

BAROSSA ASSESSMENT PANEL

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

Tuesday, 2 November 2021, commencing at 5.00 pm

Gary Mavrinac
Assessment Manager



The Barossa Council

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.

INDEX

1. Welcome	3
2. Attendance	3
3. Confirmation of Minutes	3
4. Business Arising from Minutes	3
5. Declaration of Interest by Members of the Panel	3
6. Reports – Applications for Decision (Development Act 1993)	
Nil	3
7. Reports – Deferred Applications for Decision (Development Act 1993)	
Nil	3
8. Reports – Application for Decision (Planning, Development and Infrastructure Act 2016)	4
8.1 21021631 - 41 GAWLER ST NURIOOTPA SA 5355	4
9. Reports – Review of Assessment Manager Decisions (Planning, Development and Infrastructure Act 2016)	
Nil	49
10. Reports – Panel Updates	
10.1 State Planning Commission Concurrence Applications	50
10.2 Environment Resources and Development Court Appeal Updates	51
11. Reports – Other Business	
11.1 Barossa Assessment Panel Meeting Schedule 2022	52
12. Reports – Confidential	53
Nil	
13. Next Meeting	53
14. Closure of Meeting	53

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

Richard Miller

2.3 Absent**3. CONFIRMATION OF MINUTES****4. BUSINESS ARISING****5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL**

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

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

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

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

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

Nil.

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

Nil.

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

8.1 21021631 - 41 GAWLER ST NURIOOTPA SA 5355

APPLICATION DETAILS

PROPOSAL	Installation of a flat wall advertising sign attached to the outside of the street boundary fence (measuring 2.39 metres x 0.8 metres); Installation of a freestanding sign structure to house two signs (each measuring 1 metre x 0.88 metres) entire structure to be 1.4 metres high; revised carpark layout, revised landscaping to site.
APPLICANT	Kay Halliday Pty Ltd
OWNER	Ms Melissa Ciola
APPLICATION NO	21021631
CERTIFICATE(S) OF TITLE	CT 2250/159
AREA	1162 metres squared
CURRENT USE	Consulting Rooms
PLANNING AND DESIGN CODE VERSION	29 July 2021 – Version 2021.10
PLANNING AND DESIGN CODE EXTRACT	Relevant Code Extract
ZONE	Neighbourhood
OVERLAYS	Character Preservation District (Township) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Water Resources Area Traffic Generating Development Urban Transport Routes Water Protection Area
APPLICATION TYPE	Performance Assessed
PUBLIC NOTIFICATION	Notified with Signage
REFERRALS	Internal - Works and Engineering
PREVIOUS APPLICATIONS	960/828/2006 – Advertising Signage – Application lapsed 960/1104/2008 - Consulting rooms, offices and car parking – Development Approval Granted 960/640/2020 - Installation of a single-sided freestanding sign (measuring 1.5 metres wide x 1.7 metres high) (Non-Complying) – Placed on hold on request by applicant

ASSESSING OFFICER	Anthony Zollo
RECOMMENDATION	That Planning Consent be REFUSED

BACKGROUND

The proposal is for the installation of a flat wall sign on the street boundary fence facing north-east and the installation of a freestanding sign that is V-shaped to capture views of oncoming traffic in both directions. The installation of a car park and landscaping also forms part of this proposal.

The proposal is a retrospective application in some form. The signage on the site is already present and unauthorised. The proposal plans to modify the existing freestanding sign to have two identical signs in a V shape to assist in identification for oncoming traffic. Additional to this, the proposed car parking was part of an original application (960/1104/2008) which formed the change in use to its current land use of consulting rooms and offices. The car park was never completed as part of this proposal and council requested this be revisited which the applicant is obliging to rectify this portion of the original application.

The applicant originally lodged an application under the *Development Act 1993* (960/640/2020) and under Council's Development Plan consolidated 5 September 2019. The signage application was considered to be a non-complying form of development and council sort additional information from the applicant based on this non-complying assessment. Council began dialog with the applicant and their planning consultant on the 12 February 2021. From this meeting council requested the following to take place:

1. The signage to be amended to be a V shaped sign so information displayed accommodates both directions of traffic.
2. The unlawful sign attached to the masonry fence be reduced to be a directional sign only eg. indicating parking location and/or the entry point to the premises via Gawler Road.

While also providing an opportunity for the applicant to complete development application 960/1104/08 with the landscaping and carparking or lodge a variation to this application to alter the car parking and landscaping.

Whilst council sought additional information under this application and provided several extensions of time to supply the information, ultimately, the applicant via their consultant lodged a new application under the *Planning, Development and Infrastructure Act 2016* and requested the original non-complying application to be placed on hold.

As part of the current assessment – council issued the applicant a 'Request for Further Information' letter seeking the removal of the sign on the fence as per our previous discussions regarding the application that is currently on hold.

The applicant's consultant notified council the request was invalid as it was a position statement not a request for information and that council as the relevant authority was overreaching in its request as it was seeking an amendment to the proposal.

Taking the above into consideration council did not pursue the discussion further, allowing the application to be assessed in its current form and placed the application on public notice.

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

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

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

PUBLIC NOTIFICATION

The application required public notification in accordance with Table 5 – Procedural Matters. Advertising signage is not listed as a class of development that is exempt from notification

Representations: Two representations were received.

Person wishing to be heard: No representors identified that they wish to address the Panel.

Planning Officers Response Whilst the application was placed on public notice, the two representations were both in support of the proposal and as such there is no requirement for the applicant or their consultant to either respond to the representations or address the panel for this specific reason.

An aerial view showing the representors' properties is shown in **Figure 1**.



Figure 1: Aerial of Representors Properties shown with Blue Circle – Subject site shown with Green border

A copy of the representations has been supplied and are contained in **Attachment 2**.

SITE AND LOCALITY

The site is located at the corner of Gawler Street and Greenock Road Nuriootpa. The site is irregular in shape with an existing single storey building to the north east corner, with an unmade car park to the rear of the building.

There is an existing free-standing advertising sign facing into Gawler Street to the western boundary, as well as an advertising sign attached to the northern boundary fence.

The site is surrounded by residential properties to the north and south, with historical industry use to the south west of the site. To the east of the site and along Gawler Street whilst zoned Neighbourhood and prior to the *Planning, Development and Infrastructure Act 2016* zoned Residential, there is a number of business uses that frequent the locality towards the main street of Nuriootpa (Murray Street). It is a consistent feature that these buildings and their uses have one advertising sign per site and should additional signage be present it is generally of a nature that provides a purpose for directional identification.

The site is located within the Neighbourhood Zone, as shown in **Figure 2**.

An aerial view of the locality and site are shown in **Figure 3** and **Figure 4**.

Site photos are provided in **Figure 5** to **Figure 6**.



