

Planning Consent Verification

Snapshot for Application No 21014547

Consent Details

Consent type

Planning Consent

Consent stages

(No stages)

Consent status

Awaiting Payment

Last Status Change User

Janine Lennon

Last Status Change Date/Time

16 Jun 2021 1:00 PM

Relevant Authority

Are you an appropriate Relevant Authority for this Planning Consent?

Yes

Reason

Assessment Manager - Section 96 - Performance Assessed

Documentation

Has all mandatory documentation been provided?

Yes

Mandatory documentation details

Request 1

Requested date

15 Jun 2021 1:32 PM

Requestor

Janine Lennon

Decision

Request additional documentation

Selected Elements

Shop

Category of development

Elements

Shop

Code Assessed - Performance Assessed

Category of development for this content

Development Category

Code Assessed - Performance Assessed

Reason

P & D Code

Reason Details

In accordance with the P & D Code

Is this application for a tree located on a neighbours property?

No

Confirm Planning Consent required

Is Planning Consent required for this Development Application?

Yes

Consent Referrals

(None)

Public Notification

Does this consent require public notification?

Yes

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

Relevant Authority

Reason

P & D Code

Public Notification representors

Representors

(None)

Consent invoices

Fees Requested - Lodgement Fee Advice

Invoice date

16 Jun 2021 12:59 PM

Invoice status

Fees Pending

| Description | Statutory Amount | Subtotal | GST | Total | Reason for Variation |
|-----------------------------------|------------------|----------|---------|----------|----------------------|
| Electronic Lodgement Fee | \$177.00 | \$177.00 | \$0.00 | \$177.00 | |
| Performance Assessed | | \$250.00 | \$0.00 | \$250.00 | |
| Public Notification | \$250.00 | \$250.00 | \$0.00 | \$250.00 | |
| Building Assessment - Classes 2-9 | | \$663.64 | \$66.36 | \$730.00 | |
| Classes 2-9 | | \$240.00 | \$0.00 | \$240.00 | |

| | | | | | |
|--------------------|--|------------|---------|------------|--|
| Total Payable Fees | | \$1,580.64 | \$66.36 | \$1,647.00 | |
|--------------------|--|------------|---------|------------|--|

Consent Decisions

(None)

Consent Appeal Matters

(None)

Application Details

Development Locations

Location 1

Location reference

451 RESEARCH RD NURIOOTPA SA 5355

Title Ref

CT 5272/864

Plan Parcel

F147737 AL2

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 WAYNE SCHILLER
38 MURRAY STREET
TANUNDA
SA
5352
Tel. 0407977133
waynes@jbgarchitects.com

Contact

Stakeholder info

Mr WAYNE SCHILLER
38 MURRAY STREET
TANUNDA
SA

5352
Tel. 0407977133
waynes@jbgarchitects.com

Invoice Contact

Stakeholder info

Kalleske Research Road Nominees Pty Ltd
255 PORT ROAD
HINDMARSH
SA
5007
Tel. 0407 621 989
andy@atzes.com

Invoice sector type

Land owners

Stakeholder info

Kalleske Research Road Nominees Pty Ltd
255 PORT ROAD
HINDMARSH
SA
5007
Tel. 0407 621 989
andy@atzes.com

Nature Of Development

Nature of development

Expanding the size of the current cellar door mezzanine, including a south facing window

Development Details

Current Use

Proposed Use

Development Cost

\$35,000.00

Proposed Development Details

Expanding the size of the current cellar door mezzanine, including a south facing window

Element Details

You have selected the following elements

Shop

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

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

No report or declaration supplied with this application.

