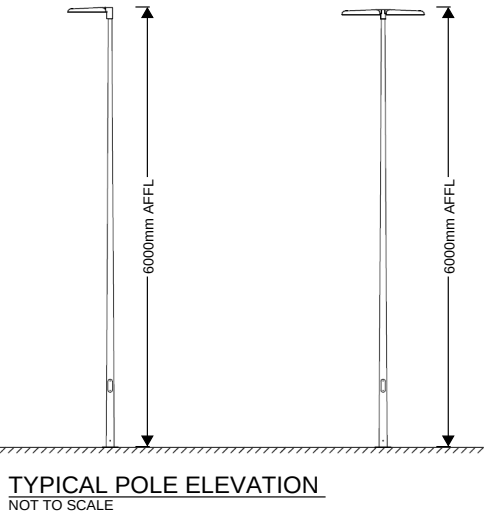
LIGHTING SUBCATEGORY: PA3
Average Horizontal Eh = 7lx
Point Horizontal Eph = 2lx
Point Vertical Epv = 2lx
UNIFORMITY = 0.5

LIGHTING CALCULATIONS ARE COMPLYING WITH AS158.3.1
TABLE 3.7 - VALUES OF LIGHT TECHNICAL PARAMETERS FOR
CARPARK DDA AREA

LIGHTING SUBCATEGORY: PCD
Point Horizontal Eph = >14lx

LIGHTING CALCULATIONS ARE COMPLYING WITH AS4282.2019
TABLE 3.2 / 3.3 - MAXIMUM VALUES OF LIGHT TECHNICAL PARAMETERS
FOR OBTRUSIVE LIGHTING

LIGHTING SUBCATEGORY: Zone A3 CURFEW
Point Vertical Mpv = 2lx
Sky Glow = 0lx
Luminous Intensity = 2,500cd



CONCEPT

PRELIMINARY DRAWINGS FOR
INFORMATION ONLY. SERVICES ARE
YET TO BE COORDINATED.

Rev	Date	Issue Description	By
A	16/08/23	CONCEPT ISSUE	MB

Project:
TANUNDA MEDICAL CENTRE EXPANSION
13 MILL STREET, TANUNDA SA 5352

Title:
ELECTRICAL SERVICES
CARPARK LIGHTING AND OBTRUSIVE
LIGHTING DESIGN CALCULATIONS

Architect

**GRIEVE
GILLET
ARCHITECTS**

SECON
consulting engineers

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A.C.N. 613 300 299

North



ENR MB
DATE AUG 2023 SCALE NTS @A1
SHEET 1 of 1

DRAWING NO:
C3043-E-SK101

PLOT DATE: 16/08/2023

Size: A1
Rev: A



Ref: 22475|BNW

21 August 2023

Shae Taylor
Grieve Gillett Andersen
243 Pirie Street
ADELAIDE SA 5000

Dear Shae,

TANUNDA MEDICAL CENTRE REDEVELOPMENT 13 MILL STREET, TANUNDA

I refer to the proposed redevelopment of the Tanunda Medical Centre at 13 Mill Street, Tanunda. As requested, I have prepared the following review of traffic and parking matters associated with the proposal.

EXISTING SITUATION

The existing medical centre is located at 13 Mill Street and 26 Fiedler Street (opposite the Tanunda Hospital). The site is bound by Mill Street to the north, Fiedler Street to the east, Macdonnell Street to the west and residential properties to the south. The Medical Centre also owns 11A Mill Street (residential units). A total of 11 consulting rooms are provided within the Medical Centre as well as associated (ancillary) administration, reception/waiting, amenities and other back-of-house areas.

Vehicular access is currently provided via various crossovers on the three street frontages. A total of approximately 20 formalised parking spaces are provided within the overall site (excluding the unit site as 11A Mill Street). This includes four spaces provided around the corner of Mill Street/Fiedler Street (which are only partially within the site and also would not conform with 'current day' design standards).

All roads immediately adjacent the site are local roads under the care and control of The Barossa Council. The general urban speed limit of 50 km/h applies on the adjacent roads. The closest arterial road to the site is Murray Street (under the care and control of the Commissioner of Highways) which is located approximately 250 m west of the site).



THE PROPOSAL

It is proposed to demolish of the buildings within the overall site (with the exception of one historic stable building) and construct a new medical centre with 21 consulting rooms including two pathology collection rooms and additional ancillary areas (waiting/reception, administration, procedure/treatment rooms, amenities etc.). It is understood that a portion of the consulting rooms will be utilised as a training facility for student consultants.

Vehicular access is proposed to be accommodated via the following locations:

- a two-way crossover on Macdonnell Street which will service a small staff only car park (patrons will not utilise this access or car park);
- a two-way crossover on Mill Street (which will be located with sufficient separation from the adjacent intersection with Fiedler Street in excess of the minimum requirement of the relevant Australian Standard); and
- a two-way crossover on Fiedler Street (located in the approximate position of the site's existing southern access point and staggered from the opposite Hospital access points).

All other redundant crossovers will be closed (resulting in a reduction in the number of conflict points on the adjacent roads). This also includes the removal of the four spaces accessed directly from the corner of the Mill Street/Fiedler Street intersection (which will present a safety improvement for the intersection). Additionally, the removal of existing crossovers will result in the ability to accommodate approximately seven (7x) additional vehicles on-street.

Pedestrian access will be accommodated via a path connection within the car park between the building and Fiedler Street (an additional path will also be provided in front of the building towards Mill Street). Pedestrian access for the staff park will also be provided via the western side of the building.

The Mill Street and Fiedler Street access points will accommodate movements to/from the site's main car park. The main car park will comprise 45 parking spaces (the majority of which will be angled, 90 degree spaces and 2 will be parallel set-down/pick-up spaces).

As noted above, the Macdonnell Street access will accommodate movements to/from a small staff car park. The staff car park will comprise 12 parking spaces as well as accommodate emergency ambulance access for the centre. Figure 1 illustrates the associated manoeuvre for ambulance access to/from this area.

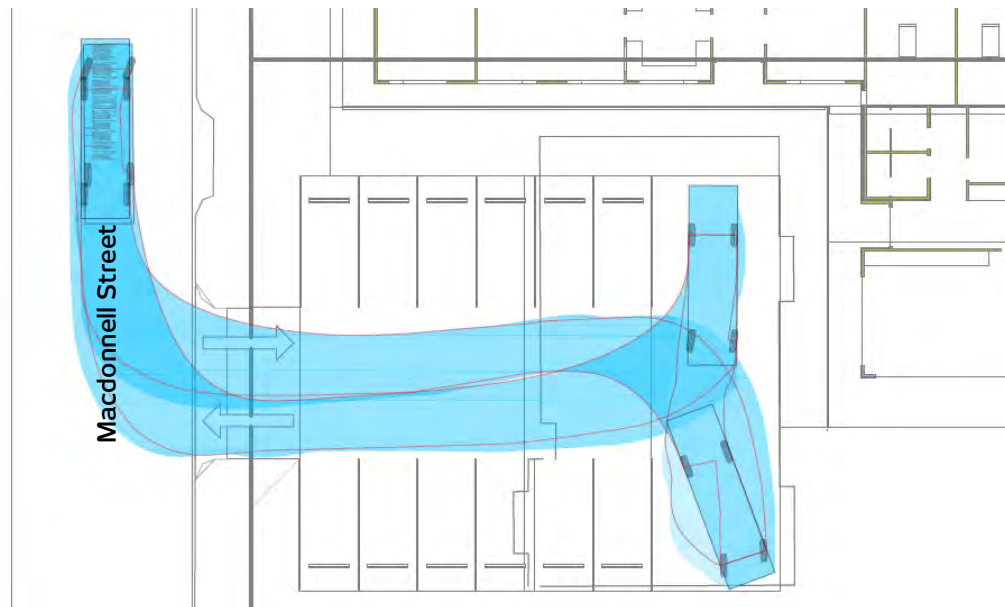


Figure 1 - Ambulance access manoeuvre

The above parking provisions will result in a total of 57 parking spaces within the site (a total of 64 parking spaces when including the additional on-street spaces achieved).

The parking areas will comply with the requirements of the Australian/New Zealand Standard for "Parking Facilities – Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and the Australian/New Zealand Standard for "Parking Facilities – Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2022) in that:

- general parking spaces will be 2.6 m wide and 5.4 m long (or 4.8 m with 600 mm overhang to low level landscaping);
- staff only parking spaces will be 2.4 m wide and 5.4 m long;
- parking spaces for use by persons with disabilities will be 2.4 m wide and 5.4 m long with an adjacent shared area of the same dimension;
- parking aisles will be at least 5.8 m wide;
- 0.3 m clearance will be provided (where applicable) to all objects greater than 0.15 m in height;
- parallel parking spaces will be 2.5 m wide and 6.3 m long (with additional flaring); and
- pedestrian sight line provisions will be accommodated adjacent the egress lanes of the access points.

Servicing and delivery movements will be undertaken via the main car park. Refuse collection vehicles (up to 10 m long) can be accommodated within the main aisles. Refuse



collection would be undertaken outside of operating hours and the associated vehicles can store within the aisle (or the set-down/pick-up lane) when servicing the site. Additional deliveries (couriers, etc.) can be accommodated during operating hours via the set-down/pick-up lane. Figure 2 illustrates the turn path associated with the refuse collection vehicle.



Figure 2 - 10 m rigid truck (refuse collection vehicle) access to/from the site

PARKING ASSESSMENT

The Planning and Design Code identifies a Deemed-to-Satisfy/Designated Performance Feature (DTS/DPF) parking provision criteria for 4 spaces per consulting room.

On this basis, to meet the DTS/DPF criteria, 44 parking spaces would be required for the site's existing use. Noting that 20 formalised spaces are currently provided within the site, there is an existing theoretical shortfall of 24 spaces associated with the existing use of the site (i.e. such a shortfall would theoretically already be accommodated on-street in the vicinity of the site).

In comparison, the proposal would require 84 parking spaces for the consulting rooms to meet the DTS/DPF criteria. Noting the proposed provision of 57 spaces within the site, there would be a theoretical shortfall (against the DTS/DPF criteria) of 27 spaces. This is partially offset, however, by the achievement of additional spaces on-street (7 spaces)



with the theoretical shortfall reducing to 20 spaces. The proposal therefore represents an improvement compared to the current shortfall of 24 spaces associated with the existing site.

In addition to the above, while the DTS/DPF criteria would not be met by the proposal (nor the existing situation), it is noted that Performance Outcome 5.1 of the General Development Policies (Transport, Access and Parking) states the following:

"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." (our emphases)*

The Planning and Design Code therefore contemplates acceptance of lower parking provisions (than suggested by the specified rates) based on development and land use considerations (including the use of on-street parking).

In addition to the (valid) consideration of on-street parking use, the parking requirement suggested by the DTS/DPF rates is considered conservative due to the following factors associated with the proposed use:

- previous studies have identified that it is common at medical centres that not all consulting rooms are utilised at once (as a proportion of consultants either work part-time and/or, at times, consult at other locations) and a typical peak consulting room occupancy in the order of 75% to 85% has been identified. Notably, staffing information provided by centre management has identified that the consultants associated with the site work between 2 to 4 days a week (with an average of 3.33 days worked per consultant which equates to an average 66.6% occupancy with the highest occupancy on any one day at 76.9%). The full occupancy of all consulting rooms at any one time will not occur and therefore realistic parking demands will be less than suggested by the above rates;
- there will be no sharing of consulting rooms between consultants (each consultant will have 'their own' room); and
- a proportion of the consulting rooms will be utilised for the training of student consultants (as already occurs within the site). The students will be supervised by a consultant associated with one of the other consulting rooms. This results in



'double-up' in the above calculations and, again, the resulting parking requirement is higher than realistic demands.

On the basis of the above, it is considered that realistic parking demands associated with the site will be less than suggested by direct application of the DTS/DPF rates. The vast majority of parking demand will be able to be accommodated on site. Importantly, the proposal will reduce the reliance and impact on on-street parking compared to the current situation which is a positive outcome (not only for the site but also the surrounding community). Accordingly, it is considered that the proposal adequately addresses Performance Outcome 5.1 of the General Development Policies (Transport, Access and Parking) of the Planning and Design Code.

TRAFFIC IMPACT

The RTA's "Guide to Traffic Generating Developments" (the RTA Guide), and its subsequent updates, are documents commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The RMS study (update to the RTA Guide) identifies peak generation rates for medical centres. As with the parking assessment, such rates are associated with general practitioner centres and would overestimate realistic traffic generation associated with specialist consulting centres. Nevertheless, the RMS rates have been adopted for conservatism.

Based on analyses outlined within RMS report, the following traffic generation rates were identified (where X_1 is the number of doctors on site at one time):

- peak 1-hour person trips (in + out) = $-0.0314 X_1^2 + 6.1122 X_1 + 8.0607$

While typical occupancies within the site are between 46% to 77% (and averaging 66.6%), for conservatism, it has been assumed that 85% of doctors are on site at one time. Additionally, the RMS report indicates that, on average, 86% of person trips were associated with motor vehicle use. However, given limited public transport access, a rate of 95% has been adopted for this assessment.

On this basis, the existing medical centre would be forecast to generate in the order of 63 peak hour vehicle movements and the proposed redeveloped centre would generate approximately 108 peak hour movements. The proposal would therefore be forecast to generate an additional 45 peak hour vehicle trips (in comparison, if the average occupancy was adopted, the increase would equate to approximately 36 additional peak hour trips). This doesn't include consideration of the traffic generation associated with the residential units to be demolished and therefore the additional volumes would realistically be lower (nevertheless, the above forecasts have been adopted for conservatism).



The additional movements will be distributed between the various access points. In the order of 10 peak hour movements would be forecast to be associated with the staff car park accessed via Macdonnell Street. Such an increase would have negligible impact on conditions within Macdonnell Street. The remaining 35 additional movements would be distributed between the Mill Street and Fiedler Street access points (with the greater distribution anticipated to be via the Mill Street access due to its closer proximity to Murray Street and the lack of road network connectivity to the east and south-east). These movements would be split between inbound and outbounds movements (estimated at 60% in and 40% out in the am peak hour and vice versa in the pm peak hour). The movements would easily be within the capacity of the proposed access points and have minimal impact on conditions on the adjacent roads.

It is also noted that the peak hour generation associated with medical centres typically occurs outside of the peak commuter periods with traffic generation typically peaking mid-morning. For example, the RMS data indicates that the traffic generation during the am and pm peak hours equates to 50.5% and 58.3%, respectively, of a medical centre's peak hour generation. The additional volumes during the commuter peak periods would therefore equate to approximately 22 to 26 additional movements. Such additional volumes are very low and would easily be accommodated on the adjacent road network.

SUMMARY

The proposal comprises the redevelopment of the Tanunda Medical Centre with associated access and parking provisions. Vehicle access to the site will be provided via three two-way access points (one on each of the bounding roads). The site has been designed such that all vehicles can enter and exit in a forward direction. The access and the parking area will be provided in accordance with the relevant Australian Standards.

A total of 57 parking spaces will be provided on-site with an additional 7 spaces created on-street due to the closure of existing crossovers. There is an existing theoretical shortfall associated with the site (against the DTS/DPF criteria). However, this will be reduced by the proposal (i.e. while there will still be some likely use of on-street parking, the reliance will be reduced compared to the existing situation). Nevertheless, the DTS/DPF rates identified by the Planning and Design Code are conservative when relevant factors associated with the proposal are considered. In reality, lower parking demands are likely and the majority of peak parking demands will be accommodated on-site.

The proposal is conservatively forecast to generate in the order of 45 additional trips during the centre's peak hour. Lower volumes would be anticipated during the am and pm commuter peak hours adjacent road network. Such movements will be readily accommodated at the proposed site access and on the adjacent road network.



Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ben Wilson", written in a cursive style.

BEN WILSON

Director | CIRQA Pty Ltd

FINAL REPORT

GRIEVE GILLET ARCHITECTS

Tanunda Medical Centre

13 Mill Street, Tanunda, SA 5352

> STORMWATER MANAGEMENT PLAN

cpr
engineers

REV 0 | 24 August 2023



TANUNDA MEDICAL CENTRE STORMWATER MANAGEMENT PLAN

Site Address: 13 Mill Street, Tanunda SA 5352

Project Number: 220058

ISSUE REGISTER PROJECT:

ISSUE DATE	REASON	PREPARED	REVIEWED
A	First Draft	Mark Billinger	
B	Second Draft	Mark Billinger	
0	Final - Planning	Mark Billinger	Neil Pearson

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TANUNDA MEDICAL CENTRE EXPANSION STORMWATER MANAGEMENT PLAN

220058 - Thursday, 24 August 2023

INTRODUCTION

The following report outlines the key requirements to manage the disposal of stormwater from the post development site for the proposed new Tanunda Medical Centre Expansion.

The proposed new development site is located at 13 Mill Street, Tanunda within The Barossa Council area.

The site is bounded to the north by Mill Street, to the west by MacDonnell Street, to the east by Fiedler Street and residential housing to the south, see Figure 1.



Figure 1: Existing Site – 13 Mill Street, Tanunda

The stormwater concept has been based upon the architectural plans prepared by Grieve Gillett Architects, and the survey provided.

In general terms, four (4) existing buildings on the site will be demolished, all existing sealed pavement area will be removed, and a new building, pavement and landscaped areas constructed.

This Stormwater Management Plan has been prepared in accordance with The Barossa Council document, 'Standards and Requirements for the Design, Construction and Development of Infrastructure Assets - Guidelines for undertaking Land Division'

Tanunda Medical Centre | 220058 - 23-08-24 - Stormwater Management Plan - Rev 0

|





Revision 2.0 – 16 March 2021 and design advice received from the engineering department of The Barossa Council in correspondence dated 30 November 2022, 5 July 2023 and 13 July 2023.

This document is to be read in conjunction with:

- Architectural drawings, Grieve Gillett Architects site plan DA13,
- CPR Engineers Stormwater Management Plan 220058 – SWMP – SK001 (A); and
- CPR Engineers Stormwater Calculations

This Stormwater Management Plan establishes the principles to manage the stormwater on the site and its disposal and is submitted for review by The Barossa Council as a part of the Development Approval process.

Should further details be required during this period, CPR Engineers will be able to provide these as necessary.





GENERAL STORMWATER MANAGEMENT

The new works will be designed for the following stormwater criteria as outlined by The Barossa Council engineering department.

For a commercial development, detention shall be provided to limit the 1:20 ARI post-development peak discharge to the 1:20 ARI pre-development peak discharge from the site or where the site discharge to the kerb and gutter is limited to maximum discharge rates of 12 L/s for 1:10 ARI storm events and 20 L/s for 1:100 ARI events, whichever is the lesser.

While for pollution control, The Barossa Council requires stormwater runoff to be treated to achieve desired water quality levels consistent with current best practice and the 'Environmental Protection Authority's 'Stormwater Pollution Prevention code of practice for local, state and federal government'. For commercial developments, pollution control devices shall be incorporated into the design for the removal of gross pollutants, silt, grease and oil and possible harmful chemical pollutants.

It is proposed that roof stormwater from the proposed development will be detained on site by use of above ground detention tanks with restricted outflow by gravity to the existing kerb and gutter, while the carpark stormwater will be detained within the carpark areas with restricted outflows via gravity through a Gross Pollutant Trap (GPT) to the existing kerb and gutter.

SITE FEATURES

The site is not serviced by any existing in-ground stormwater infrastructure within the streets bounding the site, so the site stormwater will need to be discharged from the existing kerb and gutters with maximum discharge rates of 12 L/s for 1:10 ARI storm events and 20 L/s for 1:100 ARI events.

The primary site features prior to development include the following approximate areas:

- Exist Roof Areas – 1,244 m²
- Exist Sealed Surface – 1,368 m²
- Exist Landscaping – 1,563 m²
- Total Exist Site area – 4,175 m²

The post development features are:

- New Roof Areas – 1,420 m²
- New Sealed Surface – 1,990 m²
- New Landscaping – 765 m²
- Total area – 4,175 m²





FINISHED FLOOR LEVEL REQUIREMENTS

Currently there is no flood mapping within the area of this proposed development at Mill Street. Based on design advice received from the engineering department of The Barossa Council in correspondence dated 5 July 2023, the proposed building is required to have a finished floor level set at a minimum of 200mm above adjacent existing kerb and water-table level on Mill Street.

Hence, the proposed FFL for the new building will be 259.67.

Where the part of the property grades away from the existing kerb and water-table, (north-east corner of the site) a continuous barrier/kerb will be specified with a minimum level of 200 mm above adjacent existing kerb and water-table levels. While at the new driveway entrance and pedestrian access from Mill Street, the site levels will be raised to be a minimum level of 200 mm above adjacent existing kerb and water-table levels.

The above measures have been addressed in order to maintain an appropriate freeboard level higher than surrounding road reserve to reduce flows from 1:100 ARI storm events from entering the site via the road reserves.

STORMWATER DETENTION

In accordance with council requirements, for commercial developments, detention shall be provided to limit the 1:20 ARI post-development peak discharge to the 1:20 ARI pre-development peak discharge from the site.

The pre-development stormwater discharge for the existing site is:

- 66.3 L/s for a 20 year ARI stormwater event.

To match post-development flows with the existing (pre-development) flows, the proposed new development requires to provide 12.1 m³ of detention for a 1:20 ARI stormwater event.

However, The Barossa Council also have maximum discharge limits which must be considered when discharging stormwater to the existing kerb and gutter, which can increase the detention requirements for the site.

The post-development site has been divided into three (3) main stormwater catchment areas, based on stormwater collection and the proposed staging:

- Catchment 1 - New building roof and its surrounding paving and landscape,
- Catchment 2 - New staff carpark, staff courtyard and existing coach house, and
- Catchment 3 - New visitor's carpark and its surrounding paving and landscape.

See Figure 2 for extent of the catchments and each catchment has the following areas.