Figure 2: Zone Map – Neighbourhood Zone - subject site in blue

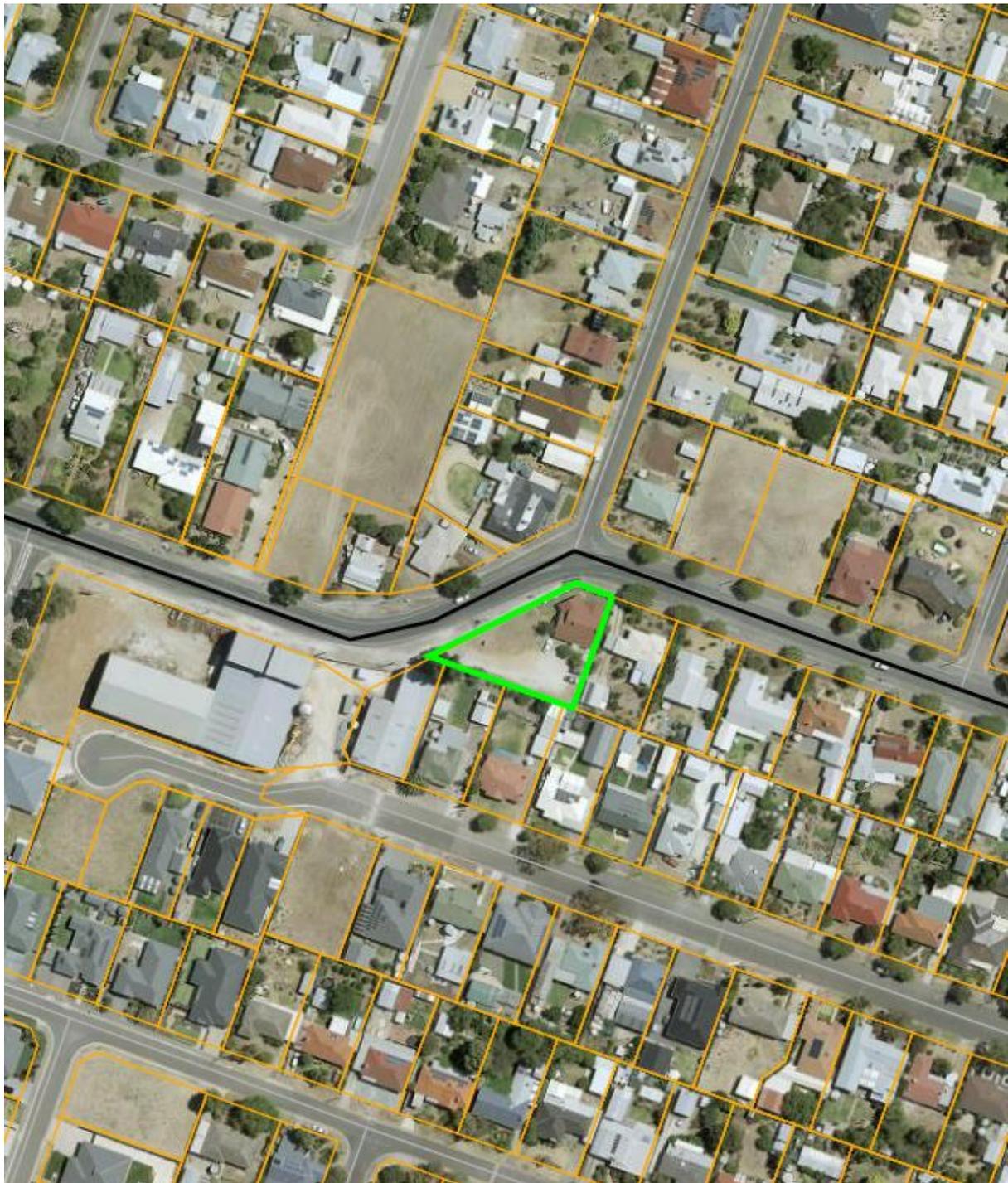


Figure 3: Aerial – Locality – Subject site in green



Figure 4: Aerial – Site shown in green



Figure 5: Site Photo – View looking east from Greenock Road - Car park entrance way and existing sign shown



Figure 6: Site Photo – Views looking South on Gawler Road – Existing sign on wall shown

REFERRALS

External

Pursuant to Section 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9 of the *Planning and Development Code*, the application was not required to be referred to an external agency.

Internal

The application was referred to:

- Works and Engineering Services** In reference to the upgraded car park facilities the appropriate design achieves the relevant Australian Standards.

ASSESSMENT

The proposal has been referred to The Barossa Assessment Panel for consideration in regards to signage, carpark and landscaping for a site within the Neighbourhood Zone.

The site has an existing approved use as consulting rooms and the signage, car park and landscaping has been proposed to complement the existing use of the land.

The signage is retrospective and the car parking and landscaping are a follow on from a previously approved development which did not get completed and is now seeking the relevant approvals via this application.

The proposal has been assessed against the relevant provisions of the Planning and Design Code Overlays, Zone and General Policy Areas.

The landscaping and carparking achieve the general objectives of the Code, whilst the signage does not achieve some objectives of the Code which has been expanded upon with the assessment report.

Refer to the Policy Information for the Neighbourhood Zone.

Planning and Design Code Provisions

Neighbourhood Zone

DO 1
PO 1.4
PO12.1

Overlays

Character Preservation District

DO1 and PO 2.2

General Development Policies

Advertisements

DO1
PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 2.1,
PO2.3, PO 3.1, PO 4.1 PO 5.2, PO 5.3 and
PO 5.4,

Clearance from Overhead Powerlines

DO1
PO 1.1

Design

DO 1
PO 3.1 PO 3.2, PO 7.2, PO 7.3, PO 7.4, PO
7.5, PO 7.6 and PO 7.7

Transport, Access and Parking

DO1
PO 1.1 PO 1.2, PO 2.1, PO 2.2 PO 3.1 PO
3.3 PO 3.4 PO 3.8 PO 4.1, PO 5.1 PO 6.1
and PO 6.2

Table 1 - General Off-Street Car Parking Requirements

All provisions listed above are considered relevant to the current proposal and should be read in conjunction with the Desired Performance Features. When applicable these are further discussed below where appropriate.

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Planning and Design Code (the Code) and a summary is outlined below. Also refer to the relevant Code Extract.

Zone

Neighbourhood Zone

The proposal is located within the Neighbourhood Zone and the existing land use was approved under the 2008 Development Application.

The proposal is for new and existing signage, as well as, the completion of a carpark and installation of landscaping to the site. Both of which should have formed part of the orderly completion of the 2008 approval.

The carpark and landscaping proposed provide relevant opportunity for Desired Outcome 1 within the Neighbourhood Zone to be achieved. The freestanding sign that has two faces and the existing wall signage compromise the amenity and character of the neighbourhood, considering it is the only non-residential land use within the locality that has more than one sign promoting the land use.

It is understandable that a non-residential land use within the Neighbourhood Zone shall (within reason) be allowed advertising and promotion of business and location.