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 |
|--|----------------------------------|---------------------|
| CertificateOfTitle- Volume5272Folio864- 56761 2.pdf | Certificate of Title | 11 Jun 2021 2:40 PM |
| 2115- atzeCornerCellarDoorMezzanineExtension- 210611- developmentApproval- 567613.pdf | All application documentation | 11 Jun 2021 2:40 PM |
| 210607_sbsec2104- 52_structural- 567614.pdf | Engineering Structural | 11 Jun 2021 2:40 PM |
| 210607_sbsec2104- 52_calcs- 567615.pdf | Specifications | 11 Jun 2021 2:40 PM |
| 2115AtzesCornerCdMezzanineExtension- 210611- specification- 567616.pdf | Other Documents | 11 Jun 2021 2:40 PM |
| NewApplicationSubmitted- Id_21014547- 567620. html | Email | 11 Jun 2021 2:41 PM |
| RequestForDocumentation- Application21014547- PlanningConsent- 576385.pdf | Request for Documentation | 15 Jun 2021 1:33 PM |
| RequestForDocumentation- ApplicationId21014547- 576393.html | Email | 15 Jun 2021 1:33 PM |
| 2115- atzesCornerCdMezzanineExtension- 210615 - requestsForDocumentationResponse- 576789.pdf | Correspondence - General | 15 Jun 2021 1:57 PM |
| ApplicantSubmittedDocuments- Id_21014547- 576 800.html | Email | 15 Jun 2021 1:58 PM |
| Code Rules - Shop - valuation 9677201008 - verif.pdf | P&D Code Rules - at Verification | 16 Jun 2021 1:00 PM |
| Fee Advice - Application 21014547 - Plannin g Consent - 22661.pdf | Fee Advice | 16 Jun 2021 1:00 PM |
| Lodgement Fee Advice_ Invoice _22661 Payable - Application ID 21014547.html | Email | 16 Jun 2021 1:00 PM |

Application Created User and Date/Time

Created User

wayne.schiller

Created Date/Time

11 Jun 2021 2:40 PM

ATZE CORNER WINES

CELLAR DOOR MEZZANINE EXTENSION

ARCHITECTURAL DRAWING LIST

| DWG No. | DWG CONTENT | ISSUE | DATE | ISSUED FOR |
|---------|-------------------------------------|-------|----------|----------------------|
| A000 | COVERSHEET, PERSPECTIVE + SITE PLAN | P.02 | 11.06.21 | DEVELOPMENT APPROVAL |
| A101 | CELLAR DOOR - GROUND | P.02 | 11.06.21 | DEVELOPMENT APPROVAL |
| A102 | CELLAR DOOR - MEZZANINE | P.02 | 11.06.21 | DEVELOPMENT APPROVAL |
| A201 | ELEVATION | P.02 | 11.06.21 | DEVELOPMENT APPROVAL |
| A301 | SECTIONS | P.02 | 11.06.21 | DEVELOPMENT APPROVAL |



NOTES
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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 |
|-------|-------------------------|----|----|----------|
| P.01 | CONSULTANT COORDINATION | WS | WS | 22.04.21 |
| P.02 | DEVELOPMENT APPROVAL | WS | WS | 11.06.21 |