Catchment	Roof Area	Sealed Surface Area	Landscaping Area	Total Area
1	1,054 m ²	34 m ²	79 m ²	1,167 m ²
2	217 m ²	372 m ²	376 m ²	965 m ²
3	149 m ²	1,584 m ²	310 m ²	2,043 m ²
Totals	1,420 m ²	1,990 m ²	765 m ²	4,175 m ²



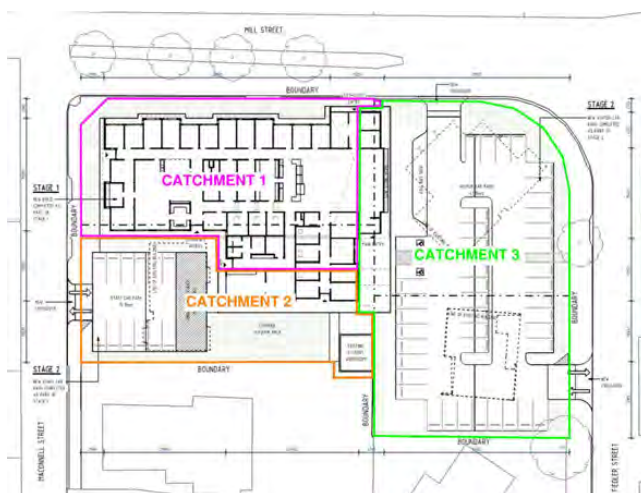


Figure 2: Stormwater Catchment Areas

Stormwater detention calculations have been undertaken to assess the proposed development requirements to provide detention to limit the site stormwater discharge to the existing kerb and gutter in accordance with The Barossa Council requirements.

As a result, new development is required to provide the following stormwater detention, which is greater than the 12.1 m³ for of detention for a 1:20 ARI stormwater event:

Catchment	Required Detention – 12 L/s for 1:10 ARI	Required Detention – 20 L/s for 1:100 ARI
1	8.2 m ³	14.6 m ³
2	0.8 m ³	1.7 m ³
3	17.6 m ³	30.4 m ³
Totals	26.6 m ³	46.7 m ³

For Catchment 1; the new building roof and its surrounding paving and landscape, the roof stormwater will be piped (wet system) to an above ground detention tank(s) with a storage volume of 14.6 m³, or 14,600 litres which will have two outlets limiting the discharge to 12 L/s for 1:10 ARI and 20 L/s for 1:100 ARI stormwater events. From which the stormwater will discharge to the existing kerb and gutter in MacDonnell Street, which all is proposed to be undertaken during the Stage 1 works.

For Catchment 2; the new staff carpark, staff courtyard and existing coach house, the small amount of roof stormwater will be piped to the new staff carpark, where it will be detained in surface depressions with a storage volume of 1.7 m³, or 1,700 litres which will pass through a Gross Pollutant Trap (GPT), prior to discharging to the existing kerb and gutter in MacDonnell Street. To be constructed during Stage 2 works.

For Catchment 3; the new visitor's carpark and its surrounding paving and landscape, the small amount of roof stormwater will discharge to the new visitor's carpark, where it will be detained in surface depressions with a storage volume of 30.4 m³, or 30,400 litres which will pass through a Gross Pollutant Trap (GPT) prior to discharging to the



existing kerb and gutter in Fiedler Street, which all is proposed to be undertaken during the Stage 2 works.

QUALITY OF WATER

As outlined by The Barossa Council, carpark storm water run-off is to be treated prior to discharge to council system, to remove gross pollutants, silt, grease and oil.

For each carpark, the stormwater runoff will be directed through an Ecosol 4200 Gross Pollutant Trap (GPT) with a 51 L/s maximum discharge, prior to exiting the site.

These measures will improve the quality of stormwater run-off exiting the site in comparison to current pre-development conditions which provides no treatment.

OVERLAND FLOW PATH

The overland flow path within the site will be provided such that the buildings are protected along with neighbouring properties to the south of the site.

The perimeter pavements around the buildings shall grade away from the building to direct overland flows to elsewhere on the site.

ISSUES DURING CONSTRUCTION

The management of stormwater during construction will be under constant monitoring by the appointed builder.

The builder will be employed to maintain control measures on site and to minimise run-off from the site which may contain fine earth particles and any deleterious material that washes off site will be cleaned up by the contractor.

Open swales rock and earth beds as well as hay bales will be used to manage stormwater during Construction and during the earthworks phase of the project. The contractor will be required to submit a sediment and stormwater control plan during the different phases of the development.

Prepared by

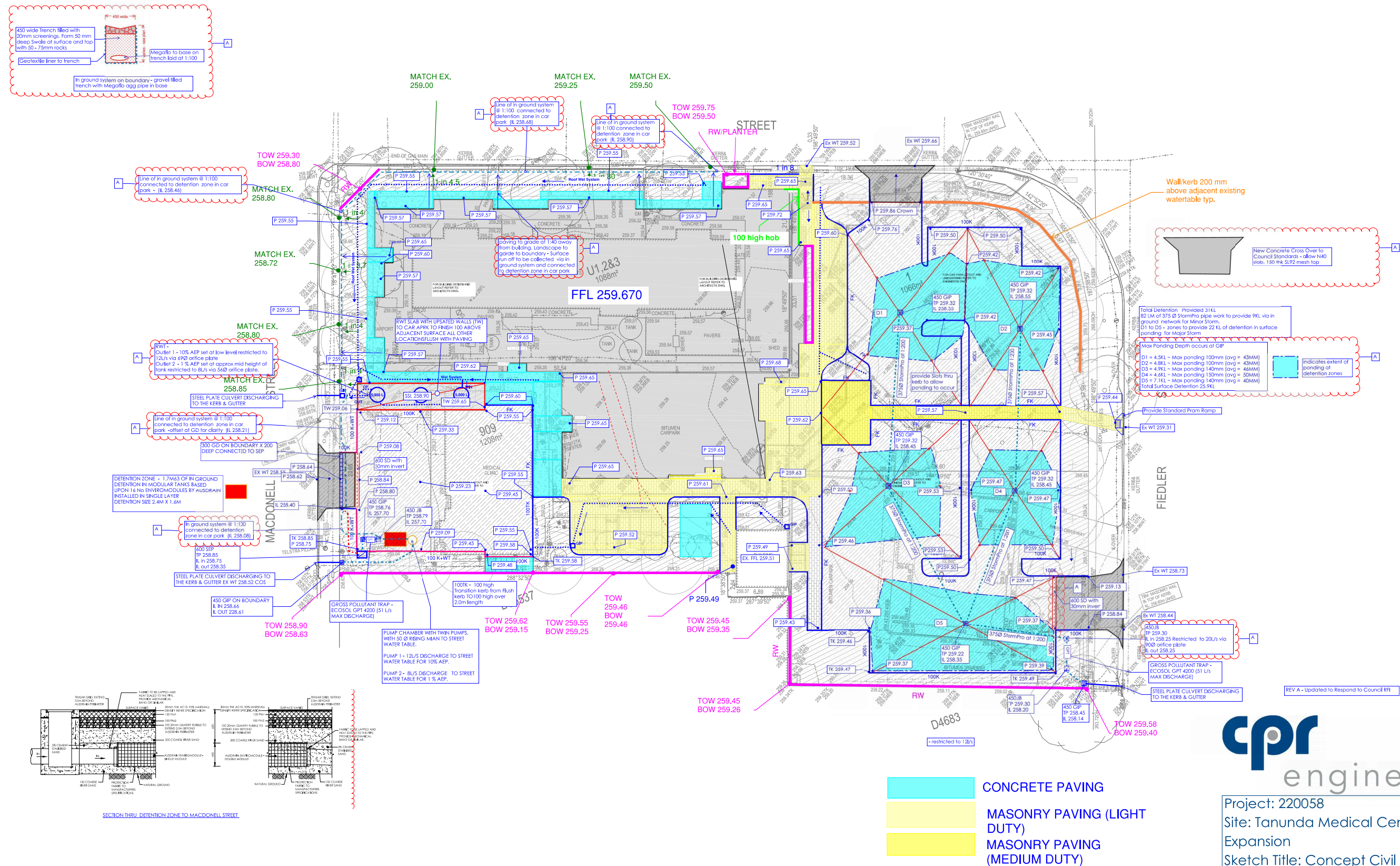
Mark Billinger
CPR ENGINEERS

markb@cprengineers.com.au

Attachments:

- Site Plan – DA13
- Proposed Stormwater Management Plan – SK001 (0)
- Stormwater Calculations







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St Joseph's School Port Lincoln - Upper Primary

PRE-DEVELOPMENT - 1 IN 20 YEAR ARI FLOWS

Roof Area 1244 m²
 Roof Pitch 3 degrees
 Run-Off Coefficient 1

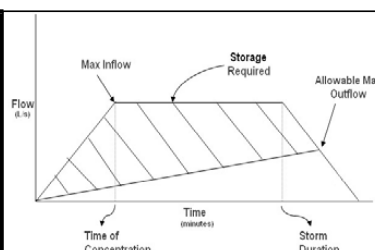
Pervious Area 1563 m²
 Run-Off Coefficient 0.25

Pavement Area 1368 m²
 Run-Off Coefficient 0.9

Storm Design Recurrence Interval 20 years
 Time of Concentration 10.0 minutes
 Max Allowable Outflow 66.31 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	112.0	90.35	27.10	
10	82.2	66.31	39.78	
15	66.4	53.56	48.21	
20	56.3	45.42	54.50	
25	49.3	39.77	59.65	
30	44.0	35.49	63.89	
35	40.7	32.80	68.89	
40	37.3	30.12	72.28	
50	32.1	25.87	77.60	
55	30.1	24.31	80.21	
60	28.2	22.75	81.89	
65	27.1	21.85	85.20	
70	26.0	20.95	87.98	
75	24.9	20.05	90.21	
80	23.7	19.14	91.90	
85	22.6	18.24	93.04	
90	21.5	17.34	93.65	



Minimum Tank Size	0.00 m ³
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Outlet Orifice Design	
Approximate head above outlet	1 m water
Max allowable outflow	0.066308 m ³ /s
Discharge Velocity	4.43 m/s
Approx Pipe area	14969.815 mm ²
Approx Pipe Diameter	138.06 mm



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Tanunda Medical Centre Expansion

POST-DEVELOPMENT - 1 IN 20 YEAR ARI EVENT

Roof Area 1420 m²

Roof Pitch 22.5 degrees

Run-Off Coefficient 1

Pervious Area 765 m²

Run-Off Coefficient 0.25

Pavement Area 1990 m²

Run-Off Coefficient 0.9

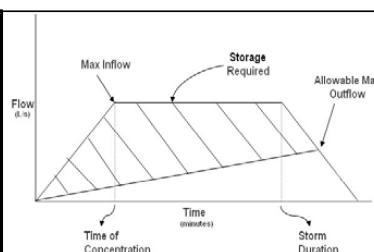
Storm Design Recurrence Interval 20 years

Time of Concentration 10.0 minutes

Max Allowable Outflow 66.308 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	112.0	115.80	34.74	4.90
10	82.2	84.99	50.99	11.21
15	66.4	68.65	61.79	12.05
20	56.3	58.21	69.85	10.17
25	49.3	50.97	76.46	6.83
30	44.0	45.49	81.88	2.31
35	40.7	42.04	88.29	-1.22
40	37.3	38.60	92.64	-6.83
50	32.1	33.15	99.46	-19.89
55	30.1	31.15	102.81	-26.49
60	28.2	29.16	104.96	-34.29
65	27.1	28.00	109.20	-39.99
70	26.0	26.85	112.76	-46.38
75	24.9	25.69	115.61	-53.47
80	23.7	24.54	117.78	-61.25
85	22.6	23.38	119.25	-69.72
90	21.5	22.23	120.03	-78.89



Minimum Tank Size	12.05 m ³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.066308 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	21170.515 mm ²
Approx Pipe Diameter	164.18 mm



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Tanunda Medical Centre Expansion

CATCHMENT I

POST-DEVELOPMENT - I IN 10 YEAR ARI EVENT

Roof Area 1054 m²

Roof Pitch 9.5 degrees

Run-Off Coefficient 1

Pervious Area 79 m²

Run-Off Coefficient 0.25

Pavement Area 34 m²

Run-Off Coefficient 0.9

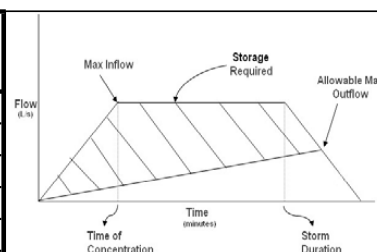
Storm Design Recurrence Interval 10 years

Time of Concentration 10.0 minutes

Max Allowable Outflow 12.000 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	93.9	31.43	9.43	4.03
10	68.9	23.06	13.84	6.64
15	55.6	18.61	16.75	7.75
20	47.2	15.80	18.96	8.16
25	41.3	13.82	20.74	8.14
30	37.0	12.38	22.29	7.89
35	34.2	11.45	24.04	7.84
40	31.4	10.51	25.22	7.22
50	27.0	9.03	27.08	5.48
55	25.3	8.48	27.98	4.58
60	23.7	7.93	28.56	3.36
65	22.8	7.62	29.72	2.72
70	21.8	7.31	30.69	1.89
75	20.9	7.00	31.48	0.88
80	20.0	6.68	32.08	-0.32
85	19.0	6.37	32.49	-1.71
90	18.1	6.06	32.72	-3.28



Minimum Tank Size	8.16 m ³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.012 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	3831.305 mm ²
Approx Pipe Diameter	69.84 mm



Job No: 220058

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Tanunda Medical Centre Expansion

CATCHMENT 1

POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

Roof Area 1054 m²

Roof Pitch 9.5 degrees

Run-Off Coefficient 1

Pervious Area 79 m²

Run-Off Coefficient 0.25

Pavement Area 34 m²

Run-Off Coefficient 0.9

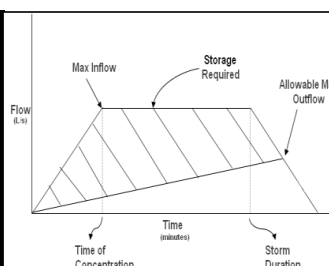
Storm Design Recurrence Interval 100 years

Time of Concentration 10.0 minutes

Max Allowable Outflow 20,000 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	159.0	53.22	15.97	6.97
10	118.0	39.50	23.70	11.70
15	95.6	32.00	28.80	13.80
20	81.0	27.11	32.54	14.54
25	70.7	23.66	35.50	14.50
30	63.0	21.09	37.96	13.96
35	58.1	19.46	40.86	13.86
40	53.3	17.83	42.79	12.79
50	45.6	15.26	45.79	9.79
55	42.8	14.33	47.28	8.28
60	40.0	13.39	48.20	6.20
65	38.4	12.86	50.15	5.15
70	36.8	12.33	51.78	3.78
75	35.3	11.80	53.10	2.10
80	33.7	11.27	54.09	0.09
85	32.1	10.74	54.77	-2.23
90	30.5	10.21	55.13	-4.87



Minimum Tank Size	14.54 m³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.02 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	6385.509 mm ²
Approx Pipe Diameter	90.17 mm



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CATCHMENT 2

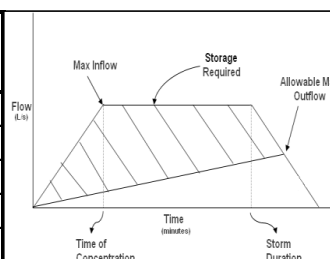
POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

Roof Area	217 m ²	Pervious Area	376 m ²
Roof Pitch	22.5 degrees	Run-Off Coefficient	0.25
Run-Off Coefficient	1	Pavement Area	372 m ²
		Run-Off Coefficient	0.9

Storm Design Recurrence Interval 100 years
 Time of Concentration 10.0 minutes
 Max Allowable Outflow 20.000 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	159.0	30.70	9.21	0.21
10	118.0	22.78	13.67	1.67
15	95.6	18.46	16.61	1.61
20	81.0	15.64	18.77	0.77
25	70.7	13.65	20.47	-0.53
30	63.0	12.16	21.89	-2.11
35	58.1	11.22	23.57	-3.43
40	53.3	10.28	24.68	-5.32
50	45.6	8.80	26.41	-9.59
55	42.8	8.26	27.27	-11.73
60	40.0	7.72	27.80	-14.20
65	38.4	7.42	28.92	-16.08
70	36.8	7.11	29.87	-18.13
75	35.3	6.81	30.62	-20.38
80	33.7	6.50	31.20	-22.80
85	32.1	6.19	31.59	-25.41
90	30.5	5.89	31.80	-28.20



Minimum Tank Size	1.67 m ³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.02 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	6385.509 mm ²
Approx Pipe Diameter	90.17 mm



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CATCHMENT 2

POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

Roof Area 217 m²

Roof Pitch 22.5 degrees

Run-Off Coefficient 1

Pervious Area 376 m²

Run-Off Coefficient 0.25

Pavement Area 372 m²

Run-Off Coefficient 0.9

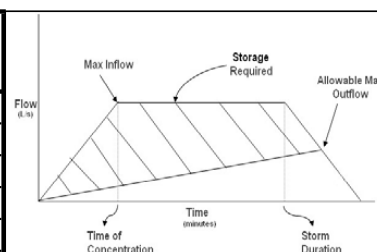
Storm Design Recurrence Interval 100 years

Time of Concentration 10.0 minutes

Max Allowable Outflow 20.000 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	159.0	30.70	9.21	0.21
10	118.0	22.78	13.67	1.67
15	95.6	18.46	16.61	1.61
20	81.0	15.64	18.77	0.77
25	57.7	11.14	16.71	-4.29
30	63.0	12.16	21.89	-2.11
35	58.1	11.22	23.57	-3.43
40	53.3	10.28	24.68	-5.32
50	45.6	8.80	26.41	-9.59
55	42.8	8.26	27.27	-11.73
60	40.0	7.72	27.80	-14.20
65	38.4	7.42	28.92	-16.08
70	36.8	7.11	29.87	-18.13
75	35.3	6.81	30.62	-20.38
80	33.7	6.50	31.20	-22.80
85	32.1	6.19	31.59	-25.41
90	30.5	5.89	31.80	-28.20



Minimum Tank Size	1.67 m³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.02 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	6385.509 mm ²
Approx Pipe Diameter	90.17 mm



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CATCHMENT 3

POST-DEVELOPMENT - 1 IN 10 YEAR ARI EVENT

Roof Area 149 m²

Roof Pitch 27 degrees

Run-Off Coefficient 1

Pervious Area 310 m²

Run-Off Coefficient 0.25

Pavement Area 1584 m²

Run-Off Coefficient 0.9

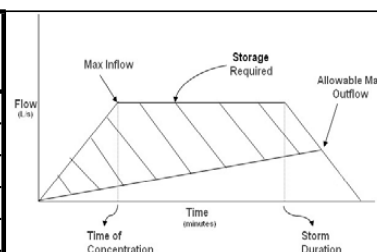
Storm Design Recurrence Interval 10 years

Time of Concentration 10.0 minutes

Max Allowable Outflow 12.000 L/s

Based on (AR&R 2019)

Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	93.9	44.16	13.25	7.85
10	68.9	32.40	19.44	12.24
15	55.6	26.15	23.53	14.53
20	47.2	22.20	26.64	15.84
25	41.3	19.42	29.13	16.53
30	37.0	17.40	31.32	16.92
35	34.2	16.08	33.78	17.58
40	31.4	14.77	35.44	17.44
50	27.0	12.68	38.05	16.45
55	25.3	11.91	39.32	15.92
60	23.7	11.15	40.12	14.92
65	22.8	10.71	41.76	14.76
70	21.8	10.27	43.12	14.32
75	20.9	9.83	44.23	13.63
80	20.0	9.39	45.07	12.67
85	19.0	8.95	45.65	11.45
90	18.1	8.51	45.96	9.96



Minimum Tank Size	17.58 m ³
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Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.012 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	3831.305 mm ²
Approx Pipe Diameter	69.84 mm



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CATCHMENT 3

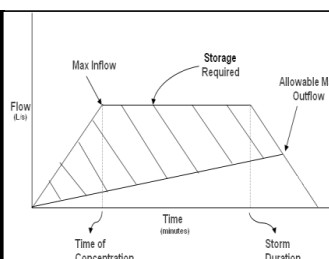
POST-DEVELOPMENT - 1 IN 100 YEAR ARI EVENT

Roof Area	149 m ²	Pervious Area	310 m ²
Roof Pitch	27 degrees	Run-Off Coefficient	0.25
Run-Off Coefficient	1	Pavement Area	1584 m ²
		Run-Off Coefficient	0.9

Storm Design Recurrence Interval 100 years
 Time of Concentration 10.0 minutes
 Max Allowable Outflow 20.000 L/s

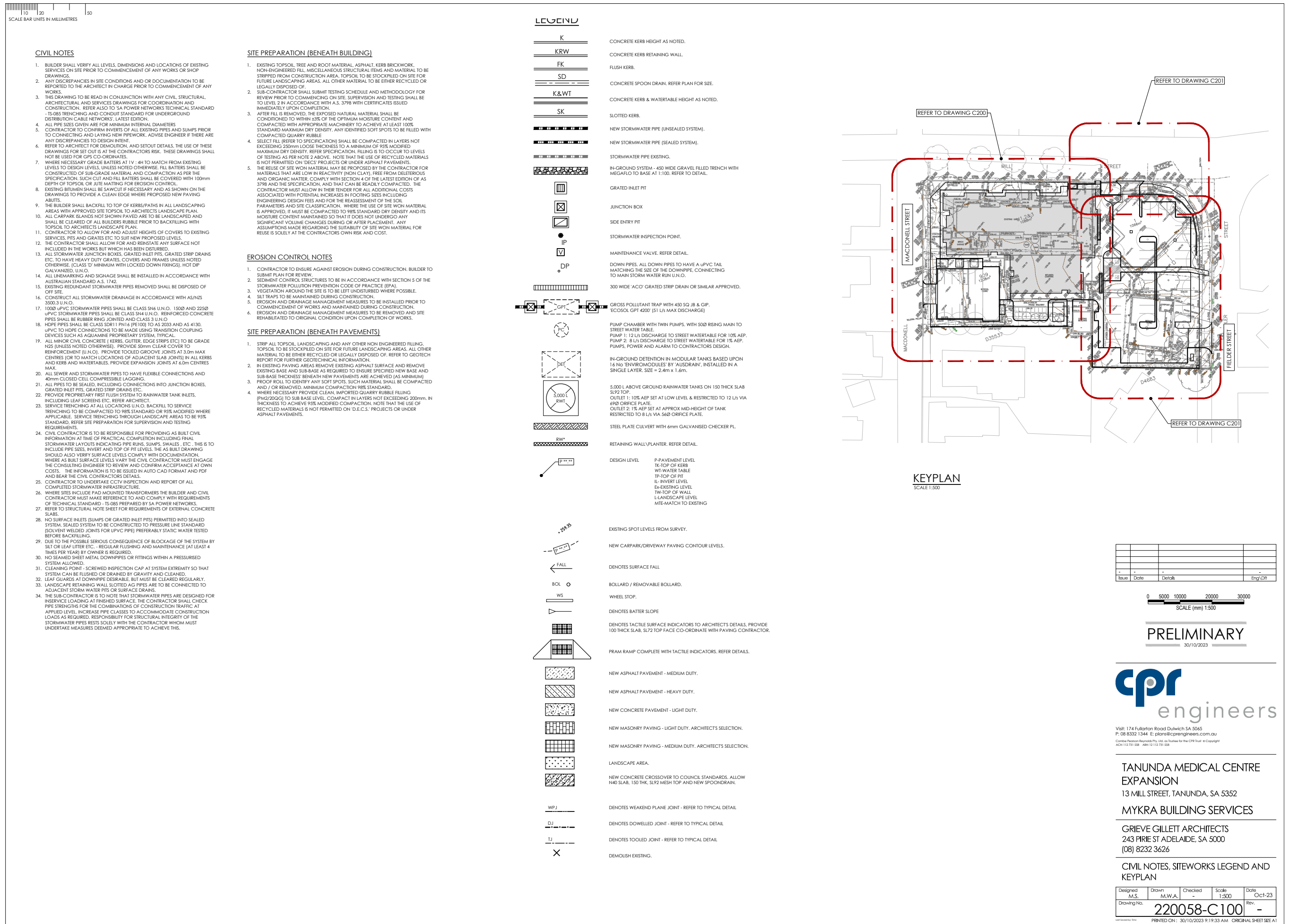
Based on (AR&R 2019)