Performance Outcome 1.4 seeks to ensure non-residential land uses complement the residential character and amenity of the neighbourhood (locality). The car parking and landscaping achieve this Performance Outcome, however, the signage within the current proposal does not complement the neighbourhood or locality as it is out of character with existing signage on non-residential land uses along Gawler Street Nuriootpa.

Performance Outcome 12.1 relating to advertisements, seeks to ensure that the advertisement is in association with the business activity. Additional to this, the advertisements do not detract from the residential character of the locality. While the advertisements are in association with the existing business, the scale and form does detract from the character of the locality, given there is more than one sign.

Overlays

Character Preservation District

The proposal achieves PO 2.2 of the Character Preservation District Overlay. The form, scale, siting, design and landscaping for the carpark has been achieved, while the advertising signage achieves this requirement in lesser form. The form and scale of the

signage being unjustified given the locality, although it may be considered unreasonable to require that every element can achieve PO 2.2 of this overlay to its full extent.

General Development Policies

Advertisements

The Desired Outcome 1 has reasonably been achieved. While the number of signs is not limited they will not result in clutter.

Only one of the signs is attached to a building, that being the masonry fence. The site being located within the Neighbourhood Zone means DPF 1.1(a) cannot be achieved. However, DPF 1.1(i) is achieved as the sign does not exceed 15% of the wall it is attached to.

The proposed signage achieves PO 1.3 as it is not located on or encroaches onto public land. The character of the locality is single storey buildings that are a combination of residential and non-residential use, when in comparison to existing signage associated with non-residential uses the scale and size can be viewed as unreasonable for the locality when viewed in its totality. Additionally, this is the only non-residential site in the locality that has more than one sign associated with the land use.

One of the signs is a freestanding sign in a V-shape which allows for visual identification, as Gawler Street and Greenock Road join, it being the only freestanding sign proposed PO 2.1 has been achieved. This can also apply to PO 2.3 in relation to the sign attached to the fence/wall, as it is the only sign attached to the wall and building and therefore DPF 2.3 is achieved.

The signs promote the existing land and form identification for passing traffic of the business location, the content of the signs is not considered to be excessive and DPF 3.1 has been achieved.

No sign is proposed to be illuminated by internal or external means and DPF 4.1 and 5.2 are achieved.

The site is located on a roadway that has speed limit of 50Km/h and the freestanding sign will be located in a similar location to the existing free-standing sign on the land. The proposal is of a distance from the roadside edge that DPF 5.5(a) has been achieved.

Clearance from Overhead Powerlines The proposal is a safe distance from overhead powerlines and DO1 and PO 1.1 have been achieved.

Design The proposed landscaping is of a design that achieves the outcomes required for PO 3.1, with local indigenous species used within the schedule of planting that benefits water sensitive design and future climate conditions.

The proposed car park is located on the site in a manner that is appropriate, with minimal impact upon adjacent sensitive receivers. The formalisation of this car park along with the landscaping design proposed ensures the development brings improved amenity to the locality.

The car park is directly connected to the entrance of the building providing safe and direct access for all visitors. The proposed carpark has been designed to incorporate stormwater management to the benefit of the soft landscaping surrounding the car park surface.

Transport, Access and Parking The proposal has direct access from an existing crossover/driveway on the western side of the property, resulting in minimal impact on the locality. The improved car parking arrangements provides for a better-quality of vehicle movement and improves the sightlines given the complexity of the sweeping road design that joins Gawler Street and Greenock Road.

The landscaping and proposed signage are of a design that does not impact on site lines when looking right when exiting the premises and as access is from a lawfully existing driveway, any improved access and egress should be welcomed by its users.

Given the current use of the land the proposal accommodates the type and volumes of traffic anticipated with minimal impact on nearby sensitive receivers.

The proposed carpark will have an appropriately designed parking area and access for people with a disability and sufficient parking has been proposed for the site to the relevant Australian Standards.

The proposal seeks to install 11 car parking spaces (including one disabled car park) which meets minimum requirements. The 960/1104/2008 approval for the use of the building as a consulting room identified two rooms for consulting. The relevant car parking table seeks four spaces for each consulting room, which equates to eight

spaces. This provides for three additional spaces which could be utilised by office and consulting staff and would not impose an unreasonable impact on the locality when the land use is at its capacity.

CONCLUSION

The proposal involves the construction of a car park with associated landscaping and the installation of two signs on the property.

While the proposal performs satisfactorily against much of the code, there remains a fundamental concern with the form and scale of the advertising signage when viewed against the character and amenity of the locality.

The advertising element departs from the code in that it is located within the Neighbourhood Zone and its form and scale detract from the residential character. While some of these departures may be acceptable in isolation, the combination of these shortcomings is not supportable.

Given the above the Barossa Assessment Panel is requested to take the following recommendations into consideration.

RECOMMENDATION 1

Seriously at Variance

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 that whilst the development proposal is at variance with the Planning and Design Code, it is not considered to be seriously at variance to the Planning and Design Code for the following reason:

- (a) Neighbourhood Zone PO 1.4 and 12.1 do envisage signage associated with a business activity, the issue with this proposal is that signage is considered to detract from the residential character of the locality.

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 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 REFUSE Planning Consent for Application No. 21021631 by Kay Halliday Pty Ltd to undertake the installation of a flat wall advertising sign attached to the outside of the street boundary fence (measuring 2.39 metres x 0.8 metres); Installation of a freestanding sign structure to house two signs (each measuring 1.0 metre x 0.88 metres) with entire structure to be

1.4 metres high; revised carpark layout, revised landscaping to site at 41 Gawler Street Nuriootpa SA 5355 (CT 2250/159) for the following reasons:

The proposed development is contrary to:

- Neighbourhood Zone PO and DPF 1.4 and PO 12.1

Reason: The proposed signage does not compliment the character and amenity of the neighbourhood.

- General Development Policy Area - Advertising - PO 1.1 and DPF 1.1(a)

Reason: The proposed signs are located within a neighbourhood type zone.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

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

Attachment 2 Representations [↓](#) 

Development Locations

Location 1

Location reference

41 GAWLER ST NURIOOTPA SA 5355

Title Ref

CT 5292/542

Plan Parcel

F160445 AL3

Council

THE BAROSSA COUNCIL

Zone Overlays

Zones

- Neighbourhood

Sub-zones

(None)

Overlays

- Character Preservation District
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Urban Transport Routes
- 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 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm)
- Maximum Building Height (Levels) (Maximum building height is 1 level)

Application Contacts

Applicant(s)

Stakeholder info

Kay Halliday Pty Ltd
3 TENTH STREET
GAWLER SOUTH
SA
5118
Tel. 0412396222
Mobile. 85224717
practicemanager@podiatrycaregawler.com.au

Contact

Stakeholder info

Mr Jim Allen
Tel. 0488523820

jim@regionalplanningdirections.com.au

Invoice Contact

Stakeholder info

Ms Melissa Ciola
3 TENTH STREET
GAWLER SOUTH
SA
5118
Tel. 0412396222
Mobile. 85224717
practicemanager@podiatrycaregawler.com.au

Invoice sector type

Land owners

Stakeholder info

Ms Melissa Ciola
3 TENTH STREET
GAWLER SOUTH
SA
5118
Tel. 0412396222
Mobile. 85224717
practicemanager@podiatrycaregawler.com.au

Nature Of Development

Nature of development

Two business identification advertisements, and revised car parking and landscaping (as variation to an approval) associated with the existing approved consulting rooms on the subject land. See Planning Report and Appendices for details.