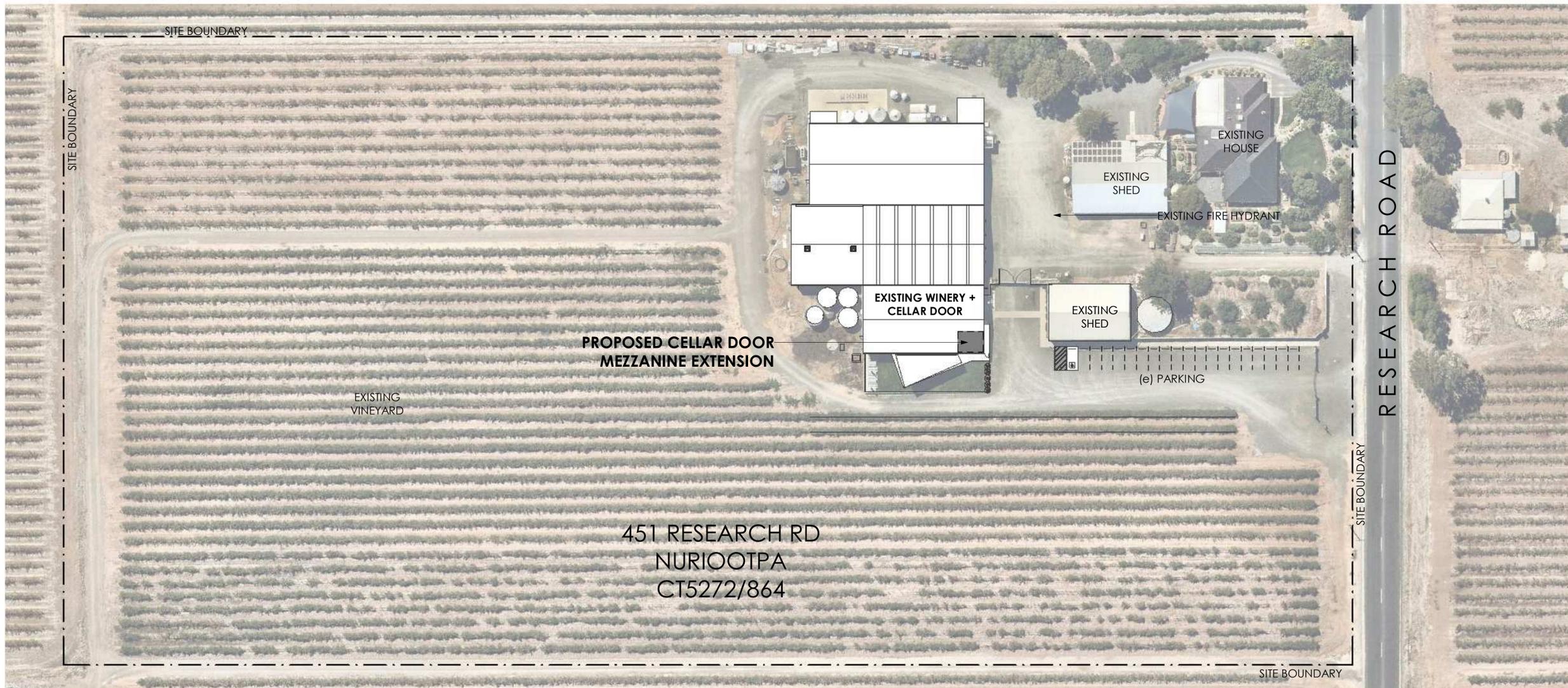
SITE NOTES
SITE SETOUT + BOUNDARY IDENTIFICATION:
 SET-OFF DIMENSIONS SHALL BE FROM THE ALLOTMENT BOUNDARIES AND NOT NECESSARILY THE FENCE LINES. BOUNDARY + EASEMENT LINES ARE TO BE IDENTIFIED BY THE BUILDER ONSITE PRIOR TO CONSTRUCTION.

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 3M OF THE NEW BUILDING WORKS.

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 'CERTIFICATES OF TITLE' FOR ANY ADDITIONAL ENCUMBRANCES OR EASEMENTS LOCATED ON THE PROPERTY.



1 | SITE PLAN
 A301 1:500 0 5m 10m 15m 20m 25m
 1:500 @ A1, 1:1000 @ A3



PRELIMINARY
 WORK IN PROGRESS ISSUE
 11/06/21 11:20:04 AM

Architect
J B G ARCHITECTS PTY LTD
residential - commercial - winery - planning - architecture - interior - landscape
 38 MURRAY STREET
 TANUNDA 5352
 P. 08 8563 1155
 E. admin@jbgarchitects.com