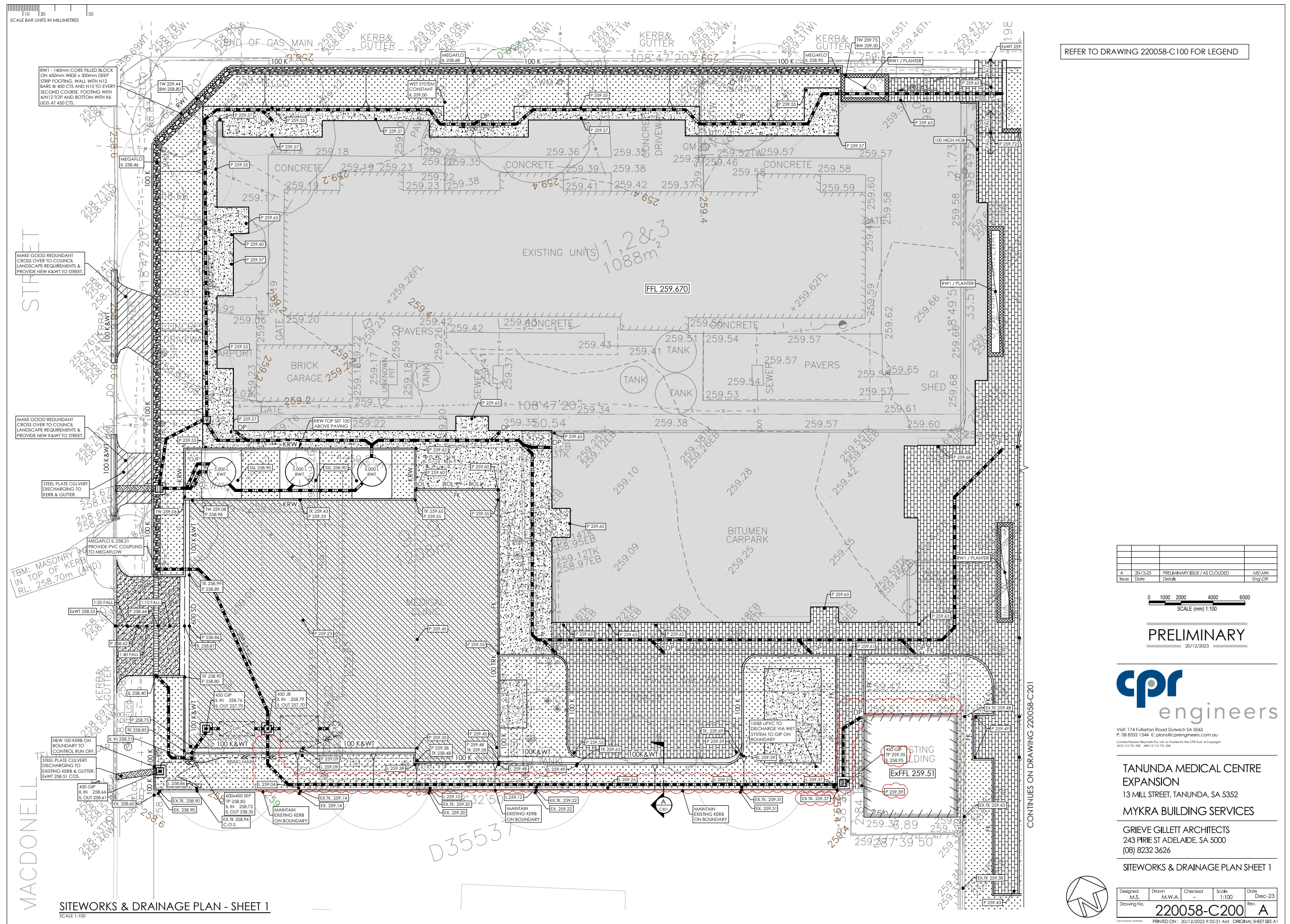
Duration (Minutes)	Intensity (mm/h)	Inflow (L/s)	Inflow Volume (m ³)	Max Storage (m ³)
5	159.0	74.77	22.43	13.43
10	118.0	55.49	33.30	21.30
15	95.6	44.96	40.46	25.46
20	81.0	38.09	45.71	27.71
25	70.7	33.25	49.87	28.87
30	63.0	29.63	53.33	29.33
35	58.1	27.34	57.41	30.41
40	53.3	25.05	60.12	30.12
50	45.6	21.44	64.33	28.33
55	42.8	20.13	66.42	27.42
60	40.0	18.81	67.72	25.72
65	38.4	18.07	70.46	25.46
70	36.8	17.32	72.75	24.75
75	35.3	16.58	74.60	23.60
80	33.7	15.83	76.00	22.00
85	32.1	15.09	76.95	19.95
90	30.5	14.34	77.45	17.45

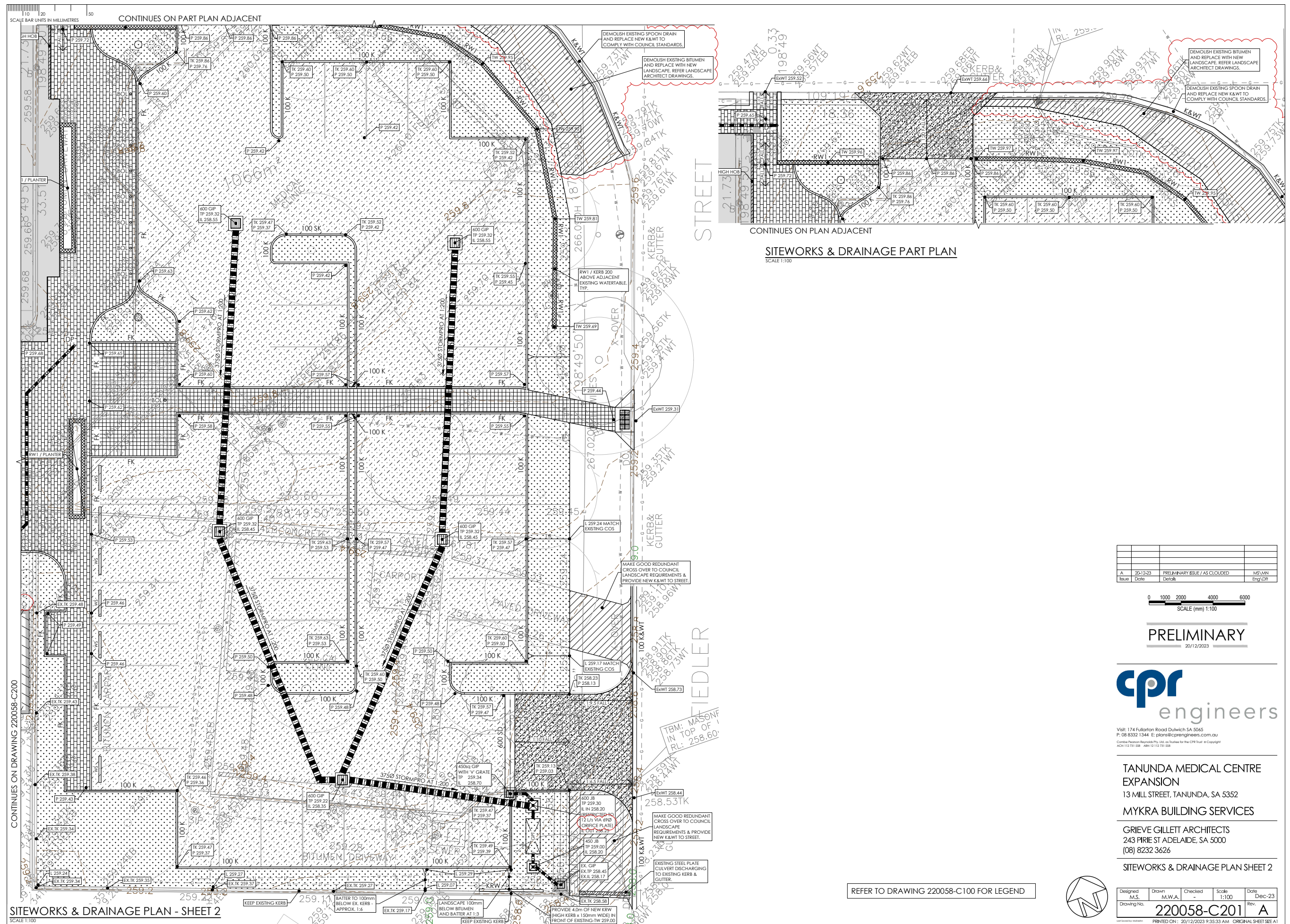


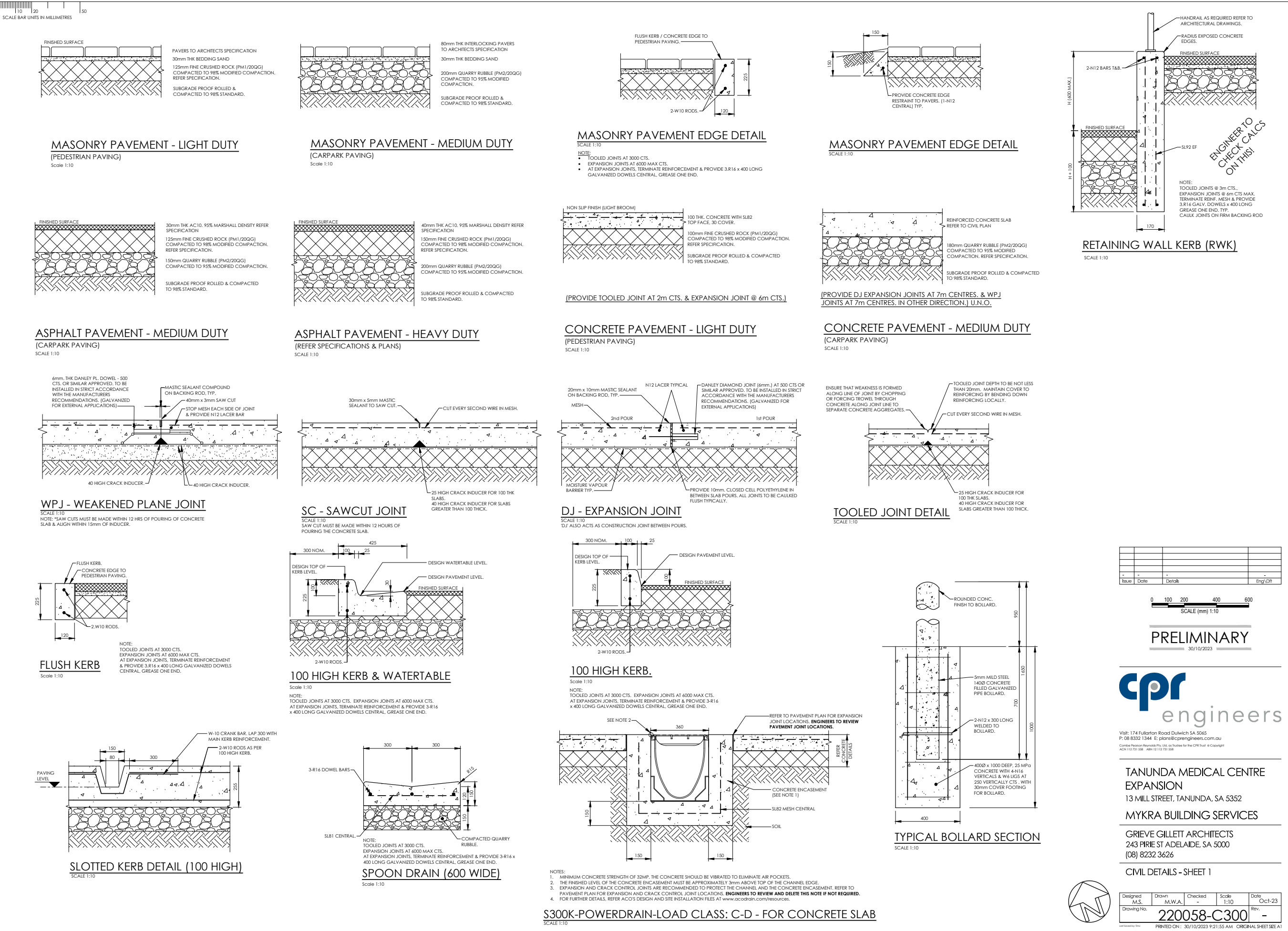
Minimum Tank Size	30.41 m ³
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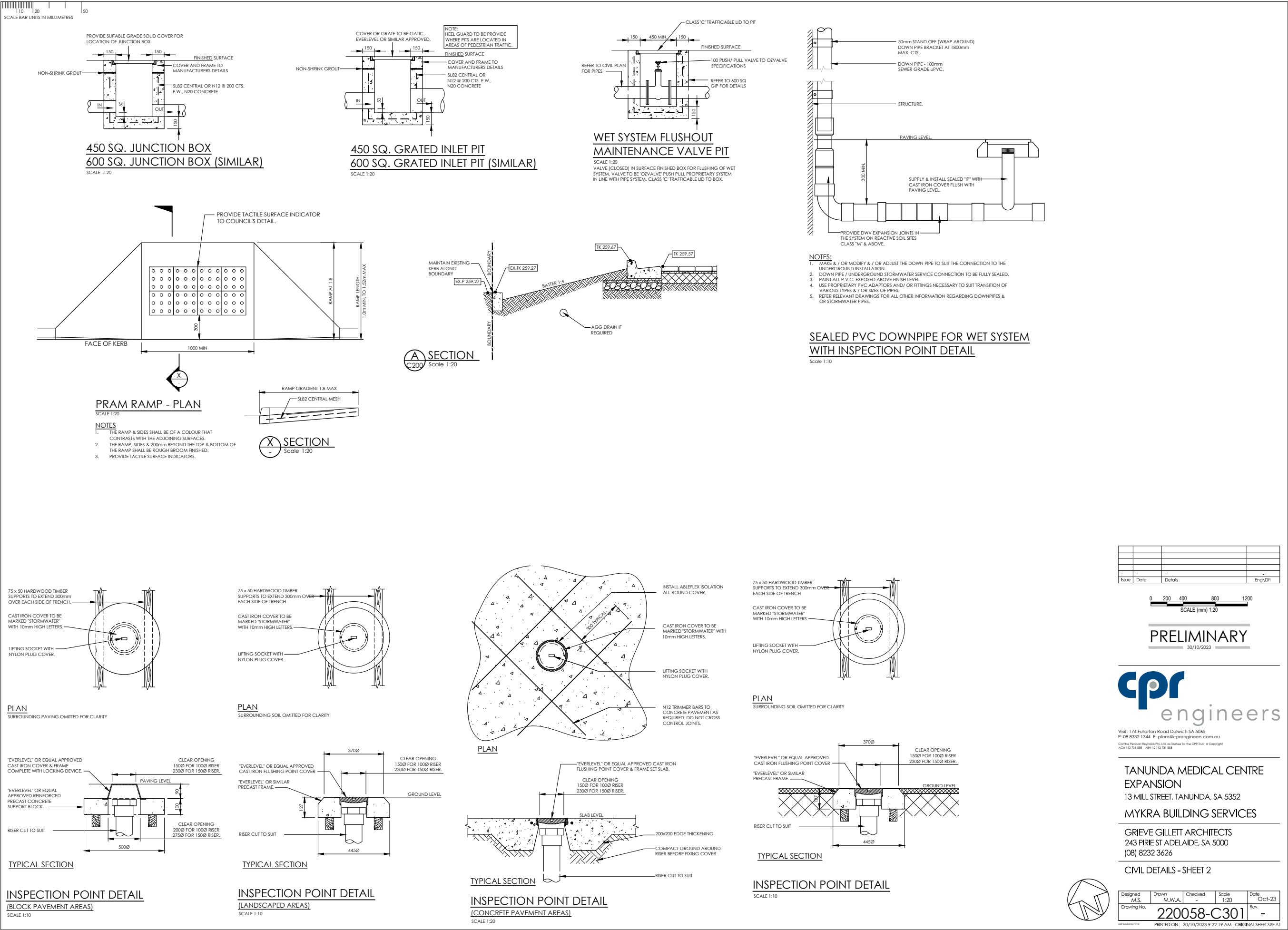
Outlet Orifice Design	
Approximate head above outlet	0.5 m water
Max allowable outflow	0.02 m ³ /s
Discharge Velocity	3.13 m/s
Approx Pipe area	6385.509 mm ²
Approx Pipe Diameter	90.17 mm











Details of Representations

Application Summary

Application ID	23025112
Proposal	Staged Development comprising - Demolition of existing consulting rooms and residential flat building (containing three dwellings); Construction of a medical centre containing consulting and treatment rooms, and associated car parking and landscaping
Location	13 MILL ST TANUNDA SA 5352, 15 MACDONNELL ST TANUNDA SA 5352, 26 FIEDLER ST TANUNDA SA 5352, Common Property 11A MILL ST TANUNDA SA 5352, UNIT 1 11A MILL ST TANUNDA SA 5352, UNIT 2 11A MILL ST TANUNDA SA 5352, UNIT 3 11A MILL ST TANUNDA SA 5352

Representations

Representor 1 - Shelley Spencer

Name	Shelley Spencer
Address	
Submission Date	11/10/2023 10:11 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 I fully support the development and in fact bought my house in May in order to be near the Medical Centre at a specialist's recommendation. My only concern is the management of storm water during and after development, as there is no gutter or footpath in front of my house, and my house sits low on the block in places. The soil is extremely reactive Bay of Biscay. I have been in talks since March with Drew Roberts of Triaxial Engineering, Steve Kaesler of Barossa Council, Tom Falkenberg (earthworks) and Travis Heinrich (concretor) to rectify the constantly moving paving and fall of pathways around my house foundations and to clear inappropriate trees, but we can't yet find a solution to manage the problem and get stormwater off the property, so I wouldn't want any further negative effects of stormwater or inappropriate trees to add to the grief.	

Attached Documents

Representations**Representor 2** - Brian Conway

Name	Brian Conway
Address	
Submission Date	12/10/2023 05:11 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 support the development with some concerns
Reasons My major concern with the development is that there is the potential increase in the traffic flow at the intersection of Mill and Macdonnell St due to the alignment and proximity of trees. I have witnessed two collisions at this intersection in last two years and having experienced access issues with the covid queues I feel some risk mitigation should take place. Vehicles heading east do not seem to slow for the intersection. A minor concern would be light spill after hours.	

Attached Documents

Ref: 22ADL-1799

6 November 2023

Janine Lennon
Senior Assessment Officer, Planning
The Barossa Council

Uploaded to PlanSA Portal

Dear Janine

Development Application 23025112 – Tanunda Medical Centre Redevelopment

Introduction

Thanks for forwarding the representations and your request for additional information. This correspondence provides a response to both items.

Request for Information

The applicant will consider amalgamation of the allotments in due course. It requires dissolving the strata corporation ahead of the consolidation and this takes a little time. It would also be pre-emptive to complete this process ahead of the application. Additionally, there is also a 4.5m by 4.5m corner cut-off at the MacDonnell/Mill Street location.

The attached civil and stormwater plans address the matters raised by Council's engineering team.

Representations and Response

Representations were received from:

- Shelley Spencer of [REDACTED]
- Brian Conway of [REDACTED]

Both representors support the development but have some concerns. I have spoken with both representors about their concerns. Mr Conway has since withdrawn his representation.

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to Elders past, present and emerging.

https://urpsau.sharepoint.com/Shared Documents/Synergy/Projects/22ADL/22ADL-1799 - Tanunda Medical Centre Expansion/Working/URPS Planning Advice/231106_C2_v2_URPS Response to Reps.docx



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I have outlined the proposed stormwater management methodology to Ms Spencer and provided a copy of the civil plan and stormwater management plan.

In speaking with Mr Conway, his concerns largely relate to Council's roads and he appreciates that this is outside of the scope of the proposed development application. Cirqa has reviewed the MacDonnell/Mill Streets intersection arrangement and suggests that further local area traffic management planning might identify opportunities for improvements. Nevertheless, minor alterations could be readily made to the intersection, including:

- Line marking such as a centreline on the western approach.
- Bringing the give way and stop signs closer to the intersection.
- Improved definition/delineation of the intersection arrangement.

Cirqa is of the view that the additional traffic generated by the proposal is relatively low and would be distributed across Mill Street, Macdonnell Street and Fiedler Street. The increase at the intersection would be a proportion of the volumes forecast by Cirqa and this would have a negligible impact on conflict risk at this location.

I have also provided Mr Conway with a copy of the light spill plan and outlined that the site would not be lit outside of its operation. The light spill plan demonstrates that there will be no detrimental impact on amenity at nearby dwellings from the car park lighting.

I would appreciate if you could confirm whether this matter will be determined by staff under delegation.

Please call me on 8333 7999 if you have any questions.