Development Details

Current Use

Consulting Rooms

Proposed Use

Freestanding advertisement, advertisement affixed to front fence, and revised layout of carpark

Development Cost

\$2,000.00

Proposed Development Details

Two business identification advertisements, and revised car parking and landscaping (as variation to an approval) associated with the existing approved consulting rooms on the subject land. See Planning Report and Appendices for details.

Element Details

You have selected the following elements

Advertisement

Commercial & Industrial Elements

Does the application include signage?

Yes

Number of Signs

2

Location of signs

Northern frontage and near north-western frontage

Advertisement**Is the sign illuminated?**

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

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
Planning Report July 2021.pdf	Planning Report	30 Jul 2021 1:07 PM
Appendix 1 Certificate of Title 41 Gawler Street Nuri.pdf	Certificate of Title	30 Jul 2021 1:07 PM
Appendix 2 Sign 1.pdf	Elevations	30 Jul 2021 1:07 PM
APPENDIX 3 – SIGN AFFIXED TO FENCE ON GAWLER STREET FRONTAGE.pdf	Elevations	30 Jul 2021 1:07 PM
Appendix 4 Final Site Plan.pdf	Site Plans	30 Jul 2021 1:07 PM

Application Created User and Date/Time

Created User

jim.allen

Created Date/Time

30 Jul 2021 1:07 PM



Regional Planning
Directions

planning • policies • projects

29 July 2021

Janine Lennon
Senior Assessment Officer, Planning
Barossa Council

PO Box 67, Springton SA 5235
p. 08 8568 2037 m. 0488 451 970
henri@regionalplanningdirections.com.au
www.regionalplanningdirections.com.au
ABN 80 152 935 852

Dear Janine,

RE: TWO ADVERTISEMENTS AND REVISED CAR PARK ASSOCIATED WITH
APPROVED CONSULTING ROOMS AT 41 GAWLER STREET, NURIOOTPA

I write in support of a development application by K.F. Halliday Pty. Ltd for two business identification advertisements, and revised car parking and landscaping (as variation to an approval) associated with the existing approved consulting rooms on the subject land.

The subject land and locality

The subject land is 41 (Lot 3) Gawler Street, Nuriootpa, and is contained in CT 5292/542 (see **Appendix 1**).

Roughly triangular in shape, the site is located on a bend in a secondary arterial road, Gawler Street – Greenock Road (west of subject land), connecting the centre of Nuriootpa (to the east) with Greenock (to the west).

A former detached dwelling on the land has been converted to consulting rooms. On the northern frontage is a business identification sign attached to a front masonry fence. To the rear of the consulting rooms is a gravel-surfaced car parking area with access from the western frontage of the property.

The locality, defined largely based on visibility, is elongated in shape extending further east-west – along Gawler Street / Greenock Road - than north-south.

The predominant use of the locality is residential. There is no dominant style of housing.

The visual character of locality is dominated by the tall buildings of the former Grosser Engineering Pty Ltd factory (general industry) at 30 Warnecke Street, on a site recently subdivided, but not yet developed, for low-density housing.

In terms of physical appearance, structures and existing use rights, this site must still be considered industrial, even though a process of residential conversion has advanced beyond subdivision approval stage.

The proposed residential allotments along the south side of Greenock Road are double-fronted raising the possibility that the Greenock Road (secondary arterial road) frontage will have rear boundary fences erected along it.

The existing development along the north side of Greenock Road and Gawler Street is primarily residential with some vacant (likely future residential) sites.



Fig 1 Location



Plate 1: Existing sign viewed from Greenock Road (western frontage)



Plate 2: Distant view of existing sign from Greenock Road (western frontage)



Plate 3: Frontage to Gawler Street showing north-facing sign (as proposed)



Plate 4: North-facing sign (as proposed) visible from Gawler Street only



Plate 5: Western frontage with old Grosser Engineering Pty Ltd building behind (RHS)

Please note that the sign visible in Plates 1, 2 and 5 is to be replaced and the sign visible in Plates 3 and 4 is to be retained.

Description of Development

The proposal consists of:

- a **V-shaped freestanding business identification sign** of two panels on structure of 50x50 tubing (powdercoated white) and total height of 1.4 m advertising the business practice on the subject land, Podiatry Care - Barossa Valley (see **Appendix 2**). The sign is setback a short distance from the western Greenock Road boundary. It is roughly 'V' shaped to optimize visibility to traffic travelling in both directions helping define the entrance to off-street parking, as well as identify the consulting rooms. Each panel is 1000mm high x 880mm wide.
- a **business identification sign**, 800mm high x 2390mm wide, conveying a similar message and including a 'P' signifying a off-street parking area with an accompanying directional arrow affixed to the street boundary fence on the Gawler Street frontage (see **Appendix 3**).
- **revised car parking layout** with spaces for 11 vehicles (10 standard, plus one disabled) and landscaping of surrounds with hardy native plants (see **Appendix 4**). The parking area surface will be dust-free dolomite with a concrete apron next to the disabled parking space.

The signs both feature blue, black and green lettering on a white background – see **Figure 2** below (panel of proposed freestanding sign).



41 GAWLER STREET, NURIOOPTA
PHONE: 8565 7145 or 8522 4717

www.podiatrycaregawler.com.au

Email: kfhpod@bigpond.net.au

KAYE HALLIDAY

Dharmendra Goven	Laura Russo
Maren Gaida	Zainab Ali

Fig 2: Proposed design of new freestanding advertisement (on 880 x 1000mm white panels)

The business identification sign on the northern (Gawler Street) frontage exists and is illustrated by **Plates 1 and 4** above.

By way of background, the consulting rooms using a former detached dwelling on the subject land were approved (application numbered 960/1104/08), but Council has indicated that associated on-site car parking and landscaping were not completed in accordance with the approved plans. The applicant has opted to apply for a variation to the approved application (as above) to alter the car parking and landscaping, as well as the two advertisements.

Classification of Development

The subject land is located in the Neighbourhood Zone defined in the Planning and Design Code.

An advertisement is not listed in Tables of the Neighbourhood Zone as a development classified as Accepted Development (Table 1), or Deemed-to-satisfy Development (Table 2), or as Restricted Development (Table 4).

By default, the proposed development is classified as Performance Assessed Development. Therefore it must be assessed in accordance with section 107 of the Planning, Development and Infrastructure Act:

107—Performance assessed development

(1) In a case where proposed development is to be assessed as code assessed development and the development cannot be assessed, or fully assessed, as deemed-to-satisfy development, the development will be assessed on its merits against the Planning and Design Code.