Client
Atzes Barossa Valley
 CORNER

Project Name
ATZE CORNER CELLAR DOOR MEZZANINE EXTENSION

Project Address
 451 RESEARCH ROAD
 NURIROOTPA CT 5272/864

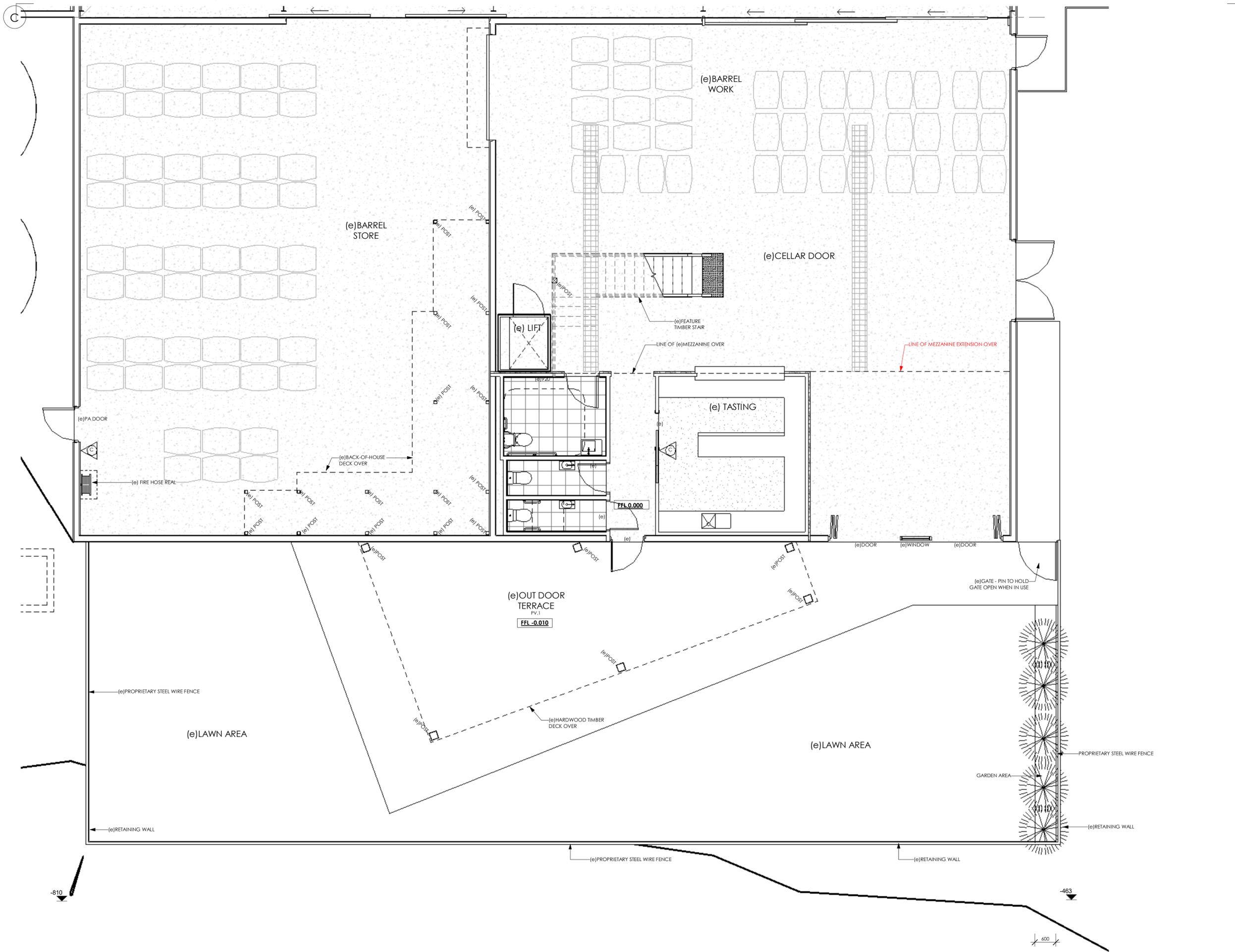
Drawing Title
 COVERSHEET,
 PERSPECTIVE + SITE
 PLAN
 Project Number
 2115
 Drawing Number
 A000
 Drawn by
 WS
 Approved by
 WS
 Issue
 P.02



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| Issue | Issued For | By | To | Date |
|-------|-------------------------|----|----|----------|
| P.01 | CONSULTANT COORDINATION | WS | WS | 22.04.21 |
| P.02 | DEVELOPMENT APPROVAL | WS | WS | 11.06.21 |



1 | CELLAR DOOR - GROUND LEVEL
 A301 1:50
 0 0.5m 1.0m 1.5m 2.0m 2.5m
 1:50 @ A1, 1:100 @ A3

PRELIMINARY
 WORK IN PROGRESS ISSUE
 11/06/21 11:20:09 AM

Architect
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 E. admin@jbgarchitects.com

Client
Atzes Barossa Valley
 CORNER
 Project Name
**ATZES CORNER CELLAR DOOR
 MEZZANINE EXTENSION**