Yours sincerely

Simon Channon
Associate Director

6.3 23025940 - 30 Bushman Street Tanunda

APPLICATION DETAILS

PROPOSAL	Construction of a two storey group dwelling on an existing residential site containing a single storey dwelling
APPLICANT	JBG Architects
OWNER	D Schmidt
APPLICATION NO	23025940
CERTIFICATE(S) OF TITLE	CT 5133/412
AREA	1545 sqm
CURRENT USE	Residential
PLANNING AND DEVELOPMENT CODE VERSION	2023.13 – 31 August 2023
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Neighbourhood
OVERLAYS	Character Preservation District Hazards (Bushfire - Urban Interface) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Water Resources Area Traffic Generating Development Water Protection Area
APPLICATION TYPE	Performance Assessed
PUBLIC NOTIFICATION	Notified – Sign
REFERRALS	Nil
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Tom Marshall
RECOMMENDATION	That Planning Consent be GRANTED subject to Reserved Matters and Conditions

INTRODUCTION

The applicant is seeking Development Approval for the construction of a two-storey group dwelling on its own site within an allotment containing an existing dwelling at 30 Bushman Street, Tanunda. The application does not include land division to separate the sites, but a separate land division is likely to follow if approved.

The subject site is located within the Neighbourhood Zone where residential development is the predominant envisaged form of development. The Neighbourhood Zone does not include an applicable Accepted, Deemed to Satisfy (DTS) or Restricted Pathway for a group dwelling. This proposed development was therefore classified as Performance Assessed development and was publicly notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016*. One representation was received during the notification period and the

representor initially requested to be heard, however the representor has since withdrawn their representation.

This application is subject to decision of the Barossa Assessment Panel for the following reason:

- (1) Where in the opinion of the Assessment Manager, it is appropriate for the application to be determined by the Barossa Assessment Panel.

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

The proposed dwelling consists of two building levels within an area seeking development to a maximum of one building level. The proposal has been designed to conceal the upper level as best as can be achieved by accommodating it within the upper roof form, such that the building fits to the surrounding context to the site.

Having given careful consideration to the implications and potential issues arising from the proposed second building level and all other relevant design matters, the proposal is considered to be appropriate and is recommended for grant of Planning Consent, subject to Reserved Matters and conditions.

SITE AND LOCALITY

The subject site comprises a 1,545 sqm portion of the subject allotment which has a total allotment area of approximately 5,823 sqm. The site is known as 30 (lot 4) Bushman Street, Tanunda.

The subject allotment contains an existing single storey detached dwelling and associated outbuildings/structures that are to be retained and unimpacted by the proposed development, except insofar as access will be shared in the form of reciprocal rights of way or shared common property that is yet to be determined.

The existing allotment has a public road frontage of 10 metres to Bushman Street via a unique configuration that consists of an easement to the Minister of Public Infrastructure and a free and unrestricted right of way to allow access to the adjoining Council owned land (lot 252 Bushman Street) to the east.

As depicted within **Figure 1** below, the subject site:

- Is located approximately 220 metres south-east of the Tanunda main street (Murray Street);
- Partially adjoins the Township Main Street Zone to the north-west of the allotment frontage;
- Adjoins the Tourism Development Zone to the north and east; and
- Adjoins existing Neighbourhood Zone residential properties to the south and west.

It is also noted that there is no land division element to this proposal. The site shown on the plans provides the anticipated future allotment boundary. A separate land division application is likely to follow this application. It is not clear at this stage if the future division will be proposed as a Torrens Title or Community Title division.

Figure 1 below contains a zone map and details of the location.

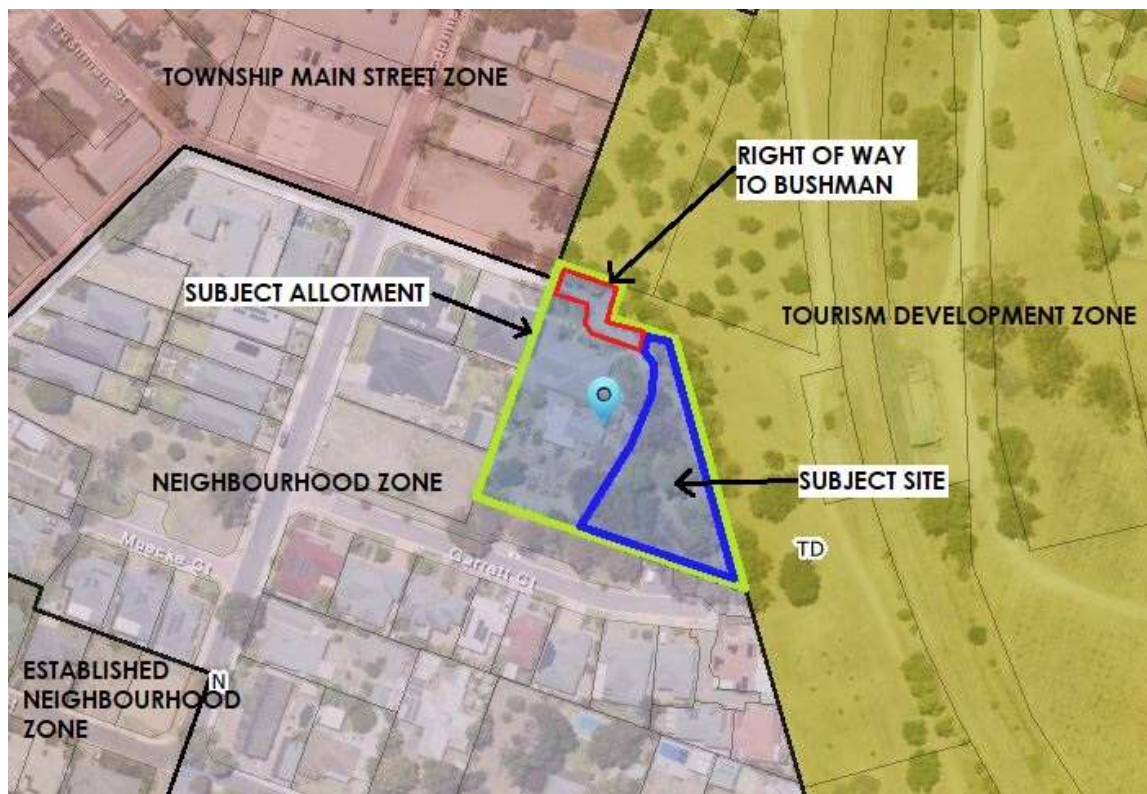


Figure 1: Zone Map – subject site with surrounding zoning

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 14**.



Figure 2: Aerial – Subject allotment in blue, locality defined within red outline



Figure 3: Aerial – Approximate site and allotment locations

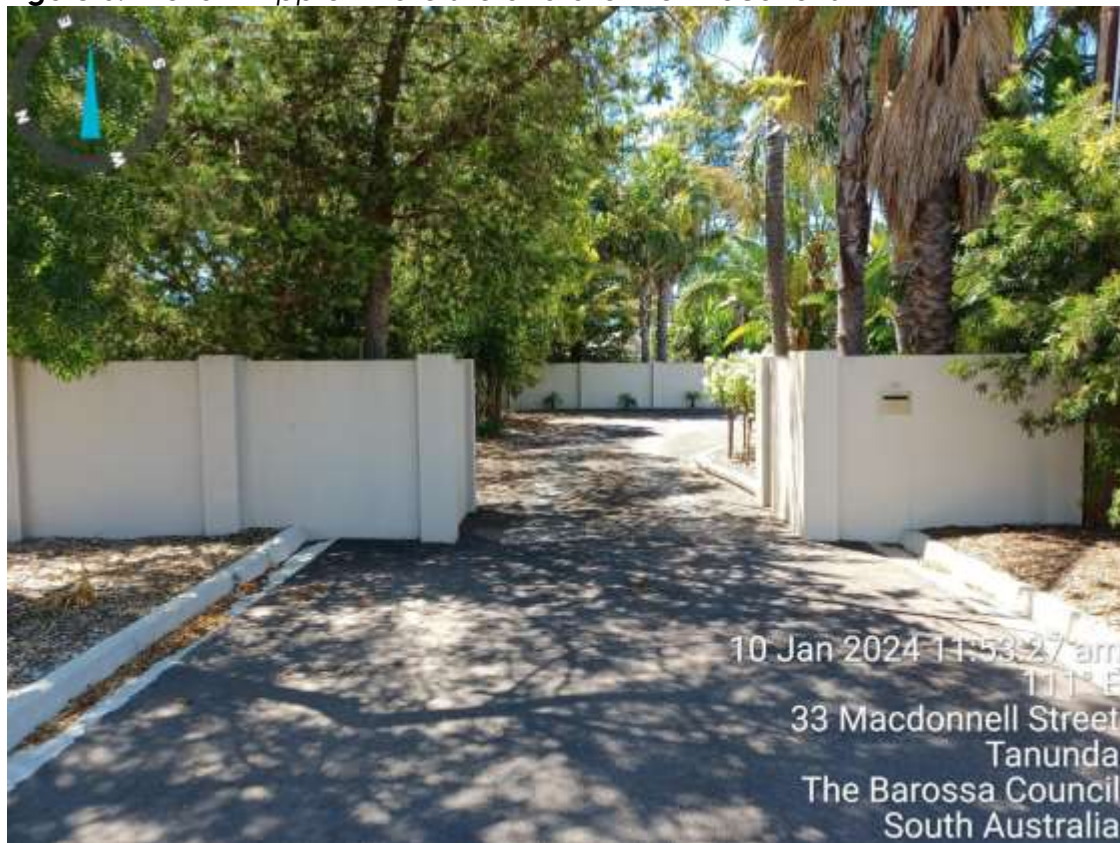


Figure 4: Site Photo – Looking east from Bushman Street toward existing access



Figure 5: Site Photo – Looking west within site toward shared driveway access and Bushman Street



Figure 6: Site Photo – Looking west within site toward shared driveway access



Figure 7: Site Photo – looking north-west within site of the Internal driveway location



Figure 8: Site Photo – looking north from dwelling site



Figure 9: Site Photo – looking east from dwelling site



Figure 10: Site Photo – looking south from dwelling site toward Garrett Court



Figure 11: Site Photo – looking west from dwelling site

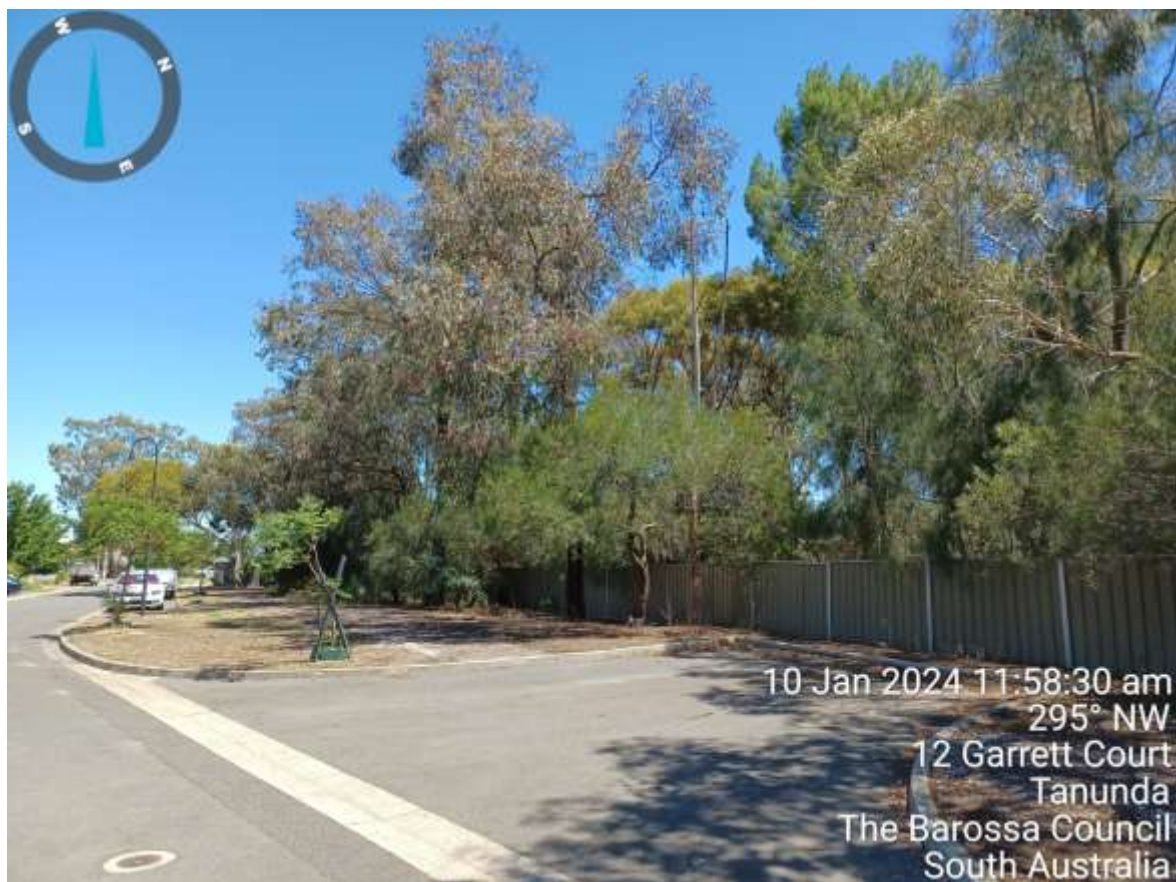


Figure 12: Site Photo – Looking north-west toward site from Garrett Court



Figure 13: Site Photo – looking north-east from Garrett Court toward dwelling site

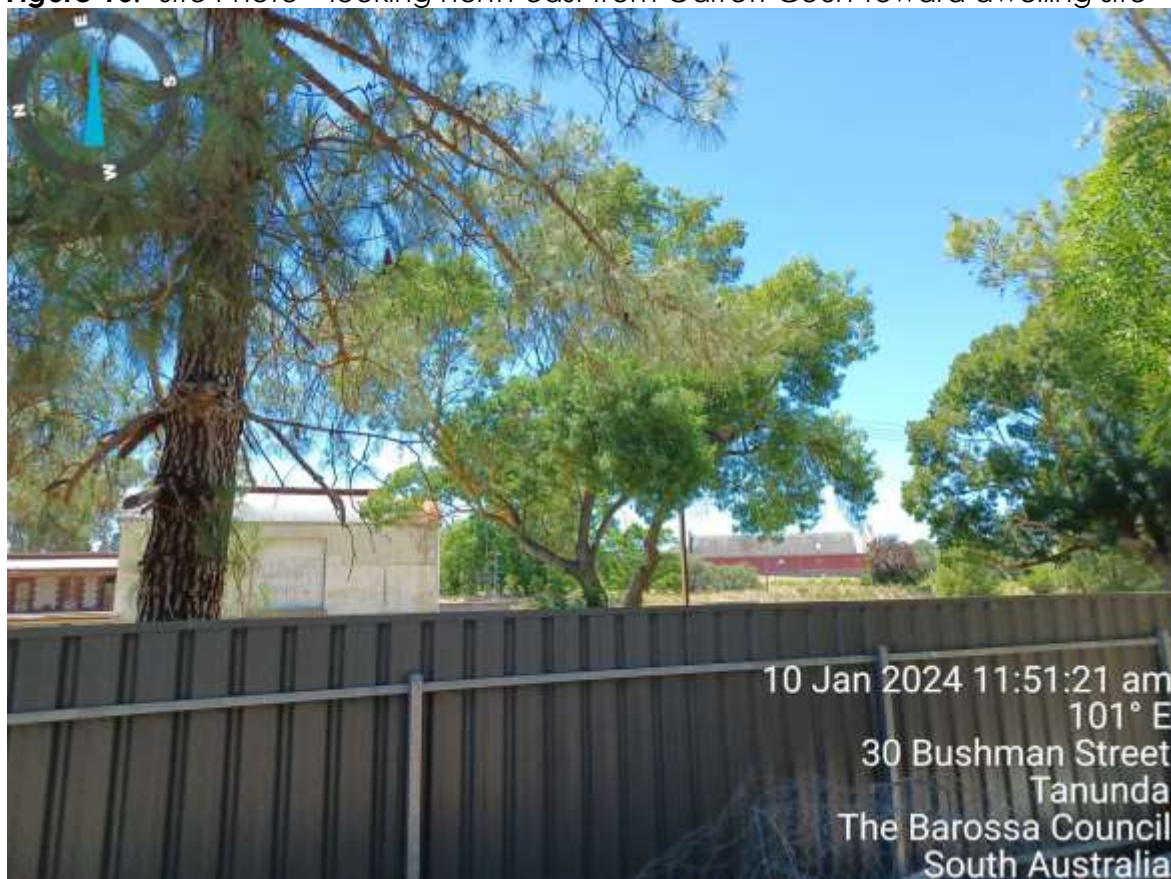


Figure 14: Site Photo – View looking further east towards former Railway Station buildings and State Heritage Winery (red walled building)

PROPOSAL

The proposal is seeking to construct a two-storey group dwelling where the second building level is contained within the confines of the roof space.

The proposed development is categorised as a 'group dwelling' pursuant to Part 7 of the Planning and Design Code as it is a detached building with a defined site that does not have a frontage to a public road. The proposed dwelling is subject to access to Bushman Street via a shared access arrangement with the existing dwelling, that is yet to be formalised but will be in the nature of reciprocal rights of way or shared common property under the *Community Titles Act 1996*. The existing right of way established on the Certificate of Title will need to be retained. In order to enable provision of communal wastewater management to service the existing and proposed dwelling, land division must occur and which is planned separate to and following approval, if granted by the Panel.

The proposed dwelling is to be accessed via Bushman Street, as this is the only formal public road access to the subject allotment. The allotment does adjoin Garrett Court, however, this land is separated by a Council owned parcel of land (designated as reserve) to the south separating this allotment from and precluding any form of vehicle access to Garrett Court. The Bushman Street access point is established and existing and does not require significant alterations as a result of this application to enable shared access. There will be the need for an addition portion of internal driveway to be constructed to enable access to the proposed site which is indicatively shown on the proposal plans to include the potential location of an extended right of way easement but as mentioned above, this could be via shared common property under *Community Titles Act 1996*. The driveway is designed to facilitate on-site manoeuvrability for vehicles accessing/egressing the site.

The dwelling site is located on reasonably flat land with a gentle slope down from the east towards west that requires minimal cut (<500 mm) and fill (approximately <500mm) earthworks to achieve a finished ground floor level (FFL) of 260.80 metres Australian Height Datum (AHD) level. The proposed ground FFL is 600 mm above the highest top of kerb point at the Bushman Street frontage and achieves a similar FFL to the existing dwelling on the allotment.

The configuration of the proposed site is of irregular shape whereby the proposed dwelling does not have a clearly visible frontage. The proposed dwelling envelope is oriented north-east and has a primary orientation facing towards the adjoining Council owned land to the east, to maximise views of the Barossa range. The dwelling will be setback 4.3 metres at its nearest point to the eastern boundary (due to its diagonal alignment), but as this boundary tapers out, the setback at the southern end of the dwelling is greater than 30 metres setback to the same boundary. The dwelling is orientated to be constructed parallel to the western internal boundary and is setback approximately six metres from this notional boundary. The dwelling is setback to the southern Garrett Court boundary five metres at the nearest dimension.

The upper-level component of the proposed dwelling is designed to be incorporated into the roof configuration in an effort to present the proposal as a single storey scaled height. The building incorporates a series of steep gable ends to the elevations at greater than 25 degrees pitch coupled with several sections of hipped ends and with voids incorporated into the gable ends, balcony openings cut into the hipped ends, a roof void and skylight. The ceiling height is 2.7 metres to the ground floor and height

to the ridgeline of 6.5 metres. The roof will be clad in metal cladding in “Wallaby”, the gable ends in cement sheeting, the walls will be combination of face brick and render. Two x single width garage doors are proposed to the north elevation to the garage. Aside from the garage doors which are to match the roof, the walls will be sandstone colour.

In respect to the floor plan, the ground floor has an entry, double garage, lounge/sitting/bar, lift, laundry, bathroom, gym, bedrooms two and three, verandahs and outdoor kitchen. The upper level consists of a master bedroom with walk-in-robe and ensuite, kitchen, study, lift, open dining and living area and two balconies.

The site contains some established vegetation in the vicinity of the new dwelling site. However, no native vegetation (as defined by the *Native Vegetation Act 1991*) is proposed to be removed as part of this application. The landowner has provided a declaration confirming that any vegetation to be removed was either planted or is a non-native species, ultimately not being classified as native vegetation.

As part of the driveway design, landscaping is shown on the plans alongside the internal paved driveway areas.

The alignment for services for power, water, CWMS and telecommunications is subject to final design. The plans indicatively show the CWMS connection and stormwater discharge through to Garrett Court. All services traversing the Garrett Court reserve are subject to separate consent from Council under the *Local Government Act 1999*.

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

APPLICATION TYPE

The site is located within the Neighbourhood Zone under the Planning and Design Code.

The proposed development does not have an applicable Accepted, Deemed to Satisfy or Restricted Pathway in accordance with Tables 1, 2 and 4 of the Neighbourhood Zone. Therefore, the application is subject to the Performance Assessed (Table 3) assessment Pathway.

PUBLIC NOTIFICATION

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

As the proposed development is a two-storey dwelling that exceeds the prescribed Maximum Building Height (Levels) Technical Numerical Variation (TNV) for dwellings, being one building level, the application is not excluded from public notification.

The extract of Table 5 and Performance Outcome 4.1 are contained below:

<i>Class of Development (Column A)</i>	<i>Exceptions (Column B)</i>
<i>Dwelling</i>	<i>Except development that:</i> <i>exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1.</i>

Performance Outcome	DTS/DPF
PO 4.1 <i>Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.</i>	DTS/DPF 4.1 <i>Building height (excluding garages, carports and outbuildings) is no greater than:</i> <i>(a) the following:</i> <i>Maximum building height is 1 level</i> <i>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9 metres.</i> <i>In relation to DTS/DPF 4.1, in instances where:</i> <i>(a) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) 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>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</i>

The table below provides details of the public notification process:

Representations: One representation was received throughout the public notification period:

- Jenny Dennis

Person wishing to be heard: Ms Jenny Dennis had originally requested to be heard but has since withdrawn their representation.

Applicant: JBG Architects

Time period for Public Consultation 3 November to 23 November 2023.

An aerial view showing the representors' property in reference to the site is contained below in **Figure 15**.