(2) In connection with subsection (1)—

(a) to the extent that 1 or more elements of the proposed development may be classified as deemed-to-satisfy under the Planning and Design Code (if any)—that part of the development will be taken to have been granted planning consent; and

(b) to the extent that paragraph (a) does not apply (including on the basis that that paragraph does not apply at all)—the development will be assessed on its merits against the Planning and Design Code; and

(c) to the extent that paragraph (b) applies—the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).

The application also seeks to vary the car parking and landscaping approved with a change of use to consulting rooms.

Assessment Against Relevant Provisions of the Planning and Design Code

The relevant assessment provisions are as follows:

Advertisements

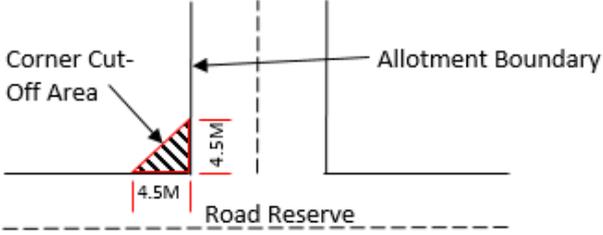
Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: if located below canopy level, are flush with a wall if located at canopy level, are in the form of a fascia sign if located above a canopy: are flush with a wall do not have any part rising above parapet height are not attached to the roof of the building. if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertisements conceal their supporting structure.	DTS/DPF 1.2 None are applicable.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land: achieves Advertisements DTS/DPF 1.1 or are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.

<p>avoid visual clutter and untidiness.</p>	
<p>Advertising Content</p>	
<p>PO 3.1 Advertisements are primarily limited to information relating to the lawful use of land they are located on to assist is the ready identification of the activity or activities on the land and have limited unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1 Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: being liable to interpretation by drivers as an official traffic sign or signal obscuring or impairing drivers' view of official traffic signs or signals obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as</p>	<p>DTS/DPF 5.3 Advertisements satisfy all of the following: not located in a public road or rail reserve located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</p> 

junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: 10 km/h road - 14m 100 km/h road - 13m 90 km/h road - 10m 70 or 80 km/h road - 8.5m.

Assessment

The proposed advertisements will satisfy the Desired Outcome for 'Advertisements', DO 1.

They will be appropriate to the context – including location on a corner site with two frontages in a locality of mixed-use character. Further, they will efficiently and effectively communicate with the public, will be sufficiently limited in number to avoid clutter, and will not create a hazard.

They will meet PO 1.1 in terms of compatibility and integration with the building and land they are associated with. The positioning and number of advertisements is a direct function of two distinct frontages with separate view-sheds – north facing and west facing.

"PO 1.2: Advertisements conceal their supporting structure" will not be met by the proposed freestanding sign. However, the visual effect will not be obtrusive or jarring, and the signs will not conflict with the Desired Outcome for Advertisements, DO 1.

The form of the freestanding sign has been modified based on discussion with Council's planning staff to improve its effectiveness and design.

The total height of the freestanding sign has been reduced from 1700mm to 1400mm.

The single panel of 1500 mm in width will be replaced with two panels in a V-formation each 880 wide and 1000mm high.

PO 1.3 is met because the signs do not encroach on public land. For a similar reason, PO 1.4 is not relevant.

The scale and size of the proposed advertisements are within the range of authorized signs on other frontages and are considered appropriate to the character of the locality in accordance with PO 1.5.

The proposed signs will meet the intent of the following provision, including substantial compliance with DTS/DPF 2.1.

PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.

DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.

Although there will be two signs on the subject land, they are on different frontages (north facing and westerly facing). Given intervening visual barriers (especially the solid fence on a section of the frontage of the subject land), from most viewing positions, only one advertisement will be displayed. A duplication of signage on the subject land is therefore not material. Visual separation and lack of overlapping views ensures no visual clutter and untidiness arises. For all intents and purposes only one advertisement is being displayed to the nearly all the external environment.

The business identification sign on the northern (Gawler Street) frontage is fairly unobtrusive, being largely white and fixed to a whitish wall. It identifies the business and associated parking area to traffic heading west, but is less likely to be noticed by eastbound motorists negotiating the bend in the road. If noticed at all by eastbound motorists looking for the premises and unfamiliar with the locality, it would be seen as the premises is being passed on the opposite side of the road, necessitating a U-turn or like and return journey to find parking.

For that reason the proposed freestanding business identification sign on the longer western frontage, adjoining the on-site parking, would not duplicate the function of the north-facing sign .

View-sheds of the respective signs will largely comprise of different parts of the locality - in Gawler Street and in Greenock Road (as is the case with the existing two signs).

PO 2.2 is considered to be irrelevant because there is only one business activity to be advertised and therefore the proposal is not for multiple business or activity advertisements. (Also, it is important to note that two signs on the subject land, as proposed, will not create clutter, untidiness, or conflict with the Advertisements Desired Outcome DO 1.)

The proposal meets PO 3.1 in terms of the information being for business identification, encompassing the business itself and the associated car parking.

The proposal is not illuminated (PO 4.1).

The proposal is designed and located to allow for safe and convenient pedestrian access (PO 5.1).

The proposal will create no hazards to motorists, hence meets PO 5.2, 5.3 and 5.4.

The proposal substantially accords with the Advertisement assessment provisions above.

Further, it supports the provision of an upgraded car parking area and better communication of the car parking access location to motorists.

Design

Assessment Provisions

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ol style="list-style-type: none"> 1. contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area 2. durable - fit for purpose, adaptable and long lasting 3. 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 4. 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.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Landscaping
PO 3.1 Soft landscaping and tree planting is incorporated to: <ol style="list-style-type: none"> 1. minimise heat absorption and reflection 2. maximise shade and shelter 3. maximise stormwater infiltration 4. enhance the appearance of land and streetscapes 5. contribute to biodiversity. 	DTS/DPF 1.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous	DTS/DPF 3.2 None are applicable.

plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	
Car Parking 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 buildings	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 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.5 None are applicable.
PO 7.6 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 7.6 None are applicable.

The proposed variation to the approved car parking and landscaping accords with the assessment provisions, 'Design' DO 1, 'Landscaping' PO 3.1 and 3.2, and 'Car Parking Appearance' PO 7.1-7.6.

The proposed variation enhances the appearance of land and streetscapes, enhances amenity, is durable, diverts runoff to soft-landscaped areas, and provides a safe, legible, direct and accessible pedestrian connections between the parking areas and the building.

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	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.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development and supporting uses provide housing, services and facilities that are compatible with the residential character of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following land uses: Ancillary accommodation Community facility Consulting room Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Retirement facility Shop Supported accommodation.
PO 1.2 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 50m ² in gross leasable floor area or Shops, offices and consulting rooms (or any combination thereof) are to be located in an existing building that is being lawfully used as a shop, office or consulting room (or any combination thereof).