Project Address
 451 RESEARCH ROAD
 NURIROOTPA CT 5272/864

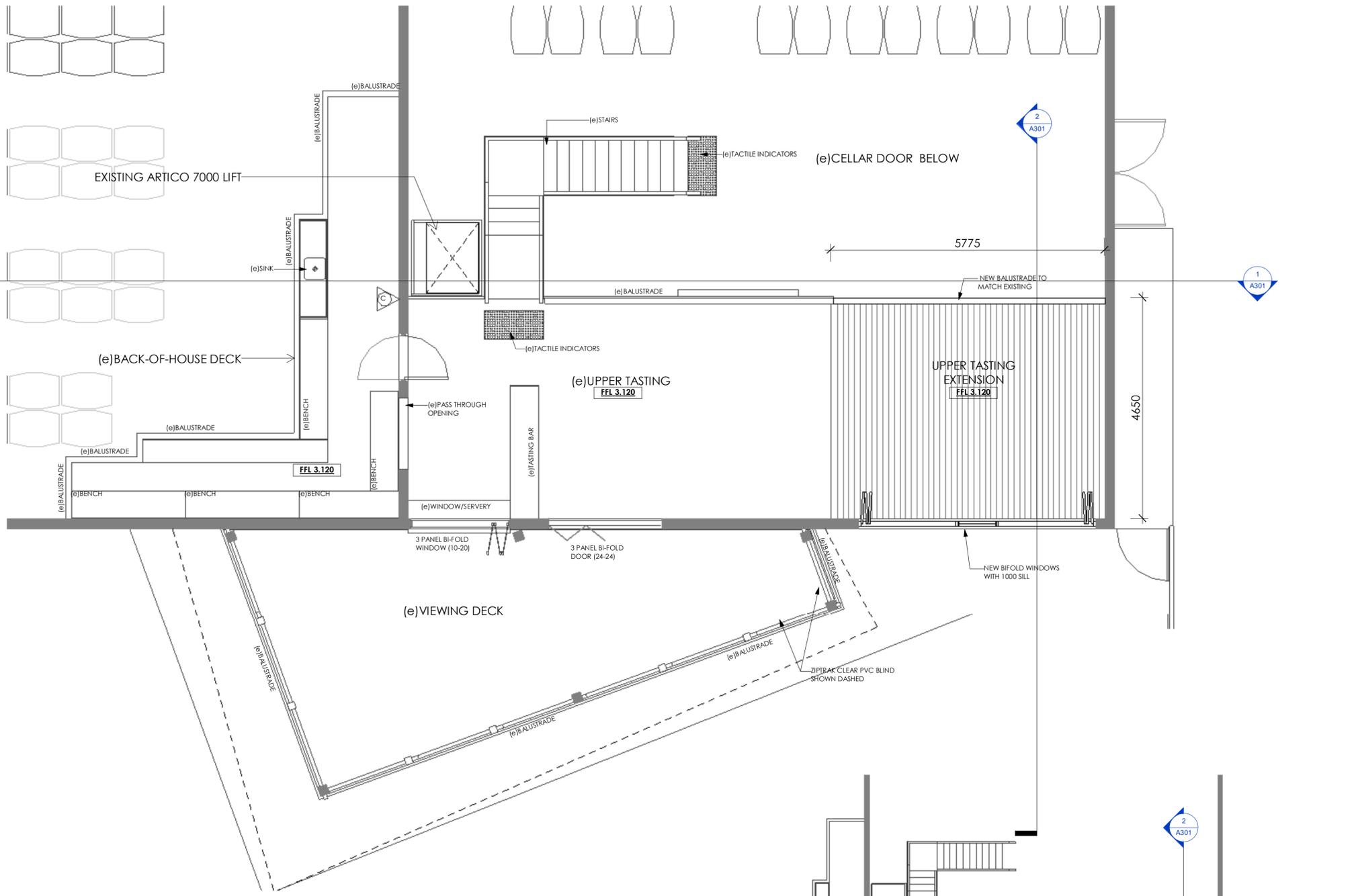
Drawing Title
 CELLAR DOOR -
 GROUND
 Project Number
 2115
 Drawing Number
 A101
 Drawn by
 WS
 Approved by
 WS
 Issue
 P.02