Figure 15: Aerial View – Representor location

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

Summary of Representations
Representor/s

Applicant's Response

- | | |
|--|---|
| <ul style="list-style-type: none"> • The application should be refused due to the developer's disregard to Council rules (associated to a separate Council matter) – this concern was subsequently withdrawn following discussion with Council staff. | <ul style="list-style-type: none"> • No comment following the concerns of the representor being withdrawn. |
|--|---|

A copy of the representation is 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:

Health Services	<i>No concerns subject to a wastewater application being submitted and approved pursuant to the SA Public Health Act 2011.</i>
Engineering Services	<i>Clarification should be sought whether a future division is proposed, either Community or Torrens Title to inform greater clarity to Community Wastewater Management System (CWMS) connection point requirements.</i> <i>Stormwater drainage design and supporting calculations for the whole property will be required (in a future land division application).</i> <i>Stormwater and CWMS connections through the Garrett Court reserve are subject to separate Council consent pursuant to the Local Government Act 1999.</i>
Heritage Services	<i>The site is located adjacent to the boundary of the Tanunda Historic Area Overlay and opposite the Former Tanunda Railway Station, being a Local Heritage Place. The site does not fall into any heritage or heritage adjacency overlays.</i> <i>The design strategy allows the proposed dwelling to transition from the scale of the single storey dwellings to the south and west to the larger scale of the Former Railway Station to the East and the State Heritage listed winery buildings further to the east.</i> <i>The proposed development is considered to be an acceptable solution to the adjacent heritage context, noting that there are no formal heritage adjacency triggers and the site is outside the boundary of the Heritage Area Overlay.</i>

ASSESSMENT

Please refer to the following link, the Planning and Design Code extract for this proposal, version 2023.13 dated 31 August 2023:

<i>Planning and Design Code Extract Link</i>	<i>Relevant Code <u>Extract</u></i>
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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 the construction of a two storey group dwelling which is consistent with the intent of the Neighbourhood Zone for residential development. The scale, form and design has been considered with context to the subject site characteristics and surrounding locality to present a proposal that maintains local amenity and is considered appropriate for the site. For these reasons, the application is not considered to be Seriously at Variance.

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 located within the township area and will not negatively impact on the visual landscape of the district and/or the surrounding locality, having regard to the form and design of the dwelling, its high standard of design and substantial setback from boundaries.

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:

Neighbourhood Zone

Neighbourhood Zone	
Desired Outcomes	
DO 1	<i>Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.</i>
Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 <i>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</i>	DTS/DPF 1.1 <i>Development comprises one or more of the following:</i> (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Outbuilding (i) Recreation area

	(j) Retirement facility (k) Shop (l) Supported accommodation.
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The proposal is seeking to construct a group dwelling that supports the primary intent of the zone for residential purposes. DTS/DPF 1.1 anticipates all forms of dwelling types. Although the proposed development is categorised as a group dwelling, the intent and scale of the proposal achieves a low density infill development suitable within the Neighbourhood Zone.

Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant Minimum Site Area Technical and Numeric Variation and Minimum Frontage Technical and Numeric Variation, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	DTS/DPF 2.1 Development will not result in more than one dwelling on an existing allotment Or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: i. site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): 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. ii. Site frontages are not less than: Minimum frontage for a detached dwelling is 15 metres; semi-detached dwelling is 12 metres; row dwelling is 10 metres; group dwelling is 25 metres; residential flat building is 25 metres.
PO 2.2 Development results in sites suitable for their intended purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: a. The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1 b. If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:

	i. Private open space requirements specified in Design Table 1 - Private Open Space ii. Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
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Both proposed site areas easily achieve the minimum site area of 400 sqm per dwelling site. Both sites resulting from this proposal will greatly exceed this minimum site area with the subject site achieving a 1,545 sqm site area and the residual site achieving 4,278 sqm.

The frontage for the proposed site does not achieve the envisaged 20 metres due to the irregular shape and constrained public road access. Whilst there is anticipated to be a future land division application to create separate allotments, the current arrangement is to maintain the existing access from Bushman Street whereby the proposed site will share a driveway with the existing dwelling. The streetscape amenity impacts resulting from the site and allotment frontages will be negligible given the existing access point will not be altered. The unique circumstances of the property frontage and the large allotment size provides the potential for minimal amenity and character impacts to the surrounding residential area.

The existing residual site that contains the existing dwelling achieves the minimum site area and will have a suitable site frontage as discussed above.

The existing dwelling will maintain significant areas of private open space and will maintain multiple vehicle parking spaces (including a minimum of one covered space).

Site Coverage	
PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.	DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.

The site coverage of the proposed development is 20% of the site area, well within the allowable limits.

Building Height	
PO 4.1 Building height is consistent with the maximum height expressed in any relevant Building Height Technical and Numeric Variation, or are generally consistent with the prevailing character of the locality and complement 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 one level (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) -

	two building levels up to a height of nine metres. <i>In relation to DTS/DPF 4.1, in instances where:</i> (a) <i>in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - two building levels up to a height of nine metres.</i> (b) <i>only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</i>
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The proposed dwelling comprises two building levels, which exceeds the envisaged one building level limit. The design of the proposal has incorporated the upper building level within the roof space, such that the overall dwelling design has the appearance of a single storey dwelling with a unique roof aesthetic design.

The proposed dwelling is to have a total height of 6.5 metres above the finished floor level. Whilst there is no identified maximum height in metres, the height is considered to be reasonably appropriate considering context to dwellings with steep roof pitches within the locality.

To assist with consideration of the proposed dwelling design and its context to the surrounding area, the application was referred to Council's Heritage Advisor for comment (although no heritage overlays impact the site). The comments received support the two-storey dwelling as an appropriate scale between the residential development to the south and west and the larger scale former Railway Station and winery buildings to the east.

Whilst the proposal does not satisfy the building height identified within DTS/DPF 4.1, the intent of PO 4.1 is considered to be reasonably achieved with consideration to the subject site location and context to the scale of surrounding development.

Primary Street Setback	
PO 5.1 <i>Buildings are set back from primary street boundaries consistent with the existing streetscape.</i>	DTS/DPF 5.1 <i>Buildings setback from the primary street boundary in accordance with the following table:</i> <u>Development context</u> <i>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</i> <u>Minimum Setback</u> <i>The average setback of the existing buildings.</i> <u>Development context</u> <i>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</i>

	<u>Minimum Setback</u> The setback of the existing building. <u>Development context</u> There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. <u>Minimum Setback</u> (a) Where the existing building shares the same primary street frontage – the setback of the existing building. (b) Where the existing building has a different primary street frontage – five metres. <u>Development context</u> There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. <u>Minimum Setback</u> Five metres For the purposes of DTS/DPF 5.1: (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback. (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table.
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The proposed dwelling is sited well behind (ie. east) the existing dwelling on the subject allotment. The proposal has an increased front yard to accommodate the dwelling design due to the irregular allotment/site configuration. As a result, the proposed dwelling will be significantly visually obstructed from the primary street frontage of Bushman Street.

Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the character of the locality.	DTS/DPF 8.1 Building walls are set back from the side boundary in accordance with the following: (a) On sites greater than 800 sqm: i. at least 1900 mm

(b) access to natural light and ventilation for neighbours.	ii. for a wall that is south facing and the wall height exceeds three metres measured from the lower of natural or finished ground level - at least 1.9 metres from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds three metres from the lower of natural or finished ground level.
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The proposed dwelling has a minimum internal site boundary setback of six metres to the west and 4.3 metres (measured at the closest point) to the east with no side boundary being a south-facing boundary. The increased setbacks (from the envisaged 1.9 metres) are considered to be appropriate given the two building level design.

Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the character of the locality. (b) access to natural light and ventilation for neighbours. (c) private open space. (d) space for landscaping and vegetation.	DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (b) if the size of the site is 301 sqm or more: i. four metres in relation to the ground floor of the building. six metres in relation to any second building level of the building. ii. six metres plus an additional one metre setback added for every one metre height increase above a wall height of seven metres.

The proposed dwelling will have a rear wall that is sited five metres measured from the south-eastern corner and eight metres from the south-western corner.

The rear boundary of the subject site adjoins a Council-owned reserve (Garrett Court) and then a public road. The potential interface issues with the proposal when viewed from the south are considered to be minimal as a result of the Council owned strip of land, extensive landscaping and generous setback.

The intent of PO 9.1 is reasonably achieved with consideration to the setbacks proposed and with context to the subject site and surrounding development.

Overall, the proposed development is reasonably consistent with the relevant provisions of the Neighbourhood Zone.

Character Preservation District Overlay (Township)

Character Preservation District Overlay (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 townships for primary production and associated value adding enterprises is assured and promoted.

Relevant Performance Outcomes/Designated Performance Features	
Land Use and Intensity	
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.	DTS/DPF 1.2 Residential development located within designated township areas of the Character Preservation District Overlay.
Built Form and Character	
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.	DTS/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 (b) scale (c) siting (d) design (e) landscaping.	DTS/DPF 2.2 None are applicable.
Earthworks	
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.	DTS/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 the designated township area of the Character Preservation District Overlay.

The subject site is not located at the edge of the township to the rural areas, it instead adjoins additional township areas in all directions.

The proposal has demonstrated an appropriate form, scale, siting, design and incorporation of landscaping provision to the site so as not to offend the intent and principles of the Character Preservation District. The proposal is considered to positively contribute to the character of the township.

The proposed earthworks required will not exceed 1.5 metres from natural ground level with minor cut and fill being required.

The proposed development is reasonably consistent with the Character Preservation District Overlay.

Hazards (Flooding – Evidence Required) Overlay

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.	DTS/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 dwelling will have a FFL of 260.8 metres AHD level whereby the stormwater is proposed to be discharged to Garrett Court with a top of kerb level of 260.44 metres AHD level. This will allow for the FFL to be at least 300 mm above the point of discharge to the street.

Alternatively, should the stormwater require discharge to Bushman Street, the highest top of kerb level is identified to be 260.21 metres AHD level, thereby allowing the dwelling FFL to maintain a level of at least 300 mm above the discharge point.

The stormwater discharge location to Garrett Court is pending formal consideration pursuant to the *Local Government Act 1999* due to there being a thin parcel of Council-owned land between the subject site and Garrett Court.

Native Vegetation Overlay

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.	DTS/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'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared. (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

The applicant has provided a Declaration stating that no native vegetation under the *Native Vegetation Act 1991* is proposed to be removed. The landowner has further provided a statutory declaration stating that all vegetation that exists on the property was planted following purchase of the property in the late 1970's.

With consideration to the above, no native vegetation defined under the *Native Vegetation Act 1991* is to be impacted by the proposed development due to not being subject to development control or any native vegetation clearance permit due to meeting the exemption of being planted vegetation.

General Development Policies

General Development Policies	
Clearance from Overhead Powerlines	
Desired Outcomes	
DO 1	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.	DTS/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.

An electricity declaration has been provided in accordance with DTS/DPF 1.1(a) to inform this application.

Design	
Desired Outcomes	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. (b) durable - fit for purpose, adaptable and long lasting. (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors. (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Relevant Performance Outcomes/Designated Performance Features	
All development	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of one metre. (b) filling exceeding a vertical height of one metre. (c) a total combined excavation and filling vertical height of two metres or more.

As considered above, the proposed development will not require any earthworks that exceed one metre in cut or fill. The earthworks shown to accommodate the proposed

dwelling are reasonably minor and do not require any retaining walls or additional treatments beyond the typical battering of soil to the perimeter of the envelope.

Overlooking / Visual Privacy (in building 3 storeys or less)	
<i>PO 10.1</i> Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	<i>DTS/DPF 10.1</i> Upper-level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (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 200 mm. (b) have sill heights greater than or equal to 1.5 metres above finished floor level. (c) 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.
<i>PO 10.2</i> Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	<i>DTS/DPF 10.2</i> One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15 metres wide in all places faced 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.

The upper-level of the proposed dwelling has been designed to mitigate any potential direct overlooking concerns from both upper level windows and balcony areas. There are no direct overlooking concerns to the north or east due to having no adjoining residential uses. The views to the south are also not subject to direct overlooking due to the dwellings on Garrett Court facing north so any potential overlooking would not be of a habitable room or an area of private open space.

The predominant consideration for direct overlooking is west to the private open space and habitable rooms of the existing dwelling on the subject allotment. The western facing side of the proposed dwelling will include three upper-level windows and no balconies/decking areas. All windows facing west have been indicated to

be obscured glazing and to have an opening restriction of 200 mm in the efforts of mitigating any overlooking concerns.

With the measures in place for the western upper-level windows and the siting of the proposed dwelling, no direct overlooking will result from the proposed development.

Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 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.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.

The proposal incorporates large front facing windows and a legible front entry door although there is no direct frontage to the primary street (Bushman Street), given the proposed shared access arrangement. The potential for passive surveillance and visual streetscape impacts are not a possibility as the proposal will not be readily visible from Bushman Street.

Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

Living rooms within the dwelling face to areas of private open space, thereby providing for a high level of amenity for the occupants of the dwelling.

Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling. (b) are set back at least 5.5 metres from the boundary of the primary street. (c) have a garage door/opening not exceeding seven metres in width. (d) have a garage door/opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

The garage proposed within the dwelling will not be visible from the streetscape but is still considered to be well integrated into the proposed dwelling frontage and will not detract from the appearance of the dwelling.

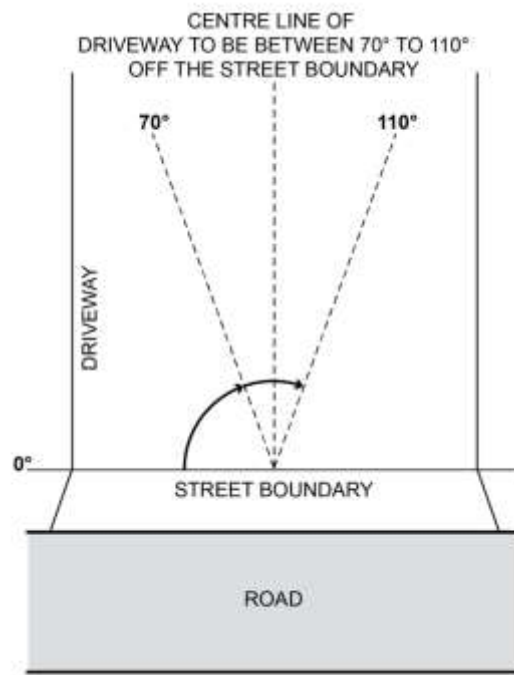
Massing	
PO 15.1 <i>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</i>	DTS/DPF 15.1 <i>None are applicable</i>

The proposed two storey dwelling has been designed to somewhat resemble a single storey dwelling through the roof form used. With consideration to the overall height (6.5 metres), appropriate boundary setback distances and existing vegetation (within Council land), the visual massing potential is not considered to be of concern.

Private Open Space	
PO 17.1 <i>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</i>	DTS/DPF 17.1 <i>Private open space is provided in accordance with Design Table 1 - Private Open Space.</i>

An abundance of private open space is achieved on the subject site due to the large site area.

Car parking, access and manoeuvrability	
PO 19.1 <i>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</i>	DTS/DPF 19.1 <i>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</i> <i>(a) single width car parking spaces:</i> i. a minimum length of 5.4 metres per space. ii. a minimum width of three metres. iii. a minimum garage door width of 2.4 metres. <i>(b) a minimum garage door width of 2.4 metres</i> <i>(a)</i> i. a minimum garage door width of 2.4 metres ii. a minimum garage door width of 2.4 metres iii. a minimum garage door width of 2.4 metres
PO 19.2 <i>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</i>	DTS/DPF 19.2 <i>Uncovered car parking spaces have:</i> <i>(a) a minimum length of 5.4 metres</i> <i>(b) a minimum garage door width of 2.4 metres</i>

	(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of ten metres or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (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
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley,

	<i>land or right of way is at least 6.2 metre wide along the boundary of the allotment/site.</i>
<i>PO 19.6</i> <i>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</i>	<i>DTS/DPF 19.6</i> <i>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</i> <i>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number).</i> <i>(b) minimum car park length of 5.4 metres where a vehicle can enter or exit a space directly.</i> <i>(c) minimum carpark length of six metres for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</i>

The enclosed vehicle parking area within the dwelling garage exceeds the minimum internal dimensions of 5.4 metre width and 5.4 metre length with garage door widths of 2.4 metres per garage door. These dimensions are exceeded with measurements of eight metres wide and 6.3 metres wide with 2.8 metre wide garage doors for each side of the double garage.

Uncovered spaces can be suitably accommodated within the large, proposed driveway area.

No alterations to the existing access point to Bushman Street are proposed.

Access to the subject site will be via the existing access point whereby the driveway will not exceed a gradient of 1 in 8 and will have a suitable driveway angle to access the subject site.

The provision of on-street parking will not be impacted as a result of the proposed development.

Waste storage	
<i>PO 20.1</i> <i>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</i>	<i>DTS/DPF 20.1</i> <i>None are applicable.</i>

There is ample location to store waste bins away from public view. Refuse collection can either be via Bushman Street or alternative via Garrett Court (subject to gate for access). There are two existing dwellings in Bushman Street that are reliant for collection in this street and no turn-around area exists for the refuse truck. Preference is for collection via Garrett Court due to the provision of a turn-around. However, either arrangement is workable.

Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.2 <i>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</i>	DTS/DPF 22.2 <i>None are applicable.</i>
PO 22.3 <i>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</i>	DTS/DPF 22.3 <i>None are applicable.</i>
PO 22.4 <i>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</i>	DTS/DPF 22.4 <i>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</i>

The siting and orientation of the proposed dwelling maintains appropriate boundary setbacks, reduces the potential for overlooking to surrounding residential uses and incorporates a second building level into the roof space to reduce the potential visual dominance.

The orientation is sited towards a Council owned parcel of land zoned for Tourism Development as it is not possible to face an area of public open space or a public street due to the unique access arrangements.

Although not technically considered to be a battle-axe development, the design considerations of this proposal are considered to be reasonably receptive to the surrounding development located nearby whilst minimising potential impacts on surrounding residential properties.

Carparking, access and manoeuvrability	
PO 24.4 <i>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</i>	DTS/DPF 24.4 <i>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of three metres.</i>

The driveway identified to the subject site has a width of six metres which exceeds the envisaged three metres. The additional width provides for greater accessibility and manoeuvrability from Bushman Street to the subject site. There are no concerns with regard to the driveway width or access.

Infrastructure and Renewable Energy Facilities	
Desired Outcomes	
DO 1	<i>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.</i>
Relevant Performance Outcomes/Designated Performance Features	
Water Supply	
PO 11.2 <i>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an</i>	DTS/DPF 11.2 <i>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater</i>

appropriate rainwater tank or storage system for domestic use is provided.	tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
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. (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.	DTS/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 development it will service; and (b) the system will comply with the requirements of 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.	DTS/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 subject site has mains water available to the allotment.

A wastewater application has been lodged with Council and is currently under assessment. It is recommended that a Reserved Matter be included in the Consent, if granted, that wastewater approval be obtained prior to the granting of Development Approval.

As mentioned earlier, the CWMS connection via Garrett Court is subject to separate consent from Council pursuant to the *Local Government Act 1999*.

No encroachment to existing and/or proposed wastewater systems have been identified.

Interface between Land Uses	
Desired Outcomes	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Relevant Performance Outcomes/Designated Performance Features	
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: (a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight (b) other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least three 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) a neighbourhood type zone is minimised to maintain access to direct winter sunlight. (b) other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains two 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: (a) for ground level private open space, the smaller of the following: i. half the existing ground level open space (b) or ii. 35 sqm of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres). (b) 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: (a) the form of development contemplated in the zone. (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.

The proposed dwelling consists of substantial site boundary setbacks and is not of excessive wall or total height, nor is it within proximity to any windows, private open space or solar panels of any directly adjoining residential properties. Overshadowing to adjoining residential properties is not considered to be of concern, given the generous building setbacks.

Site Contamination	
Desired Outcomes	
DO 1	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.	DTS/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) ... (not applicable).

The proposal is not considered to constitute a change in the use of land to a more sensitive use as the land is currently used for residential purposes, consistent with the current proposed development. Therefore, the proposal is not a change of use in accordance with Practice Direction 14 – Site Contamination.

Transport, Access and Parking	
Desired Outcomes	
DO 1	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 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.	DTS/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 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (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.

The proposal includes two covered parking spaces and multiple uncovered parking spaces (within the driveway area) which satisfies the minimum requirements of two parking spaces (minimum of one being covered) pursuant to Performance Outcome 5.1.

Other Overlays

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

Proposal does not seek to land division or the creation of a road.

Prescribed Water Resources Area

The proposed use is serviced by mains water and will not be impacting on surface water, watercourses or wells.

Traffic Generating Development

The proposal is not a form of development to increase vehicle volumes to a State Maintained Road.

Water Protection Area

Proposal does not involve activities with the potential to harm or impact on water supply.

CONCLUSION

The proposal involves the construction of a two storey group dwelling on its own site at 30 (lot 4) Bushman Street, Tanunda.

The application was subject to a 'Performance Assessed' 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 one representation, of which the representor had initially elected to be heard, but has since withdrawn their representation.

This report has provided a detailed assessment of the proposal against all relevant provisions identified within the Planning and Design Code. This assessment has considered the potential impacts of the two storey design and the associated concerns of the site which is the primary assessment issue for consideration.

The assessment has found the proposed development is reasonably consistent with the intent of the Desired Outcomes and Performance Outcomes of the Neighbourhood Zone and subsequent applicable Overlays and General Development Policies.

The proposal has been designed to conceal the upper level as best as can be achieved by accommodating it within the upper roof form, such that the building fits to the surrounding context to the site.

In conclusion, the proposal has demonstrated reasonable compliance with the relevant provisions of the Planning and Design Code.

With the consideration to the assessment within this report, this application is considered to warrant the granting of Planning Consent, 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. 23025940 by JBG Architects to undertake 'Construction of a two-storey group dwelling on an existing residential site' at 30 Bushman Street, Tanunda (CT5133/412) 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*.
- (2) The applicant shall submit a final Stormwater Management Plan to demonstrate the method and location of stormwater discharge to the street water table, with any plan required to be approved by Council.

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No 23025940 except where varied by any following condition(s) listed below:
 - Coversheet, Perspective by JBG Architects, Project No. 2309, Drawing No. A000, dated 4 September 2023
 - Site Plan by JBG Architects, Project No. 2309, Drawing No. A001, dated 24 October 2023
 - Floor Plan by JBG Architects, Project No. 2309, Drawing No. A101, dated 4 September 2023

- Elevations by JBG Architects, Project No. 2309, Drawing No. A211, dated 4 September 2023
 - Response for information response by JBG Architects, Job No. 2309, dated 24 October 2023 and 8 November 2023
- (2) Prior to occupation, the building authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of council.
- (3) Prior to the occupation of the approved dwelling, fixed opaque screening must be installed at a minimum height of 1.5 metres above the upper-level finished floor level in the locations identified on the hereby stamped approved '*Elevations (Elevation - West)*' by JBG Architects (Project no. 2309, drawing no. A211, Dated 4/9/23) to the reasonable satisfaction of Council.
- (4) All external building materials shall:
- (a) Be muted and non-reflective in nature; and
 - (b) Where metal cladding is used, it shall have a pre-colour treated finish; and
 - (c) Be in accordance with the approved plans; and
 - (d) Be new materials and maintained in good condition at all times.
- (5) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in accordance with the Approved Stormwater Management Plan and in a manner that does not result in entry of water into the building, or affect the stability of the building, or create an unhealthy or dangerous condition, or run onto or over land of an adjoining owner.
- 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 satisfaction of Council.
- (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 satisfaction of Council.
- (7) Landscaping shall be established within the areas identified on the Approved plans, within 12 months from date of occupation of the dwelling. The landscaping shall be maintained and nurtured at all times thereafter with any diseased or dying plants replaced in a timely manner.
- (8) Within 3 months of dwelling occupation, the access driveway between the existing sealed driveway and the proposed garaging shall be completed in accordance with the Approved Plans.