<p>PO 1.3</p> <p>Non-residential development is located and designed to improve community accessibility to services, and is primarily in the form of:</p> <p>small-scale offices, personal and domestic services and consulting rooms</p> <p>community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services services and facilities ancillary to the function or operation of supported accommodation or retirement facilities open space and recreation facilities.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Non-residential development is compatible with the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Concept Plans</p>	
<p>PO 11.1</p> <div style="border: 1px solid black; padding: 5px;"> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i>.</p> </div>	<p>DTS/DPF 11.1</p> <p>The site of the development is wholly located outside the Concept Plan boundary.</p>

The proposal is considered to accord with the **Desired Outcome** for the Neighbourhood Zone:

DO 1 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.

The proposed signs are not considered to detrimentally affect the amenity or desired residential character of the locality having regard to a visual assessment of the locality including direct views from the road and from nearby dwellings.

From the west, the proposed freestanding sign is set against a backdrop of an open car parking area, a metal fence on the eastern site boundary, and a mobile phone tower some distance away and visible above the fence – this is the same backdrop as per the existing sign shown in **Plate 2** above (except as modified by the revised car parking and landscaping).

Even allowing for (at this point still hypothetical) removal of the very dominant Grosse Engineering Pty Ltd buildings, the visual character of the locality is mixed. The proposed freestanding sign is in full view of traffic on Greenock Road on the western side of the site. It is screened by the building and fence on the subject land from eastern parts of the locality along Gawler Street.

The scale, appearance and design of the signs, on balance, are compatible with the general character and amenity of the locality.

The revised car parking area and landscaping will enhance the locality and do not alter the existing and approved ingress – egress arrangements.

The proposal involves consulting rooms which is a use listed in DTS/DPF 1.1 as one satisfying the associated Performance Outcome, PO 1:

Residential development and supporting uses provide housing, services and facilities that are compatible with the residential character of the neighbourhood.

Read together, PO 1.1, 1.2 and 1.3 confirm an intent that the area is not purely for residential development and small consulting rooms “of a scale to maintain the amenity of nearby residents” are also envisaged and appropriate.

This implies that advertisements of limited scale characteristically used to identify consulting rooms are to be expected in the zone.

Given that the context is not a fully residential area, the proposal is considered to substantially meet PO 1.4:

Non-residential development is compatible with the residential character and amenity of the neighbourhood.

The proposed signs are not considered to detrimentally affect the amenity or desired primarily residential character of the locality (and Zone) having regard to a visual assessment of the locality including direct views from the road and nearby dwellings.

In terms of scale, size and visual impact, the proposed signs are well within the range of other business identification signs along Greenock Road and Gawler Street – see **Plate 6**.



Plate 6: Existing Business Identification Sign on northern side of Greenock Road

There are no State or local heritage places in the locality that could be affected.

Conclusions

Assessment of the proposal against the relevant provisions of the Planning and Design Code indicates strong merit, sufficient to recommend approval.

The proposal improves the car parking and landscaping associated with established consulting rooms in conjunction with two business identification signs that respond appropriately to an unusual corner site, pose no hazard to motorists, and are compatible with the maintenance of the character and amenity of the locality derived from residential development and some small-scale businesses as envisaged by the zoning.

Should you have any questions in relation to the above please do not hesitate to contact me on 0488523820 or via email: jim@regionalplanningdirections.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Jim Allen'.

Jim Allen

CONSULTANT PLANNER – REGIONAL PLANNING DIRECTIONS

APPENDICES (under separate cover)

- 1. Certificate of Title**
- 2. Sign 1 (Freestanding)**
- 3. Sign 2 (Existing affixed to front fence)**
- 4. Revised Car Parking and Landscaping Plan**



Product Register Search Plus
 (CT 5292/542)
Date/Time 21/10/2020 10:26AM
Customer Reference
Order ID 20201021003119

REAL PROPERTY ACT, 1986



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 5292 Folio 542

Parent Title(s) CT 2250/159
Creating Dealing(s) CONVERTED TITLE
Title Issued 11/09/1995 **Edition** 9 **Edition Issued** 15/03/2006

Estate Type

FEE SIMPLE

Registered Proprietor

K.F. HALLIDAY PTY. LTD. (ACN: 073 734 853)
 OF 3 TENTH STREET GAWLER SA 5118

Description of Land

ALLOTMENT 3 FILED PLAN 160445
 IN THE AREA NAMED NURIOOTPA
 HUNDRED OF NURIOOTPA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10411052	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

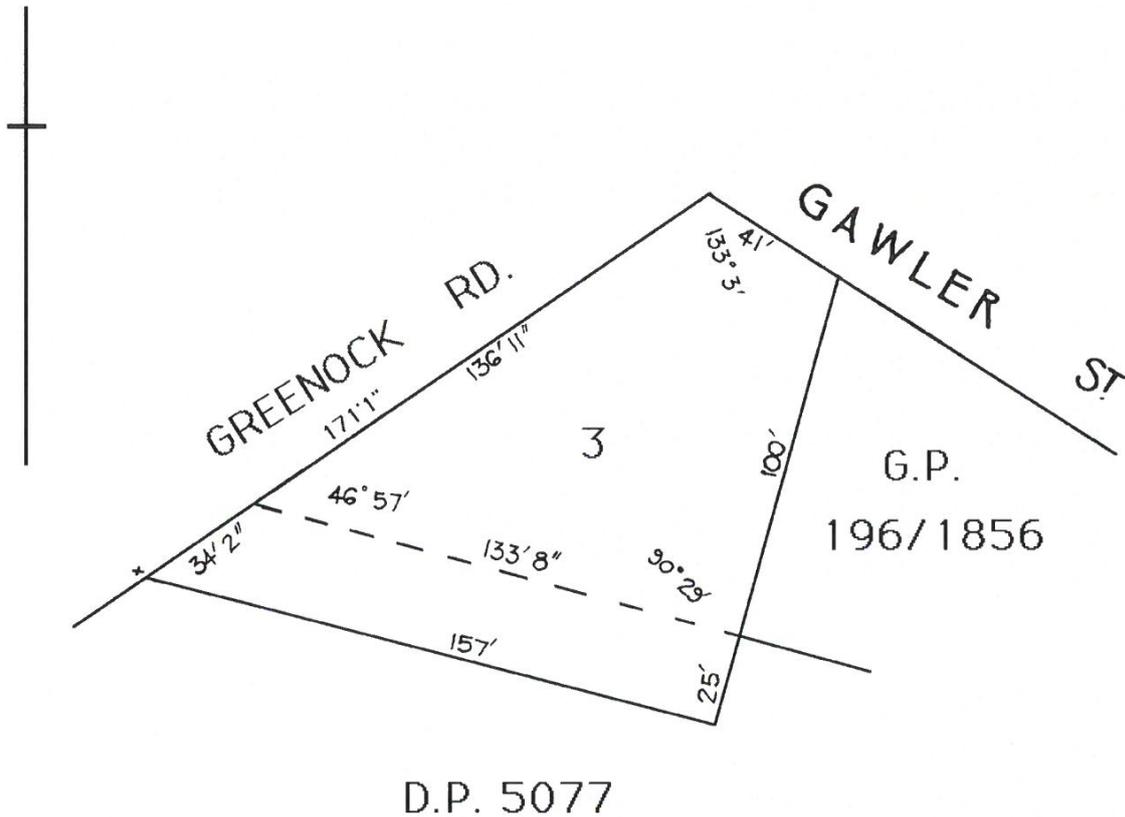
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product Register Search Plus (CT 5292/542)
 Date/Time 21/10/2020 10:26AM
 Customer Reference
 Order ID 20201021003119