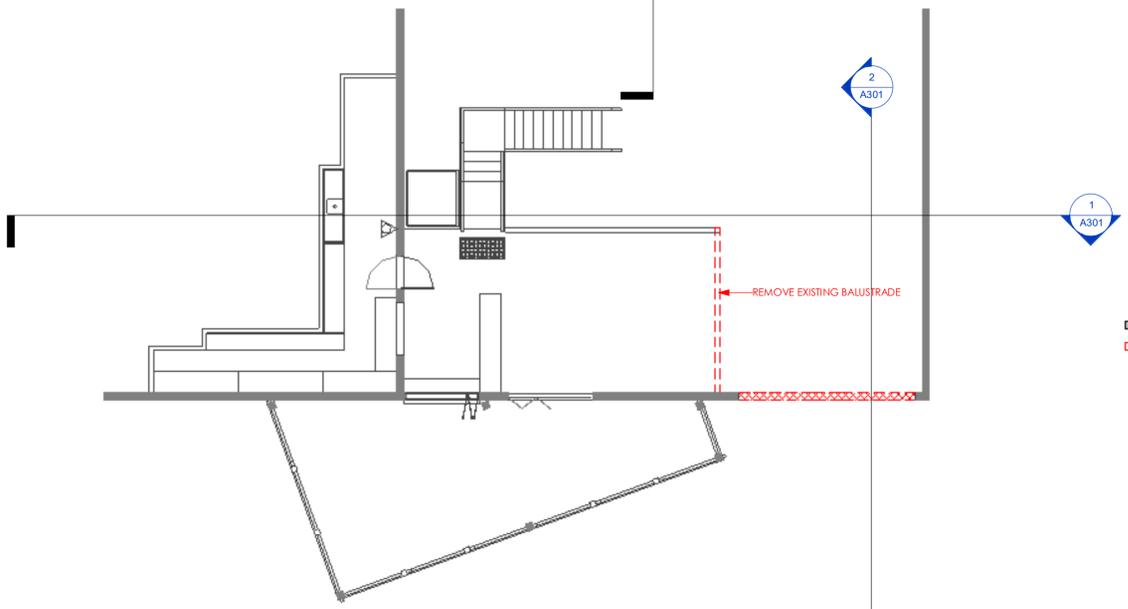
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| Issue | Issued For | By | To | Date |
|-------|-------------------------|----|----|----------|
| P.01 | CONSULTANT COORDINATION | WS | WS | 22.04.21 |
| P.02 | DEVELOPMENT APPROVAL | WS | WS | 11.06.21 |



1 | CELLAR DOOR - MEZZANINE
 A301 1:50
 0 0.5m 1.0m 1.5m 2.0m 2.5m
 1:50 @ A1, 1:100 @ A3



2 | DEMOLITION PLAN - MEZZANINE
 A301 1:100
 0 1.0m 2.0m 3.0m 4.0m 5.0m
 1:100 @ A1, 1:200 @ A3

DEMOLITION LEGEND
 — EXISTING WALL TO REMAIN
 - - - EXISTING WALL OR OTHER TO BE DEMOLISHED / REMOVED.

DEMOLITION NOTES:
 • GENERALLY MAKE GOOD SURFACES TO REMAIN FOLLOWING DEMOLITION.
 • PROTECT ALL SERVICES, PIPING, DUCTING ETC TO BE RETAINED + MAKE GOOD TO ANY DAMAGE.
 • GENERALLY DE-COMMISSION REDUNDANT SERVICES + REMOVE IF EXPOSED TO VIEW.
 • THE BUILDER IS TO INSPECT EXISTING BUILDINGS BEING ALTERED FOR ANY PRESENCE OF ASBESTOS. REMOVAL OF ASBESTOS BY A LICENCE CONTRACTOR + CURRENT ASBESTOS REGULATIONS.
 • BUILDER / CONTRACTOR TO ENSURE DEMOLITION AND MEANS OF ENSURING SAFETY AND AVOIDING DAMAGE TO NEIGHBOURING PROPERTY DURING DEMOLITION IN ACCORDANCE WITH THE PROVISIONS OF AS2601 'THE DEMOLITION OF STRUCTURES'

NOTE: ALL STRUCTURAL DEMOLITION TO BE CARRIED OUT IN CONSULTATION WITH STRUCTURAL ENGINEER.