Advisory Notes

- (1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building

work or change of use of the land until you have received notification that Development Approval has been granted.

- (2) This consent or approval will lapse at the expiration of two years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
- (3) Where an approved development has been substantially commenced within two years from the operative date of approval, the approval will then lapse three years from the operative date of the approval (unless the development has been substantially or fully completed within those three years, in which case the approval will not lapse).
- (4) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the relevant 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.
- (5) The adjoining owner should be advised of the proposed work on the boundary and issues such as access to perform work, removal of fences, finished levels and retaining walls should be resolved before building work commences. This approval does not create an automatic right to access neighbouring land.
- (6) Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to sec 139 of the *Planning, Development and Infrastructure Act 2016*.

It is recommended that where mechanical equipment is proposed to be used to construct retaining walls, and where the dwelling may impede access for that equipment, the retaining walls be constructed prior to preparing the footings.

- (7) 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.
- (8) Appeal rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- (9) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- (10) 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.

- (11) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. 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.

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.

- (12) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.
- (13) The applicant is advised that any retaining works to exceed greater than one vertical metre constitutes development, and requires development approval in its own right.
- (14) You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit, under the *Local Government Act 1999* from Council's Works and Engineering Services. It is illegal to undertake work on Council land without permission.

If the existing entranceway (driveway cross-over) is to be removed it must be re-instated with kerb and gutter, including appropriate restoration of the footpath and verge, to Council's standard specification. Please contact Council's Works and Engineering Services to confirm the required standards.

Driveway cross-overs which affect a pedestrian footpath should maintain the level of the footpath or be consistent with the proposed footpath levels in instances where the footpath has not been constructed. When final Development Approval is applied for this should be shown on the plans. Please note that construction is to be in accordance with the *Disability Discrimination Act* and relevant Australian Standards.

New services such as CWMS and water supply through the Garrett Court reserve are subject to consent of Council pursuant to the *Local Government Act 1999*.

Further enquiries should be directed to the Works and Engineering team on 8563 8444.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Application and Associated Documents [↓](#) 
- Attachment 2 Representations Received [↓](#) 
- Attachment 3 Applicants Response to Representation [↓](#) 

Development Locations

Location 1

Location reference

30 BUSHMAN ST TANUNDA SA 5352

Title Ref

CT 5133/412

Plan Parcel

D30856 AL4

Additional Location Information**Council**

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Neighbourhood

Sub-zones

(None)

Overlays

- Character Preservation District
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- 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

Mr Graham Baker - JBG Architects
38 MURRAY STREET
TANUNDA
SA
5352
Tel. 085631155
grahamb@jbgarchitects.com

Contact

Stakeholder info

Mr Graham Baker - JBG Architects
38 MURRAY STREET

TANUNDA
SA
5352
Tel. 085631155
grahamb@jbgarchitects.com

Invoice Contact

Stakeholder info

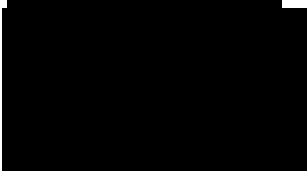
Mr Graham Baker - JBG Architects
38 MURRAY STREET
TANUNDA
SA
5352
Tel. 085631155
grahamb@jbgarchitects.com

Invoice sector type

Land owners

Stakeholder info

Mr Daryl Schmidt



Nature Of Development

Nature of development

New dwelling
(property land division by others as separate application)

Development Details

Current Use

Residential

Proposed Use

Residential

Development Cost

\$1,200,000.00

Proposed Development Details

New dwelling
(property land division by others as separate application)

Element Details

You have selected the following elements

New housing - \$0.00

New House

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

No

Are you proposing to add or modify a driveway?

Yes

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?

Yes

Selected Constraints

Easement or rights of way

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
2320- Schmidt House- 230828- Planning Appli cation Coverletter.pdf	Correspondence - General	4 Sep 2023 12:14 PM
2309- Schmidt House- Certificate of Title 202 30718003999_Property_Search.pdf	Certificate of Title	4 Sep 2023 12:14 PM
2309 - Schmidt House - 230904 - Planning Application Drawings.pdf	Floor Plans	4 Sep 2023 12:14 PM

Application Created User and Date/Time

Created User
graham.baker

Created Date/Time
4 Sep 2023 12:13 PM

■ Planning application cover letter

project: SCHMIDT HOUSE – LOT 4 / 30 BUSHMAN STREET, TANUNDA, SA
job no: 2309
date issued: 04.09.2023

residential commercial winery planning architectural interior landscape



DEVELOPMENT APPLICATION: (Pending Verification)

Dear Barossa Council/ attn Planning Department,

We submit the following information in support of a planning assessment for our project 'Schmidt House' at the above-mentioned address.

Development Description:

Generally, our development application seeks approval for a new dwelling on a property title to be subdivided at the above-mentioned address.

Development Consideration:

Initial planning review and feedback regarding this development proposal was sought from Barossa Council's development services manager Aaron Curtis and heritage advisor Sam Hosking during May 2023. Further independent advice was sought from 'Masterplan' planning consultant Charlie Dubois with recommendation to modify the design and achieve compliance against applicable planning and design code.

Taking onboard initial recommendations from both parties, we have adjusted the dwelling elevation to minimise overall bulk form and allow the dwelling to present more as a single storey with upper level embedded into roof space. Overall elevation form has been designed to take cues from scale and proportion of the nearby 'Tanunda Railway Station' local heritage place.

Furthermore, title boundary layout has been modified to enable site access gained via an existing and new right of way easement, in lieu of a previous proposal to acquire portion of the adjacent council reserve land. New driveway allows vehicles to access and egress site in a forward motion.

Extent of existing tree removal limited to facilitate construction of new driveway and dwelling.

Proposed dwelling ground footprint 320m² occupies 20% of the proposed new title 1545m² area.

Colours applied upon exterior wall surfaces to be finished in muted light natural tones with roof and gable end cladding in mid strength grey, to provide a palette complementing natural surrounds and harmony with neighbourhood character.

Please refer to enclosed architectural documentation for further information.

Documents enclosed:

- Architectural Drawings- JBG Architects dated 04.09.2023
- Certificate of Title – dated 18.07.2023

We ask that council please calculate the applicable assessment fees due and issue an invoice so we may arrange payment with the owner.

Please contact the undersigned should you require any further clarification or information.

Regards
JBG Architects Pty Ltd

Graham Baker- Residential Project Leader
grahamb@jbgarchitects.com

38 Murray St Tanunda SA
www.jbgarchitects.com
ABN 31 852 116 195



Product Register Search (CT 5133/412)
Date/Time 18/07/2023 12:06PM
Customer Reference 2309 - Schmidt
Order ID 20230718003999

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 5133 Folio 412

Parent Title(s) CT 4085/156, CT 4384/451

Creating Dealing(s) T 7505371

Title Issued 21/07/1993

Edition 3

Edition Issued

03/12/2012

Estate Type

FEE SIMPLE

Registered Proprietor

DARYL WALTER SCHMIDT
ELIZABETH ZAZILIA SCHMIDT
OF BUSHMAN STREET TANUNDA SA 5352
AS JOINT TENANTS

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 30856
IN THE AREA NAMED TANUNDA
HUNDRED OF MOOROOO

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER OF PUBLIC INFRASTRUCTURE (T 4415745)

SUBJECT TO RIGHT(S) OF WAY OVER THE LAND MARKED B (T 828937)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

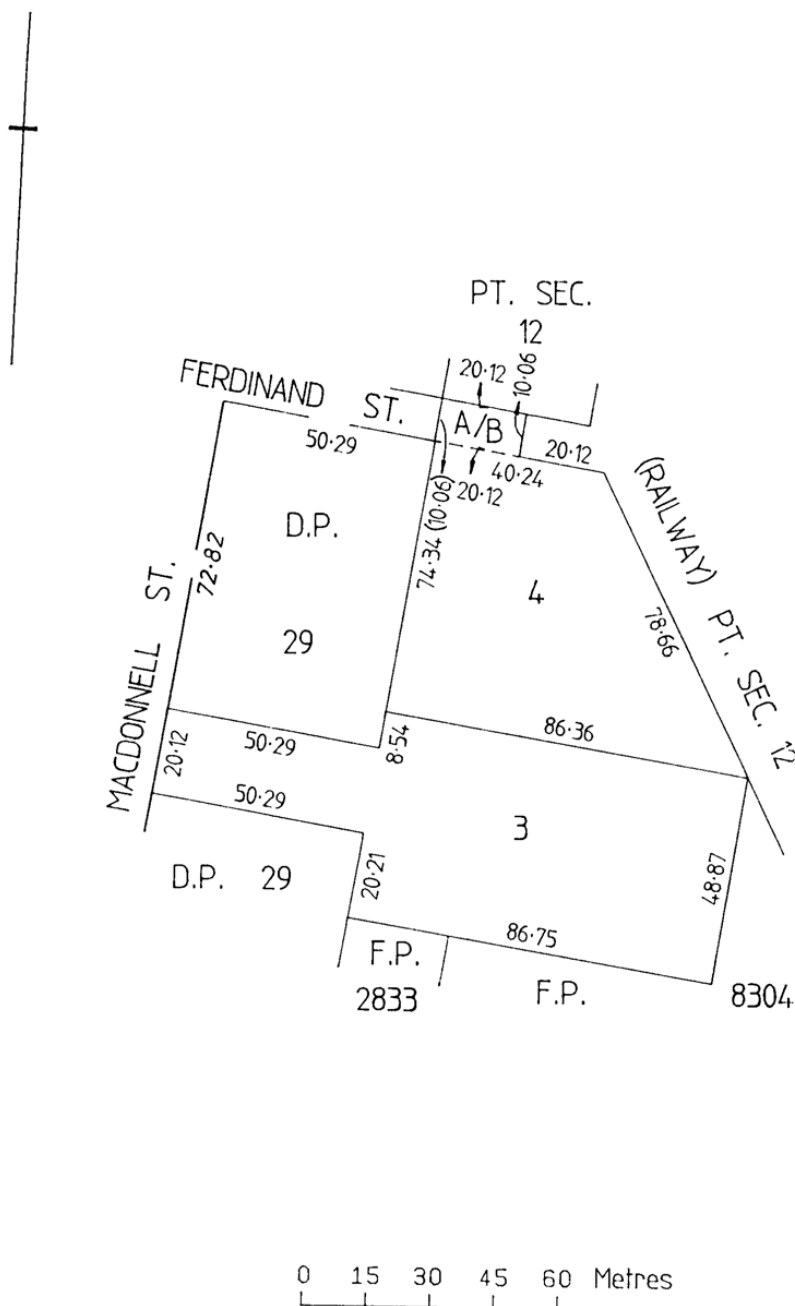
Registrar-General's Notes NIL

Administrative Interests NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5133/412)
18/07/2023 12:06PM
2309 - Schmidt
20230718003999





Product

Date/Time

Customer Reference

Order ID

Historical Search

18/07/2023 12:06PM

2309 - Schmidt

20230718003999

Certificate of Title

Title Reference:

Status:

Parent Title(s):

Dealing(s) Creating Title:

Title Issued:

Edition:

CT 5133/412

CURRENT

CT 4085/156, CT 4384/451

T 7505371

21/07/1993

3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/11/2012	03/12/2012	11851825	DISCHARGE OF MORTGAGE	REGISTERED	7691866
05/04/1994	03/05/1994	7691866	MORTGAGE	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD.

■ request for information response

project: SCHMIDT HOUSE – 30 Bushman Street, Tanunda
 job no: 2309
 date issued: 24.10.2023

residential commercial winery planning architectural interior landscape



PlanSA DEVELOPMENT APPLICATION: 23025940

Dear Tom Marshall / Barossa Council,

Thankyou for your letter dated 06.10.2023 requesting additional information for our above-mentioned application. We submit the following response to support your planning assessment:

- 1) **Natural Vegetation:** We are currently liaising with an arboriculture consultant to investigate if existing vegetation onsite identify as a native species. We ask if council can please make the resolution of this topic a reserved matter to the planning consent, to enable our consultant sufficient time to undertake their investigations. This approach, along with our response to the below topics will enable council to continue forward with the public notification process.
- 2) **Vegetation – Retention:** Consideration towards the new dwelling placement has been given to minimise unnecessary vegetation removal and retention of existing established trees. Proposed vegetation removal is limited to trees obstructing safe driveway manoeuvrability and where trunk/root base is located within 5m of the proposed dwelling footprint to provide practical clearance to facilitate construction and ongoing dwelling upkeep. Please refer to enclosed Siteplan drawing now updated to better illustrate the extent of existing trees within site and neighbouring surrounds to be retained. Furthermore, new dedicated garden areas have now been included onto the SitePlan to compensate for existing vegetation removal.
- 3) **Driveway – Landscaping:** A landscaped garden verge will be included alongside the new paved driveway to foster amenity, whilst providing porous ground area to facilitate stormwater drainage and enhance water infiltration to nearby existing tree roots. Driveway corridor between parallel title boundaries measure 6.5m wide, providing 4.5m paved driveway with 1m garden verge each side. Please refer to enclosed Siteplan drawing now illustrating the extent of new garden areas.
- 4) **Driveway – Gradient.** The new driveway from exiting easement to new dwelling garage has an approximate length of 80m. The driveway will be reasonably flat, having an existing relative height of 260.3m at the easement, and rising slightly to terminate at the new dwellings garage 260.8m (0.5m overall rise). Driveway will include a slight crossfall to dispose stormwater to nearby garden area, now noted on enclosed SitePlan.
- 5) **Right of Way Easement:** Property title currently includes an existing registered easement for right of way to site access at Bushman Street. The subdivision application (by others) will propose for this easement to be extended to allow driveway access to the new development. The proposed boundaries to this easement extension have been designed to enable 6.5m width to enable driveway access/vehicle manoeuvrability with side garden area. The portion of land/proposed boundary configuration mentioned in your letter is included to enable a car to temporarily park in this location before gaining access through a gate to the existing dwelling, whilst not impede traffic flow to the new development. Please refer to Appendix A for illustration.
- 6) **Future Land Division:** Our client currently occupies the property/ dwelling on this subject site 30 Bushman St Tanunda. It is their intention to sub-divide the property to facilitate development of new dwelling before selling the existing property thereafter. Our client is currently investigating subdivision options with a consultant, however presume they'll consider benefits of a community title (although not likely strata) to facilitate driveway right of way access.
- 7) **Services Connection – Garret Court.** Mains water and electrical service supply source a connection from Bushman Street. Wastewater and stormwater disposal proposed to connect into nearby Garrett Court via council reserve lot 51.

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 ABN 31 852 116 195

jbgarchitects.com
quality assurance system

An application to seek approval to install a new wastewater disposal system has since been submitted to Barossa Council for assessment (Wastewater Application # WWS/167/2023/CWMS). Recent investigations with councils' environmental health department identify the existing dwelling on this site includes a wastewater disposal connection to Garrett Court community wastewater scheme infrastructure, and that the new proposed dwelling may also connect subject to consent from councils engineering department. We ask that resolution of service connections to Garrett Court be made a reserved matter.

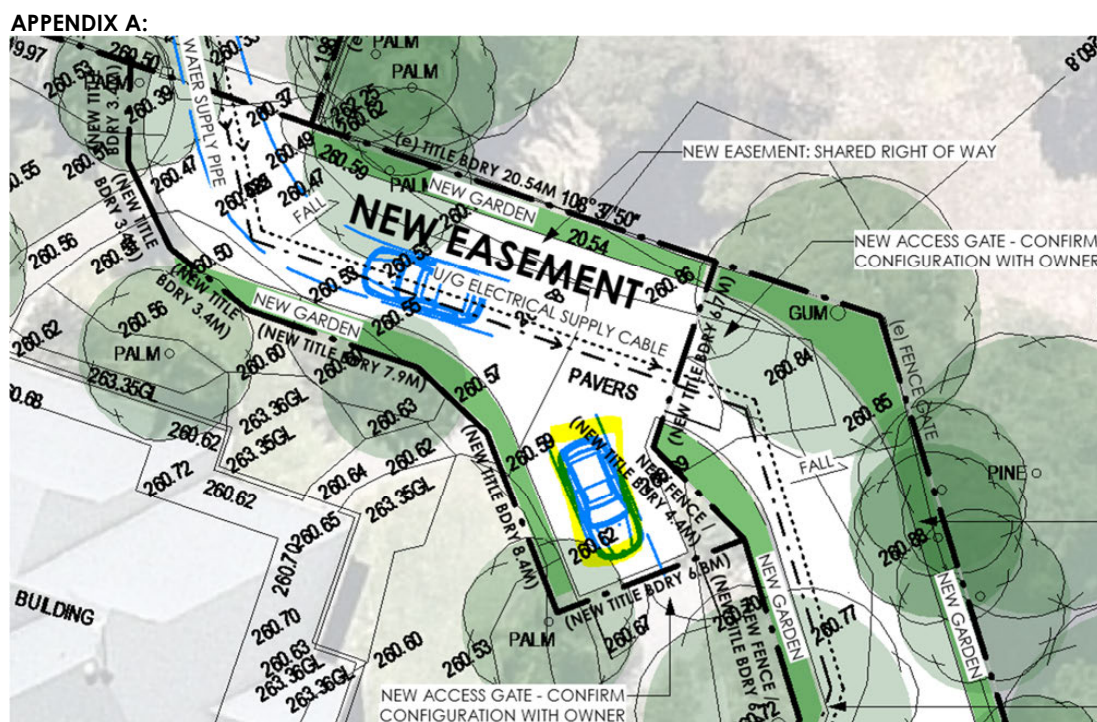
We trust that the above response now satisfies councils queries towards this project and enables the application to proceed with public notification consultation.

Please contact the undersigned should you require any further clarification or information.

Regards,
JBG Architects Pty Ltd

Ch. 11

Graham Baker- Residential Project Leader
grahamb@jbgarchitects.com



■ request for information response

project: SCHMIDT HOUSE – 30 Bushman Street, Tanunda
job no: 2309
date issued: 08.11.2023

residential commercial winery planning architectural interior landscape



PlanSA DEVELOPMENT APPLICATION: 23025940

Dear Tom Marshall / Barossa Council,

Thankyou for your letter dated 26.10.2023 requesting additional information for our above-mentioned application. We submit the following response to support your planning assessment:

- 1) **Native Vegetation:** We have liaised with our client, the property owner Daryl Schmidt who advises the site was vacant upon their purchase of the land circa 1976 / 1979, and that any vegetation or trees present on the land today, proposed for removal were planted by himself. Please find enclosed a statutory declaration/affidavit prepared by Brenton Miegel at Teusner & Co Law, signed by the owner to support this claim.

We provide this information in support of our original native vegetation declaration, that the proposed development will not or would not, involve the clearance of naturally occurring native vegetation, and that no further consideration from an arboriculture consultant or native vegetation council will be required.

We trust that the above response now satisfies councils planning queries regarding this application.

Please contact the undersigned should you require any further clarification or information.

Regards,
JBG Architects Pty Ltd

Graham Baker- Residential Project Leader
grahamb@jbgarchitects.com

24/10/2023 10:27:57 AM \\SERVER\Projects\URG\2023\2309\Schmidt House\5_JBG Drawings + Photos\2309 - Schmidt House - 231018-Planning Revised.rvt



SITE AREA COVERAGE		m²
SITE (NEW TITLE)	1545.0	
GROUND FLOOR - ENCLOSED	270.0	
GROUND FLOOR - UNENCLOSED	30.0	
UPPER FLOOR - ENCLOSED	210.0	
UPPER FLOOR - UNENCLOSED	30.0	
TOTAL ROOFED AREA (INC EAVES)		320.0
% OF SITE COVERAGE (FROM ROOFED AREA)		20%
TOTAL NEW BUILDING WORK AREA (AT GROUND FLOOR)		320.0 m²

SITE NOTES

SITE SET-OUT - BOUNDARY IDENTIFICATION:
SET-OUT DIMENSIONS SHALL BE FROM THE ALLOTMENT BOUNDARIES AND NOT THE EXISTING OR PROPOSED FENCE LINES. BOUNDARY + EASEMENT LINES ARE TO BE IDENTIFIED BY THE BUILDER ON SITE PRIOR TO CONSTRUCTION.

SITE WORKS NOTES:
THERE ARE NO SIGNIFICANT TREES, SHRUBS OR EXISTING STRUCTURES (OTHER THAN THOSE INDICATED) ON THIS OR ADJOINING SITES OR PUBLIC PLACES THAT WILL AFFECT OR BE AFFECTED BY THE PROPOSED BUILDING WORKS.

THERE ARE NO BRUSH FENCES WITHIN 3000MM OF THE NEW BUILDING WORKS.

GENERAL LANDSCAPING:
PROVIDE PERIMETER PROTECTION AROUND BUILDING TO AN APPROVED METHOD AS SCHEDULED IN THE ENGINEERS FOOTING CONSTRUCTION REPORT, (TYPICALLY 1000MM WIDE PERIMETER PAVING TO ENGINEERS DETAILS)

GENERALLY LANDSCAPE LAYOUT (PLANT SPECIES) SHALL BE AS INDICATED ON DRAWING OR: DETAILS OF PLANTING + PLANT SPECIES TO BE PROVIDED TO COUNCIL SATISFACTION PRIOR TO COMMENCEMENT ON SITE.

SITE SERVICES:
ELECTRICAL SUPPLY: PROVIDE NEW UNDERGROUND ELECTRICAL CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION

FOR NEW AND ALTERED SITE POWER CONNECTIONS (INCLUDING ALTERATIONS + ADDITIONS):
PROVIDE NEW METER BOX AND ASSOCIATED CABLE INFRASTRUCTURE IN ACCORDANCE WITH SA POWER NETWORKS INSTALLATION RULES. CONFIRM FINAL LOCATIONS ON SITE WITH CLIENT. PROVIDE NEW DIGITAL POWER METER IN CONSULTATION WITH CLIENTS PREFERRED RETAIL ELECTRICAL SUPPLIER.