This plan is scanned for Certificate of Title 2250/159

LAST PLAN REF : G.P. 196/1856 & D.P. 5077



DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION	
1 FOOT	= 0.3048 metres
1 INCH	= 0.0254 metres

Note : Subject to all lawfully existing plans of division



	880		880	
				
	41 GAWLER STREET, NURIOOPTA PHONE: 8565 7145 or 8522 4717 www.podiatrycaregawler.com.au Email: kfhpod@bigpond.net.au		41 GAWLER STREET, NURIOOPTA PHONE: 8565 7145 or 8522 4717 www.podiatrycaregawler.com.au Email: kfhpod@bigpond.net.au	
10	KAYE HALLIDAY	1000	KAYE HALLIDAY	10
	Dharmendra Goven Laura Russo Maren Gaida Zainab Ali	1400	Dharmendra Goven Laura Russo Maren Gaida Zainab Ali	
		400		400

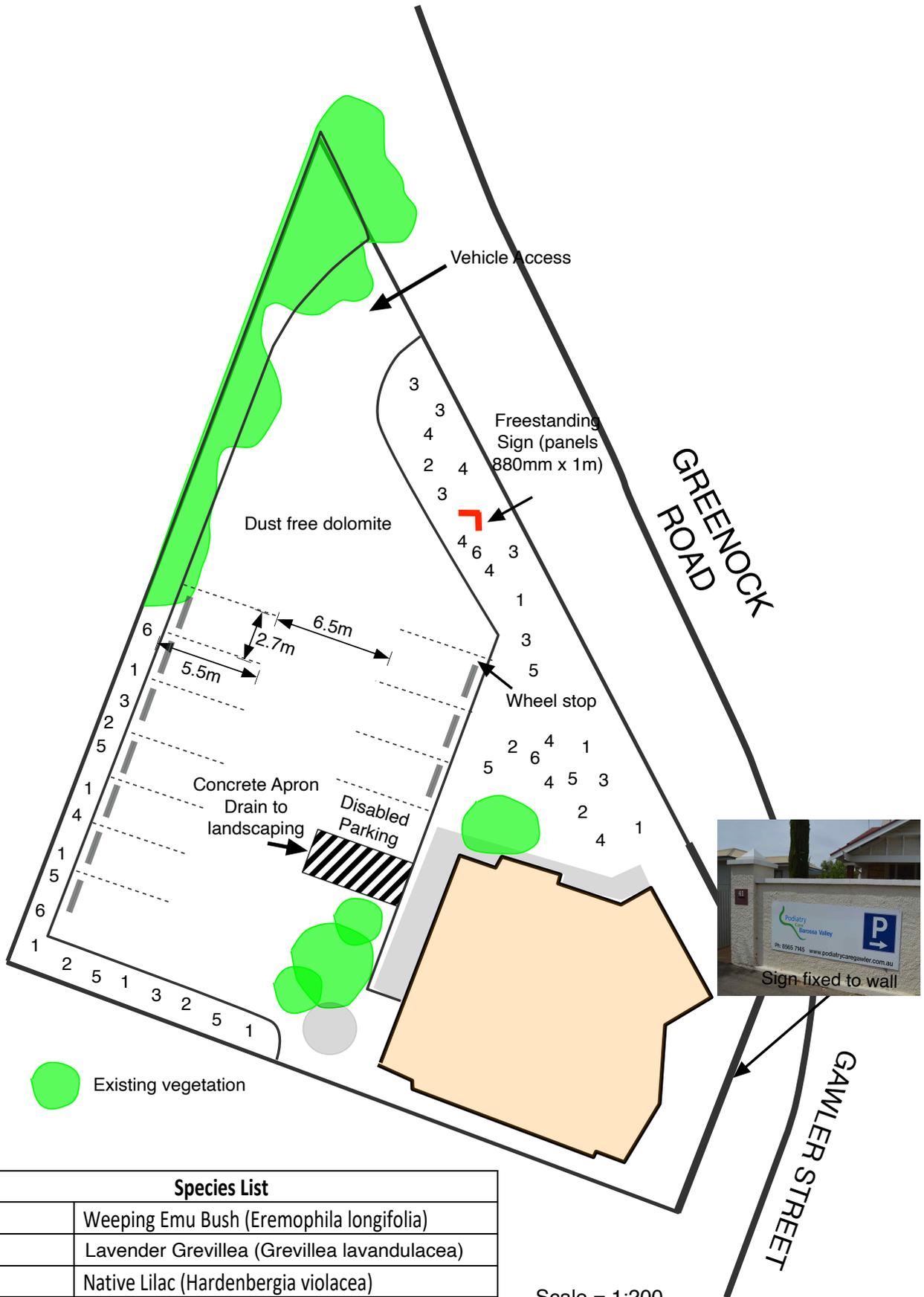
APPENDIX 3 – SIGN AFFIXED TO FENCE ON GAWLER STREET FRONTAGE

SIGN PROPOSED TO BE RETAINED

WIDTH OF SIGN 2390MM

HEIGHT OF SIGN 800MM





Species List	
1.	Weeping Emu Bush (<i>Eremophila longifolia</i>)
2.	Lavender Grevillea (<i>Grevillea lavandulacea</i>)
3.	Native Lilac (<i>Hardenbergia violacea</i>)
4.	Black-anther flax lily (<i>Dionella revoluta</i>)
5.	Native Fuchsia (<i>Correa reflexa</i>)
6.	Cockies Tongue (<i>Templetonia retusa</i>)

Scale = 1:200
Print to A3

RECEIVED

-7 SEP 2021

South Australia

Planning, Development and Infrastructure Act 2016

THE BAROSSA COUNCIL

Representation on Application – Performance Assessed Development

Applicant:	Kay Halliday Pty Ltd
Development Number:	21021631
Nature of Development:	Installation of a flat wall advertising sign attached to the outside of the street boundary fence (measuring 2.39m x 0.8m); Installation of a freestanding sign structure to house two signs (each measuring 1.0m x 0.88m) entire structure to be 1.4m high; revised carpark layout, revised landscaping to site.
Zone:	Neighbourhood
Subject Land:	41 Gawler Street Nuriootpa
Contact Officer:	Anthony Zollo
Phone Number:	85638 444
Close Date:	20/9/2021 – 5.00pm