Architect
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Client
Atzes Barossa Valley
 CORNER
 Project Name
ATZE CORNER CELLAR DOOR MEZZANINE EXTENSION

Project Address
 451 RESEARCH ROAD
 NURIROOTPA CT 5272/864

Drawing Title
 CELLAR DOOR - MEZZANINE

| | | | |
|----------------|------|-------------|------|
| Project Number | 2115 | Drawn by | WS |
| | | Approved by | WS |
| Drawing Number | A102 | Issue | P.02 |

PRELIMINARY
 WORK IN PROGRESS ISSUE
 11/06/21 11:20:14 AM



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| Issue | Issued For | By | To | Date |
|-------|-------------------------|----|----|----------|
| P.01 | CONSULTANT COORDINATION | WS | WS | 22.04.21 |
| P.02 | DEVELOPMENT APPROVAL | WS | WS | 11.06.21 |



1 | ELEVATION SOUTH
 1:50
 0 0.5m 1.0m 1.5m 2.0m 2.5m
 1:50 @ A1, 1:100 @ A3

Architect
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 E. admin@jbgarchitects.com

Client
Atzes *Barossa Valley*
 CORNER

Project Name
**ATZE CORNER CELLAR DOOR
 MEZZANINE EXTENSION**

Project Address
 451 RESEARCH ROAD
 NURIOTPA CT 5272/864

Drawing Title
 ELEVATION

| | |
|------------------------|----------------|
| Project Number 2115 | Drawn by WS |
| Approved by WS | Issue P.02 |
| Drawing Number A201 | |

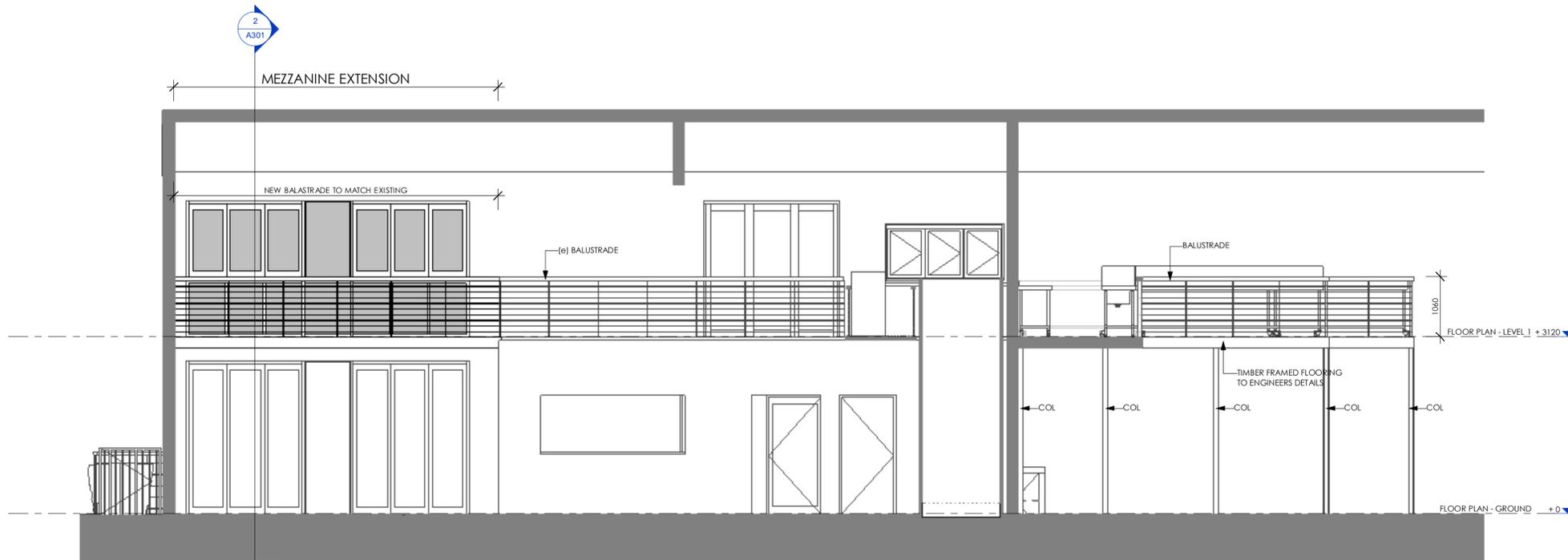
PRELIMINARY
 WORK IN PROGRESS ISSUE
 11/06/21 11:20:18 AM