WATER SUPPLY: PROVIDE NEW WATER METER + PIPE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION/ NEW ON SITE WATER STORAGE TANK

WASTEWATER DISPOSAL: CONNECT NEW WASTEWATER DRAINS TO COUNCIL COMMUNITY WASTEWATER MANAGEMENT SYSTEM

GAS SUPPLY: PROVIDE ON SITE LPG BOTTLE GAS SUPPLY (CONFIRM WITH OWNER)
• CONFIRM GAS BOTTLE CLEARANCES FROM WALL OPENINGS, VENTS AND ELECTRICAL FIXTURES WITH SUPPLIER AND LOCAL REGULATIONS.
• PROVIDE CONCRETE HARDSTAND TO SUPPORT GAS BOTTLES
• PROVIDE CLEAR ACCESS AROUND GAS BOTTLES FOR REMOVAL + REFILL

TELECOMMUNICATION/DATA SUPPLY: PROVIDE NEW UNDERGROUND CABLE SUPPLY FROM CLOSEST INFRASTRUCTURE CONNECTION (CONFIRM WITH OWNER)

THE FINAL LOCATION OF NEW SERVICES/ CABLES / DRAINS/ TANKS IS TO BE CONFIRMED BETWEEN THE CLIENT AND BUILDER PRIOR TO INSTALLATION.
EXISTING SERVICES INDICATED ON THE DRAWINGS MAY HAVE BEEN LOCATED BY A FIELD SURVEY. OTHER SERVICES MAY EXIST THAT WERE NOT VISIBLE AT SURFACE LEVELS AT THE TIME OF SURVEY. AS SUCH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING UNDERGROUND SERVICES.

STORMWATER MANAGEMENT:
TO BE DIRECTED AWAY FROM BUILDING BY FALLS IN PAVING AND SURROUNDING GARDEN LEVELS.

THE METHOD OF STORMWATER DISPOSAL MUST NOT RESULT IN THE ENTRY OF WATER INTO ANY BUILDING OR ON TO THE LAND OF ANY ADJOINING CLIENT.

ROOF WATER COLLECTION:
WATER COLLECTION FROM A MINIMUM 60% OF BUILDING ROOF CATCHMENT AREA TO BE DIRECTED TO A RAINWATER TANK (MIN 4000 LITRE CAPACITY) VIA 50MM DIAM PVC STORMWATER PIPES. OVERFLOW TO BE DIRECTED TOWARDS STREET STORMWATER KERB. INLET + OVERFLOW OF RAINWATER TANK(S) TO BE FITTED WITH MOSQUITO PROOF, NON-DEGRADABLE SCREENS. RAINWATER TO BE PLUMBED TO THE FOLLOWING FIXTURES: (WHERE APPLICABLE) WC, WATER HEATER, ALL LAUNDRY COLD WATER OUTLETS.

RAIN WATER TANKS:
AS SCHEDULED ON SITE PLAN

TERMITE TREATMENT:
PROVIDE 'TERMI-MESH' STAINLESS STEEL MESH OR 'HOMEGUARD' BIFLEX BARRIER SYSTEM, TO PERIMETER OF NEW BUILDING SLAB/ STRIP FOOTINGS + UNDER TIMBER FRAMED ELEMENTS + BRICK PIERS + TO ALL SLAB PENETRATIONS, THE SLAB TO ACT AS PHYSICAL BARRIER TO REMAINDER OF BUILDING.

PROVIDE CHEMICAL SOIL BARRIER BY 'BIFENTHRIN' OR 'TERMICURE' INSECTICIDE SPRAY - TO PERIMETER OF FOOTING + UNDER DECK AREAS.

**BUILDER + CLIENT ARE TO ENSURE A PERIODIC VISUAL INSPECTION FOR TERMITES BY MAINTAINING A MINIMUM 75MM FOOTING EDGE EXPOSURE + 25MM CLEARANCE TO ALL OBJECTS ADJACENT SLAB EDGE (UNLESS OTHERWISE SPECIFIED BY LEVELS).
ALL TERMITE SYSTEMS TO BE INSTALLED BY ACCREDITED CONTRACTOR.
TERMITE SYSTEMS + FITTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND AS 3660.1.**

GENERAL NOTE:
THIS PLAN MAY HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF SHOWING EXISTING SITE CONDITIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

DRAWINGS SHOULD BE READ IN CONJUNCTION WITH LATEST COPIES OF THE 'CERTIFICATE OF TITLE' FOR ANY ADDITIONAL ENCUMBRANCES OR EASEMENTS LOCATED ON THE PROPERTY.

NOTES

This drawing is copyright and the property of JBG Architects Pty. Ltd. and must not be used without written authorisation. Do not scale this drawing. All dimensions shown on drawings are in millimetres unless otherwise noted and should be verified on site before commencing building works. These architectural drawings are to be read in conjunction with the building specification and consultant drawings. Any discrepancies are to be referred to the project architect for clarification prior to work commencing.

WARNING

Services shown on this drawing are approximate only. The exact locations to be confirmed on site by the contractor prior to the commencement of work

Issue	Issued For	By	To	Date
P2	CLIENT REVIEW	GB	JG	17.05.2023
P3	CONSULTANT PLANNER	GB	JG	30.05.2023
P4	CLIENT REVIEW	GB	JG	25.07.2023
P5	CLIENT REVIEW	GB	JG	10.08.2023
P6	CLIENT REVIEW	GB	JG	18.08.2023
P7	BUILDER COST ESTIMATE	GB	JG	22.08.2023
P8	PLANNING APPLICATION	GB	JG	04.09.2023
P9	CONSULTANT INFO	GB	JG	04.09.2023
P10	CONSULTANT INFO	GB	JG	29.09.2023
P11	WASTEWATER APPLICATION	GB	JG	03.10.2023
P12	CONSULTANT INFO	GB	JG	17.10.2023
P13	PLANNING REVISED	GB	JG	24.10.2023

THIS IS TO BE PRINTED IN COLOUR

Architect
J B G ARCHITECTS PTY LTD
38 MURRAY STREET
TANUNDA 5352
P. 08 8563 1155
E. admin@jbgarchitects.com
Client
DARYL + LIZ SCHMIDT

Project Name
SCHMIDT HOUSE

Project Address
**LOT 4/ 30 BUSHMAN STREET,
TANUNDA, SA
CT: 5133/412**

Drawing Title
SITE PLAN

Project Number	2309	Drawn by	GB
		Approved by	JG
Drawing Number	A001	Issue	P13



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PRELIMINARY
WORK IN PROGRESS ISSUE

24/10/2023 10:27:57 AM

SCHMIDT HOUSE
NEW RESIDENCE

DWG No.	DWG CONTENT
A000	COVERSHEET, PERSPECTIVE
A001	SITE PLAN
A101	FLOOR PLAN
A211	ELEVATIONS

1 | PERSPECTIVE - VIEW FROM DRIVEWAY APPROACH

2 | PERSPECTIVE - VIEW FROM TRAIN STATION

3 | PERSPECTIVE - VIEW FROM RESERVE

4 | PERSPECTIVE - VIEW FROM GARRETT CT



NOTES
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P8	PLANNING APPLICATION	GB	JG	04.09.2023

THIS IS TO BE PRINTED IN COLOUR

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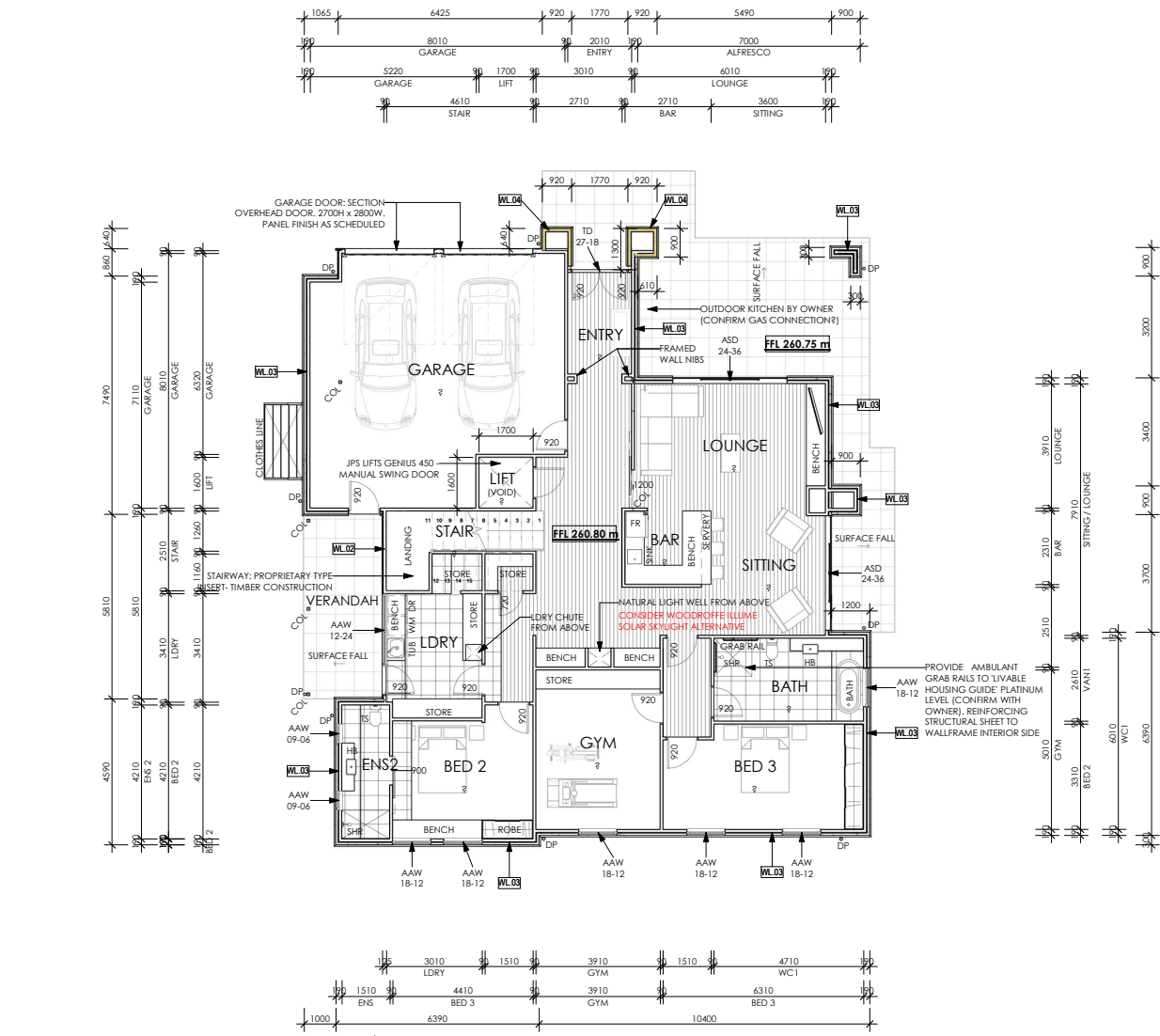
Client
DARYL + LIZ SCHMIDT

Project Name SCHMIDT HOUSE	
Project Address LOT 4/ 30 BUSHMAN STREET, TANUNDA, SA CT: 5133/412	
Drawing Title COVERSHEET, PERSPECTIVE	
Project Number 2309	Drawn by GB Approved by JG
Drawing Number A000	Issue P8



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1 FLOOR PLAN - GROUND
A211 1:100

PLAN NOTES

FOOTINGS:

- OFF-FORM EXPOSED CONCRETE FOOTING - EXPOSED EDGE TO FOOTING TO BE STEEL-TROWEL FINISHED TO PROVIDE TRUE + CLEAN EDGE.
- PROVIDE SLAB SETDOWNS TO LAUNDRY, ENS, BATHROOMS TO ENGINEERS DETAILS FOR FLOOR DRAINAGE GRADING.
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS. REFER DRAWING WET AREA DETAILS- A-701 + A-702 FOR MORE DETAILS.

INLOOR HEATING/COOLING:

- HYDRONIC INLOOR HEATING AND COOLING EXTENT AS INDICATED ON FLOORPLAN DRAWING- CONFIRM FINAL LAYOUT AROUND JOINERY/LOOSE FURNITURE WITH CLIENT PRIOR TO INSTALLATION.
- CONTRACTOR TO CONFIRM ROOM ZONING REQUIREMENTS WITH CLIENT.
- BUILDER TO SUPERVISE INSTALLATION TO AVOID CONFLICTS WITH WALL FRAMES/SLAB PENETRATIONS.
- ELECTRICIAN TO CONFIRM IF POWER UPGRADE IS REQUIRED FOR SYSTEM USE PRIOR TO INSTALLATION.
- PROVIDE 25MM THICKER SLAB TO ACCOMMODATE HYDRONIC INLOOR HEATING TUBES (NOT APPLICABLE FOR ELECTRICAL INLOOR HEATING).

INDICATES EXTENT OF INLOOR CONDITIONING SYSTEM

FLOOR FINISHES:

- FFL DENOTES FINISHED FLOOR LEVEL.
- CONFIRM ALL FLOOR SELECTIONS WITH CLIENT PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS.
- USE MINIMUM 30MM THICK PAVERS IN DRIVEWAY/TRAFFICABLE AREAS

FLOOR FINISH LEGEND:

- CA.01 CARPET + UNDERLAY
- CO.01 CONCRETE
- PV.01 PAVERS
- TI.01 LARGE FORMAT FLOOR TILES
- TI.02 WET AREA FLOOR TILES

WALLS:

- ALL FINISHES AS SCHEDULED ON DRAWING A-201 ELEVATIONS.
- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS.1684.
- SELECT EXTERNAL NON COMBUSTIBLE CLADDINGS SUITABLE FOR THE DESIGNATED BUSHFIRE ATTACK LEVEL (IF APPLICABLE).
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.

- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.

DOOR + WINDOW NOTES:

- LABELED DOOR + WINDOW SIZES ARE ABBREVIATED IN METERS LISTED HEIGHT + WIDTH: (DH-QDW).
- MEASURE + CONFIRM ALL WINDOW + DOOR STRUCTURAL OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION
- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN + ELEVATION DRAWINGS
- CONFIRM ALL DOOR + WINDOW HARDWARE SELECTIONS WITH CLIENT PRIOR TO FABRICATION. ENSURE HARDWARE SUIT FRAME THICKNESS + CLEARANCES TO WALL STRUCTURE

EXTERNAL DOORS + WINDOWS:

- FIT WITH SELECTED HARDWARE TO CLIENTS REQUIREMENTS
- FIT OPENABLE PORTION OF DOORS + WINDOWS WITH MATCHING INSECT SCREENS- CONFIRM EXTENT WITH CLIENT PRIOR TO ORDERING
- PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS
- FOR ALL OPERABLE WINDOWS GREATER THAN 2000MM ABOVE EXTERNAL GROUND LEVEL: RESTRICT OPENING OF WINDOW SASH TO 125MM MAX. OR FIT WITH A SECURE SCREEN CAPABLE OF RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AND HAVE A CHILD RESTRAINT RELEASE MECHANISM IF THE SCREEN CAN BE REMOVED.
- ALL CASSETT WINDOWS TO USE TRUTH HARDWARE- ENCORE HINGE OPERATORS

ALUMINIUM FRAMES:

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL OR EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH CLIENT.

INTERNAL DOORS:

- 2040 (GIVE INFO) HIGH 'SOLID CORE' TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWG'S. DOOR FACE PROFILE + FINISH TO CLIENTS SELECTION
- FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO CLIENTS SPECIFICATION
- CAVITY SLIDING DOORS TO BE FITTED WITH HUMID DOORS EVOLUTION 'SOFT CLOSE' DEVICE
- FOR ALL W.C.'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR SWING IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

DOOR + WINDOW LEGEND:

- AD ALUMINIUM DOOR
- ASD ALUMINIUM SLIDING DOOR
- AAW ALUMINIUM AWNING WINDOW
- APW ALUMINIUM FIXED GLASS WINDOW
- SD FACE MOUNTED SLIDING DOOR
- CSD CAVITY SLIDER DOOR + SOFT CLOSE DEVICE

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT - CONFIRM SELECTION WITH CLIENT.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT TINTED GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH CLIENT.
- REFER TO GLAZING REQUIREMENTS IN CONJUNCTION TO THE BUSHFIRE RISK LEVEL (IF APPLICABLE) FOR SAFETY GLASS+ TOUGHENED GLASS.

EXTERNAL DOOR/WINDOW ENERGY EFFICIENCY REQUIREMENTS:

- ALL EXTERNAL DOORS + WINDOWS ARE TO CONTAIN DOUBLE GLAZING, SYSTEM U-VALUE + SHGC AS SPECIFIED IN THE CONSULTANTS ENERGY EFFICIENCY REPORT.
- GLAZING SPECIFIED IS THE MINIMUM REQUIREMENT FOR THE PROJECT- BUILDER IS TO DISCUSS INCREASING THE PERFORMANCE OF GLAZING WITH THE CLIENT PRIOR TO CONSTRUCTION

INTERNAL WALL TRIMS + FINISHES:

REFER TO INTERIOR DESIGN SCHEDULE (I.B.A)

JOINERY + FIXTURE FITOUT:

- THE FOLLOWING TYPICALLY APPLIES TO KITCHEN/LAUNDRY/BATHROOM/ETC FITOUT:
- BUILDER TO CONFIRM ALL FINISHES + SELECTION OF FIXTURES AND HARDWARE + OTHER SPECIALITY JOINERY DETAILS WITH CLIENT
- MEASURE + CONFIRM ALL JOINERY/FIXTURE DIMENSIONS ON SITE PRIOR TO FABRICATION
- INSTALLATION OF ALL FIXTURES/FITTINGS TO MANUFACTURERS SPECIFICATIONS

STAIR NOTES:

- CLOSED TIMBER CONSTRUCTION - PROPRIETARY TYPE STAIRCASE- STAIRLOCK OR SIMILAR. CONFIRM STAIRCASE STYLING WITH CLIENT.(CONFIRM CONCRETE STAIRWAY?)
- TREAD + RISER FINISH: TIMBER VENEER TO CLIENTS SELECTION

- TREADS SHALL HAVE A NON-SLIP FINISH OR A SUITABLE NON-SLIP STRIP NEAR THE EDGE OF THE NOSING COMPLYING WITH BCA PART 3.9.1.4. TREAD SURFACE= P3 OR R10 (DRY), P4 OR R11 (WET). NOSING= P3 (DRY), P4 (WET).
- PROVIDE HANDRAIL ALONG ONE (OR BOTH) SIDES OF STAIR RUN

RISER + GOING CALCULATIONS:

- RISES AT: _____ MM (115 MIN / 190 MAX)
- GOINGS AT: _____ MM (240 MIN / 355 MAX)
- 2R + G = _____ MM (BCA COMPLYING STAIR SLOPE RELATIONSHIP: 2R + G= 550 MIN TO 700 MAX)

BALUSTRADE + HANDRAIL NOTES:

- BALUSTRADE SHALL BE MIN 100MM HIGH PROPRIETARY TYPE BALUSTRADE SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 1170.1.
- ALL OPENINGS WITHIN BALUSTRADE SHALL NOT PERMIT A SPHERE OF 125MM DIAM TO PASS THROUGH IT AT ANY POINT.