My name*: LP WINTER JH ARBUCKLE*	My phone number*: 0410253716
My postal address*: PO Box 543	My email: jabucky55@gmail.com

* Indicates mandatory information **ANGASTON 5353**

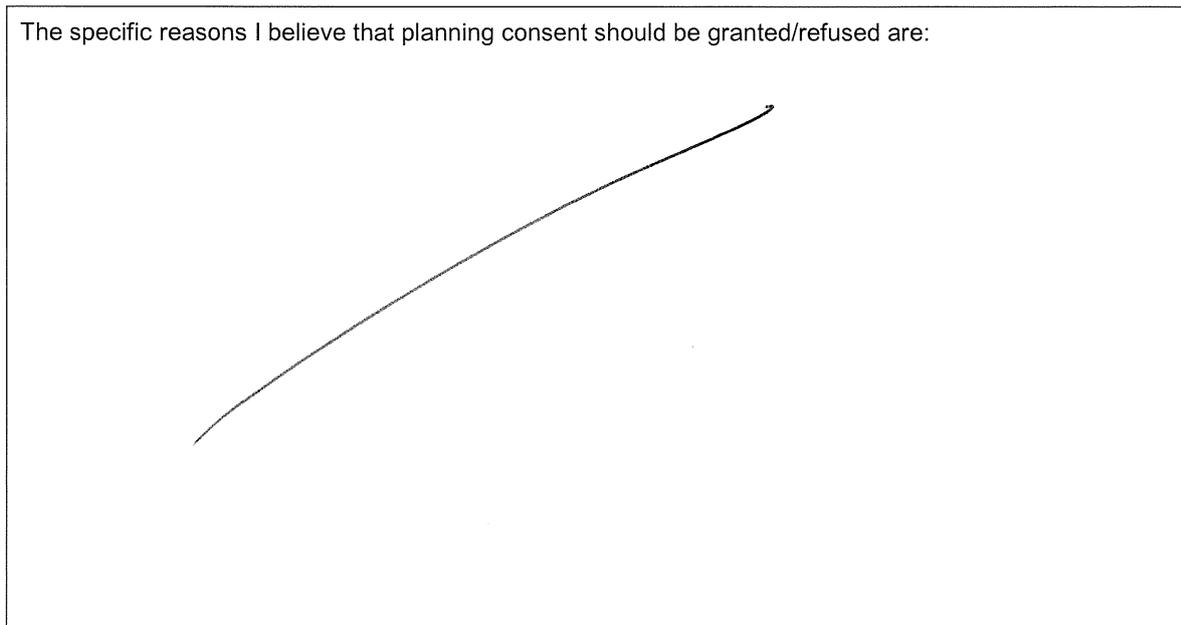
My position is:

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:



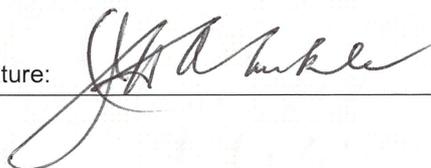

[attach additional pages as needed]

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:

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

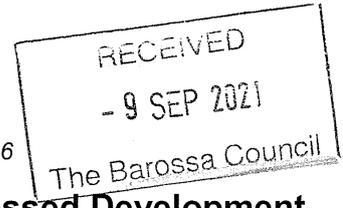
Signature:  Date: 07/09/2021

Return Address: PO Box 867 NURIOOTPA SA 5355 OR

Email: development@barossa.sa.gov.au

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/





South Australia
Planning, Development and Infrastructure Act 2016

Representation on Application – Performance Assessed Development

Applicant:	Kay Halliday Pty Ltd
Development Number:	21021631
Nature of Development:	Installation of a flat wall advertising sign attached to the outside of the street boundary fence (measuring 2.39m x 0.8m); Installation of a freestanding sign structure to house two signs (each measuring 1.0m x 0.88m) entire structure to be 1.4m high; revised carpark layout, revised landscaping to site.
Zone:	Neighbourhood
Subject Land:	41 Gawler Street Nuriootpa
Contact Officer:	Anthony Zollo
Phone Number:	85638 444
Close Date:	20/9/2021 – 5.00pm

My name*: <i>ROXANNE + KEVIN FRITH</i>	My phone number: <i>0417 848 695</i>
My postal address*: <i>UNIT 1 3 FIFTH ST, NURIOOTPA</i>	My email: <i>roxannefrith@bigpond.com</i>

* Indicates mandatory information

My position is:

I support the development *WE HAVE NO ISSUES WITH THIS*

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:



[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:

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:

R Smith

Date:

2/10/2021

Return Address: PO Box 867 NURIOOTPA SA 5355 OR

Email: development@barossa.sa.gov.au

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/



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

Nil.

10. REPORTS – PANEL UPDATES**10.1 State Planning Commission Concurrence Applications**

The following applications have received or are awaiting concurrence from the State Planning Commission.

DA NUMBER	APPLICANT	ADDRESS	NATURE OF DEVELOPMENT	DAC DECISION
960/620/2019	Dechellis Homes	Allot 3 Eden Valley Road Angaston	Construction of a single-storey detached dwelling with alfresco and front verandah under main roof	Concurrence Granted 24/9/2021

RECOMMENDATION

That the report be received.

10.2 Environment Resources and Development Court Appeal Updates

The following applications are currently within the ERD Court appeals process.

DA NUMBER	APPLICANT	ADDRESS	NATURE OF DEVELOPMENT	POSITION
960/9/2021	JBG Architects	Angaston Hotel 59-67 Murray Street Angaston	Staged Hotel and Restaurant Redevelopment: Stage 1 - Hotel - Micro Brewery; Games Room; Kitchen; Sports Lounge; Function Room; Dining Room; Viewing Deck and Link to Restaurant Stage 2 - Restaurant - Alterations and Additions Stage 3 - Hotel - Accommodation suites and formalisation of car parking.	Conference to be held on 4/11/2021

RECOMMENDATION

That the report be received.

11. REPORTS – OTHER BUSINESS

11.1 Barossa Assessment Panel Meeting Schedule 2022

The first Barossa Assessment Panel meeting has been scheduled for Tuesday 11 January 2022, and thereafter shall be held on the first Tuesday of each month (subject to Panel concurrence).

The following schedule of meeting dates is provided for confirmation.

11 January 2022
1 February 2022
1 March 2022
5 April 2022
3 May 2022
7 June 2022
5 July 2022
2 August 2022
6 September 2022
4 October 2022
1 November 2022
6 December 2022

RECOMMENDATION

That the Barossa Assessment Panel agree to continue to meet on the first Tuesday of each month, with the exception of the January meeting to be held on the second Tuesday of the month, at The Barossa Council Chambers commencing at 5.00pm.

12. REPORTS – CONFIDENTIAL

Nil.

13. NEXT MEETING

Tuesday 7 December 2021 commencing at 5.00 pm

14. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.