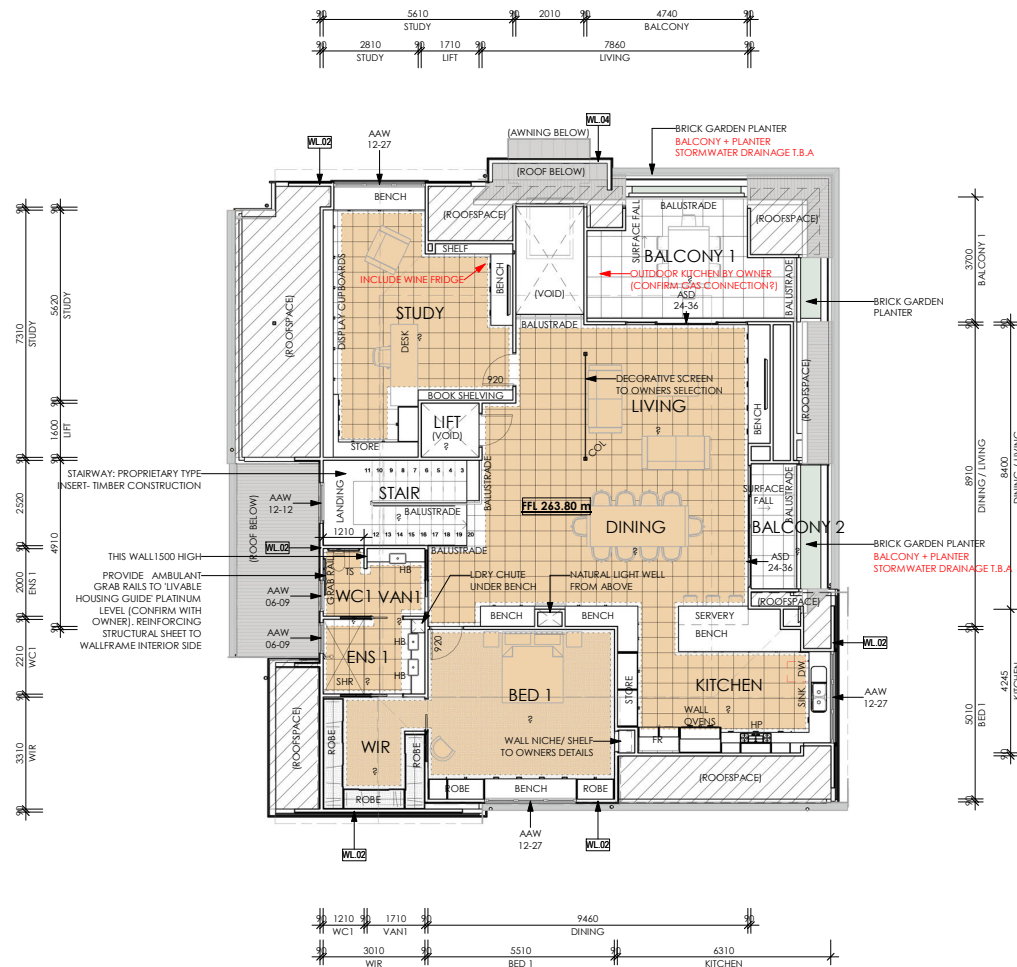
PROPRIETARY BALUSTRADE DETAILS:

- STAINLESS STEEL CIRCULAR TOPRAIL

ABBREVIATIONS:

- AFIL ABOVE FINISHED FLOOR LEVEL
- AS AUSTRALIAN STANDARDS
- BSL BALUSTRADE
- BT BATH
- BN BENCH
- BA BUILDING APPLICATION
- BCA BUILDING CODE OF AUSTRALIA
- COS CONTINUOUS
- CBD CURBBOARD
- CONFIRM ON SITE
- DI DIAMETER (NOMINAL)
- DW DISH WASHER
- DN DOWN
- DP DOWNPIPE
- DWR DRAWER
- DR DRYER, CLOTHES
- EQ EXISTING
- FCL FINISHED CEILING LEVEL
- FF FIRE PLACE
- FRL FIRE RESISTANCE LEVEL
- FZ FREEZER
- FR FRIDGE
- HB HAND BASIN
- HD HAND DRYER
- HP HOT PLATE
- HWS HOT WATER SYSTEM
- IP INSPECTION POINT
- LDRY LAUNDRY
- LN LINEN CUPBOARD
- FL LOOSE FURNITURE ITEM
- MAX MAXIMUM
- MW MICROWAVE OVEN
- MIN MINIMUM
- NOM NOMINAL
- OV OVEN
- FPL FINISHED PAVING LEVEL
- RWT RAINWATER TANK
- RL RELATIVE LEVEL
- ROBE ROBE
- RM ROOM
- SH SHELVE
- SH SHOWER
- SNK SINK
- ST STORAGE CUPBOARD
- TV TELEVISION
- TBA TO BE ADVISED
- TOILET SUITE
- TUB, LDY TUB, LDY
- UNO UNLESS NOTED OTHERWISE
- U/S UNDERSIDE
- WC WASH CLOSET

2 FLOOR PLAN - LEVEL 1
A211 1:100



WALL LEGEND

- WLD1 190MM TIMBER WALLFRAME LINED INTERNALLY WITH 10MM FLUSH PLASTERBOARD
- WLD2 190MM RENDERED YEBEL AAC POWERPANEL WALL (INCLUDING 90MM STUD WALL LINED WITH 10MM FLUSH PLASTERBOARD INTERNALLY). PROVIDE 50MM DEEP EDGE REBATE TO EXTERNAL POWERPANEL LEAF OF WALL
- WLD3 110MM CUT SANDSTONE BLOCK WALL
- WLD4 110MM CLAY BRICK WALL
- WLD5 COLUMN/JAMB STUD TO ENGINEERS DETAILS

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ABN 31 852 116 195

Architect

J B G ARCHITECTS PTY LTD

38 MURRAY STREET

TANUNDA 5352

P. 08 8563 1155

E. admin@jbgarchitects.com

Client

DARYL + LIZ SCHMIDT

Project Name

SCHMIDT HOUSE

Project Address

LOT 4/ 30 BUSHMAN STREET,

TANUNDA, SA

CT: 5133/412

Drawing Title

FLOOR PLAN

Project Number

2309

Drawn by

GB

Approved by

JG

Issue

P8

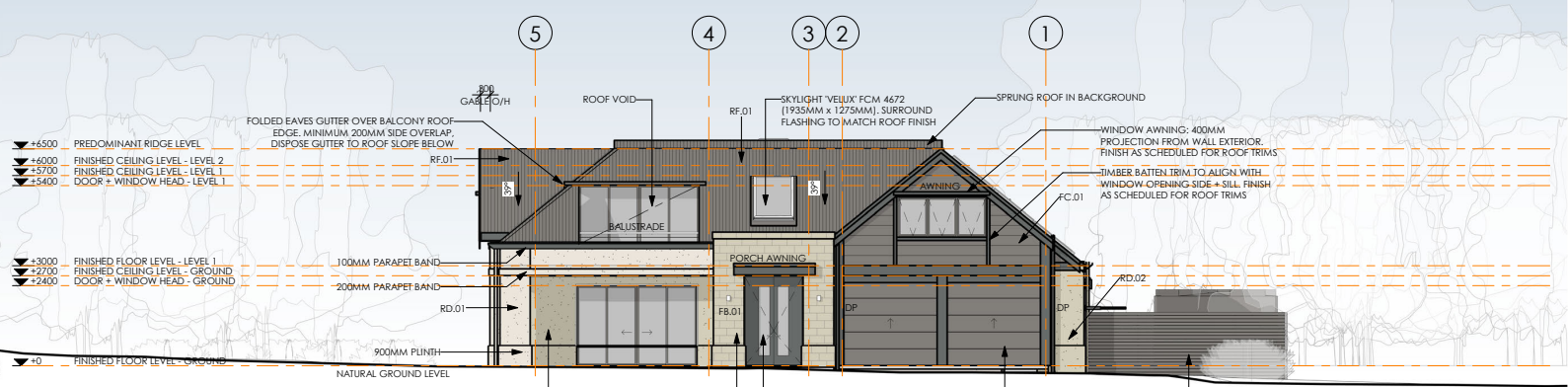
Drawing Number

A101

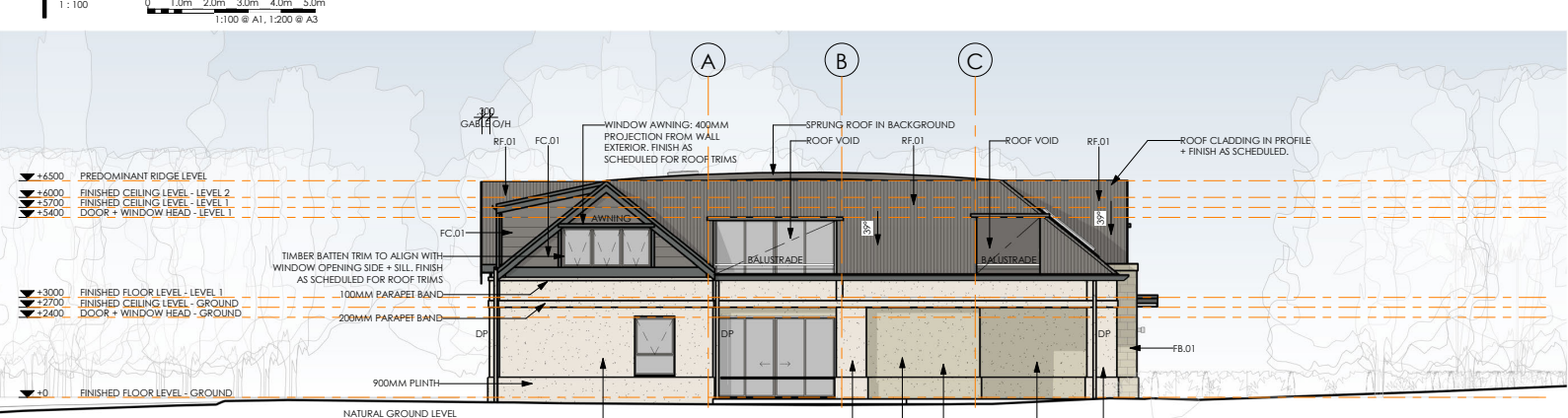
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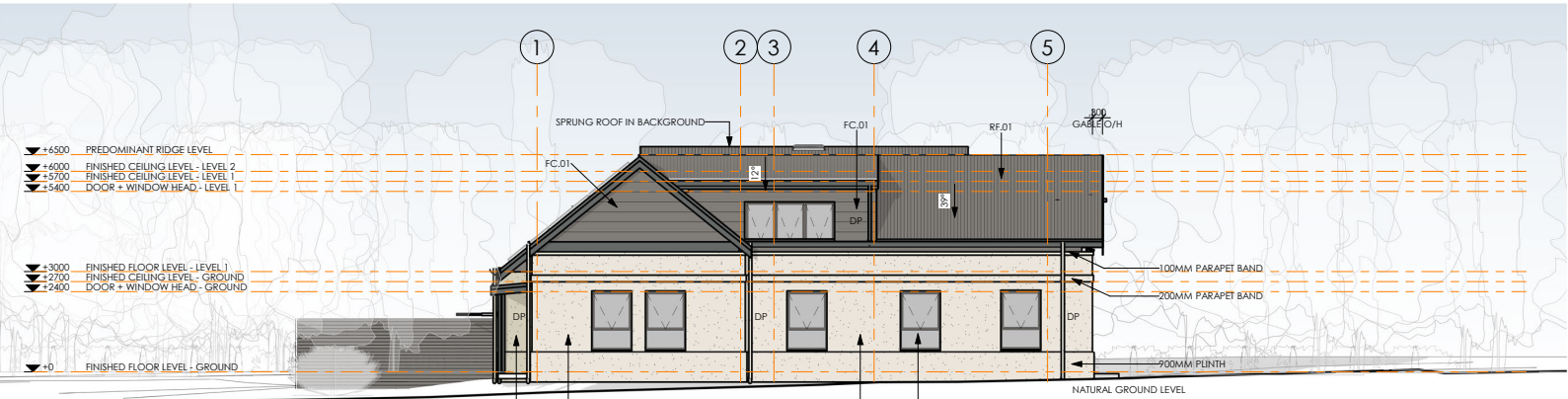
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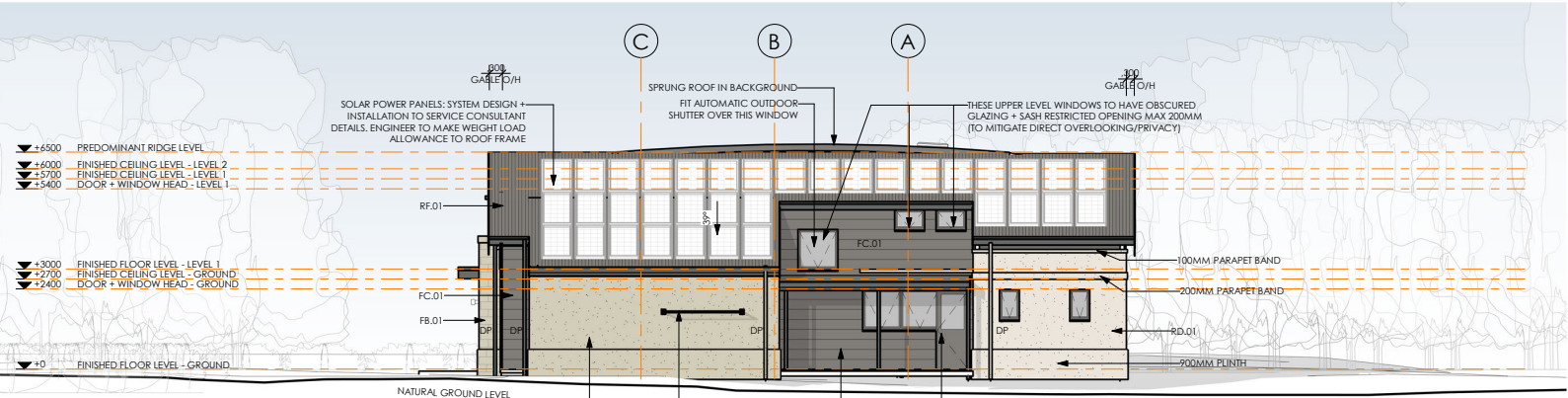
1 ELEVATION - NORTH



2 ELEVATION - EAST



3 ELEVATION - SOUTH



4 ELEVATION - WEST

EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
SHEET CLADDING:
RF.01: ROOF CLADDING
• CORRUGATED CLADDING WITH MATCHING FLASHINGS.
• FINISH: COLORBOND WALLABY
• SELECT APPROPRIATE R-COF SHEET PROFILE TO SUIT ROOF PITCH

- SKYLIGHTS + ROOF WINDOWS:**
SKY.01: SKYLIGHTS
• INSTALL ROOF WINDOWS AT MINIMUM REQUIRED ROOF PITCH TO MANUFACTURERS SPECIFICATIONS

- FASCIA + BARGE BOARDS + ROOF TRIM:**
• FASCIA FINISH: PAINTED COLORBOND WOODLAND GREY

- GUTTERS:**
RG.01: ROOF GUTTER
• YIELDERS URBS GUTTERS
• GUTTER FINISH: COLORBOND WOODLAND GREY
• GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
• ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
DP: DOWNPIPE
• 90mm DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
• DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART + EACH DP TO SERVICE NOT MORE THAN 70M² OF ROOF AREA.
• DOWNPIPE LOCATIONS ARE DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT CLIENT OR DESIGNER FOR PRIOR APPROVAL.
• DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR

- SOFFITS/ EXTERNAL CEILING LINING:**
FC.02: FIBRE CEMENT SHEETS
• FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
• PAINTED FINISH: COLORBOND SURFMASTER
• REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
• PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

- WALLS:**
NATURAL FACE BRICK:
FB.01: NATURAL FACE BRICK
• FACE BRICK IN FINISH: BASKET RANGE SANDSTONE
• CONFIRM PRODUCT FACE FINISH, BLOCK SIZE AND LAY PATTERN WITH CLIENT PRIOR TO ORDER
• MORTAR IN FINISH TO COMPLEMENT BRICK FINISH

- CEMENT SHEET CLADDING:**
FC.01: CEMENT CLADDING
• JAMES HARDIE SCOTCH STRIA - 235MM FIBRE CEMENT SHEETS
• FINISH: PAINTED 'COLORBOND' WALLABY

- RENDER FINISH:**
RD.01: RENDER FINISH
• RENDER/TEXTURE COAT FINISH TO WALLS, FINISH: LIGHT NATURAL TONE

- RD.02:** RENDER FINISH
• RENDER/TEXTURE COAT FINISH TO WALLS, FINISH: LIGHT NATURAL TONE - DOUBLE STRENGTH

- RD.03:** RENDER FINISH
• RENDER/TEXTURE COAT FINISH TO WALLS, FINISH: COLORBOND WALLABY

- WALL FEATURES:**
• CORBELS/ PLINTHS/ QUOINS/ PARAPET BANDS AS SCHEDULED ON DRAWINGS

- EXPOSED TIMBER:**
• LOSP TIMBER OR OTHER EXTERNALLY DURABLE TIMBER IN PAINTED FINISH: COLORBOND WOODLAND GREY

- WINDOWS + DOORS:**
ALUMINIUM FRAMES:
• ALUMINIUM FRAME IN POWDERCOAT FINISH: COLORBOND WALLABY

- GARAGE DOOR:**
• FINISH: COLORBOND WALLABY
• B&D DOORS OR GLIDECOL MANUFACTURERS: CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH CLIENT DOORS TO HAVE AUTOMATIC OPENING DEVICE

- BALCONIES/BALUSTRADES:**
• BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS

- FENCES + SCREENS:**
• FINISH: COLORBOND WOODLAND GREY

- RAINWATER TANKS:**
• FINISH: COLORBOND WOODLAND GREY

- GENERAL NOTES:**
THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING.

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Details of Representations

Application Summary

Application ID	23025940
Proposal	Construction of a two-storey group dwelling on an existing residential site
Location	30 BUSHMAN ST TANUNDA SA 5352

Representations

Representor 1 - Jenny Dennis

Name	Jenny Dennis
Address	 TANUNDA SA, 5352 Australia
Submission Date	22/11/2023 10:01 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons	
Refused to the behaviour of the local council	

Attached Documents

Representation-JennyDennis-6987877.pdf
--

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Development Number:	23025940 [development application number]
Nature of Development:	Construction of a two-story group dwelling [development description of performance assessed elements]
Zone/Sub-zone/Overlay:	residential [zone/sub-zone/overlay of subject land]
Subject Land:	30 Bushman St, Tanunda CT 4085/156/CT 4384/451 CREATING DEALINGS T7505371 [street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]
Contact Officer:	Cl <u>Arvon Curtis</u> [relevant authority name]
Phone Number:	Cl <u>85 63844</u> . [authority phone]
Close Date:	Cl <u>23-11-2023</u> [closing date for submissions]

My name*: JENNY DENNIS

My phone number: [REDACTED]

My postal address*: [REDACTED]

My email: [REDACTED]

* Indicates mandatory information

- My position is:
- ☐ I support the development
 - ☒ I support the development with some concerns (detail below)
 - ☐ I oppose the development

The specific reasons I believe that planning consent should be granted refused are:

Refused to the behavior of the Local Council.



Government of South Australia
Department for Trade
and Investment

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - [Click here to enter text.](#) [list any accepted or deemed-to-satisfy elements of the development].

I:	☒ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☒ appearing personally
	☐ being represented by the following person: Click here to enter text.

*You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission

Signature:



Date: [Click here to enter text.](#) 20-11-2023

Return Address: [Click here to enter text.](#) [relevant authority postal address] or

Email: [Click here to enter text.](#) [relevant authority email address] or

Complete online submission:

plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

■ request for information response

project: **SCHMIDT HOUSE – 30 Bushman Street, Tanunda**
job no: **2309**
date issued: 04.12.2023

residential commercial winery planning architectural interior landscape

**PlanSA DEVELOPMENT APPLICATION: 23025940**

Dear Tom Marshall / Barossa Council,

We write in response to the recent conclusion of public notification regarding our development application at the above-mentioned address.

PlanSA have supplied us (the applicant) with one representation received from Jenny Dennis, residing at 14 Garrett Court, Tanunda who initially held a position of supporting the development with some concerns.

We understand Barossa Council have since liaised directly with Mrs Dennis to resolve her concern that the proposed development will not impact upon the current car parking or pedestrian walkway along Garrett Ct, and has since withdrawn her objection.

As such, we have no further comment or response to provide in relation to this matter.

Kind Regards,
JBG Architects Pty Ltd

Graham Baker- Residential Project Leader
grahamb@jbgarchitects.com

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

Nil.

8. REPORTS – PANEL UPDATES

Nil.

9. REPORTS – OTHER BUSINESS

9.1 Variation to Barossa Assessment Panel Delegations - Updates to Legislation

INTRODUCTION

The *Planning, Development and Infrastructure Act 2016* (PDI Act) confers powers directly on:

- Council as a Council, Designated Authority and Designated Entity
- Council as a Relevant Authority
- Barossa Assessment Panel as a Relevant Authority; and
- Assessment Manager as a Relevant Authority.

These powers are separated into four Instruments of Delegation, Instruments A – D.

Relevant Authorities, including the Barossa Assessment Panel, may delegate their powers and functions pursuant to Section 100 of the PDI Act. Used well, delegations improve effectiveness and efficiency by allowing the day-to-day operations and administration to be carried out by staff, who have the relevant expertise and experience to deal with such matters.

Council's Delegation Register and instruments are based on Local Government Association (LGA) templates. The LGA has recently issued an update to its delegation instruments under the PDI Act, amending Instruments C and D.

This report seeks the Panel's consent to authorise amendments to Instrument C – delegations from the Barossa Assessment Panel (BAP) to the Assessment Manager and the Director – Development and Community Services.

A copy of the amendments to Instrument C is contained in Attachment 1.

DISCUSSION

The Local Government Association's delegation framework has been reviewed and updates have been identified in the PDI Act and Planning and Design Code (PD Code).

New Provision

54.10 The power pursuant to and in accordance with the PD Code to form the opinion the development is minor in nature and would not warrant a referral when considering the purpose of the referral.

This provision is near identical to provision 54.1, the only difference is an additional word captured above.

New Provision

The power pursuant to Section 203(1) of the PDI Act to allow an extension of time to make an application to the Assessment Panel for a review of a prescribed matter under Division 1 in a case where an Assessment Manager acted as a relevant authority.

Where an Assessment Manager has acted as the relevant authority, an applicant may apply to the Panel for a review of a prescribed matter within 1 month of being notified of the decision. The Panel may in its discretion, allow an extension of time.

As this is in relation to a decision of the Assessment Manager, the Panel is recommended to delegate the ability to grant an extension of time direct to the Director, Development and Community Services.

Deleted Provisions

Multiple delegations under Section 102(1) of the PDI Act.

These provisions are conditions of assessment and not a decision making function that requires delegation and as such have been removed from the framework.

CONCLUSION

The Barossa Assessment Panel has the opportunity to consider these new provisions identified through legislative amendments for delegation to the Assessment Manager under Instrument C, being the Instrument of delegation under the *Planning Development and Infrastructure Act 2016*.

RECOMMENDATION

That the Barossa Assessment Panel:

- (1) In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, the powers and functions under Instrument C and specified in the proposed Instrument of Delegation contained in Attachment 1 of the report entitled "Variations to Barossa Assessment Panel Delegations – Updates to Legislation" are hereby delegated from 25 January 2024 to the positions indicated in Attachment 1.
- (2) Such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016*, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Amendments to Delegations [↓](#) 

INSTRUMENT C – INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Delegate
697301	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s203	21. Application to Assessment Panel 21.1 The power pursuant to Section 203(1) of the PDI Act to allow an extension of time to make an application to the assessment panel for a review of a prescribed matter under Division 1 in a case where an assessment manager acted as a relevant authority.	DIRECTOR DEVELOPMENT AND COMMUNITY SERVICES
697302	Planning and Design Code	PD Code	54. Procedural Referrals 54.10 The power pursuant to and in accordance with the PD Code to form the opinion the development is minor in nature and would not warrant a referral when considering the purpose of the referral.	ASSESSMENT MANAGER

DELETED Provisions

#	Delegation Source	Provision	Item Delegated
326400	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s102(1)	5.Matters Against Which Development Must Be Assessed 5.1The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.3in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act): 5.1.3.1requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied; 5.1.3.3the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied; 5.1.3.4where land is to be vested in a council or other authority - the council or authority consents to the vesting; 5.1.3.5requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;
326401	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s102(1)	5.Matters Against Which Development Must Be Assessed 5.1The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.4in relation to a division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act): 5.1.4.1requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied; 5.1.4.2any relevant requirements set out in a design standard has been satisfied; 5.1.4.3any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;

#	Delegation Source	Provision	Item Delegated
			5.1.4.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting; 5.1.4.5 a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose; 5.1.4.6 the division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme; 5.1.4.7 the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied; 5.1.4.8 any building situated on the land complies with the Building Rules; 5.1.4.9 requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;
326402	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s102(1)	5. Matters Against Which Development Must Be Assessed 5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.5 any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;
326403	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s102(1)	5. Matters Against Which Development Must Be Assessed 5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.6 if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;

#	Delegation Source	Provision	Item Delegated
326404	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)	s102(1)	5.Matters Against Which Development Must Be Assessed 5.1The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development): 5.1.7such other matters as may be prescribed.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 6 February 2024 commencing at 5.00 pm

12. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.