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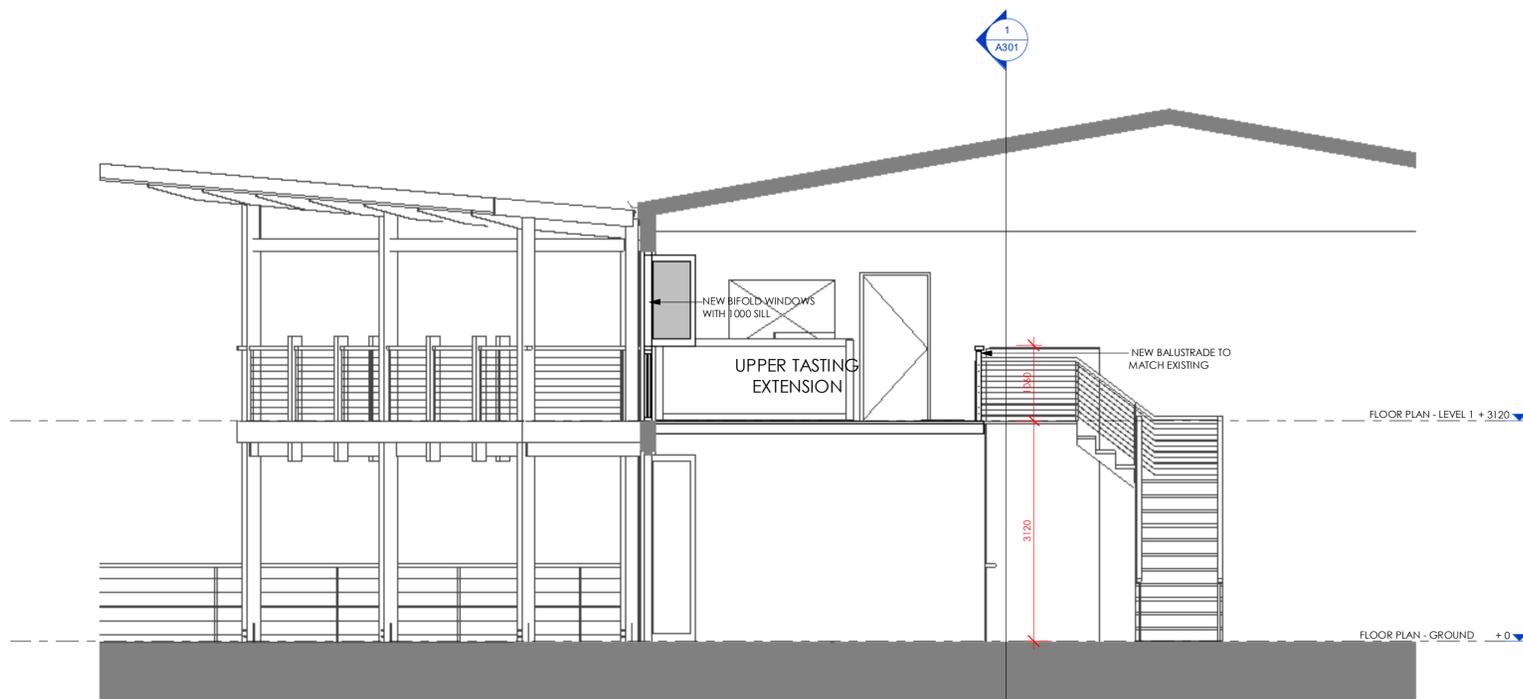
WARNING
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| Issue | Issued For | By | To | Date |
|-------|-------------------------|----|----|----------|
| P.01 | CONSULTANT COORDINATION | WS | WS | 22.04.21 |
| P.02 | DEVELOPMENT APPROVAL | WS | WS | 11.06.21 |



1 SECTION AA

A102 1:50
 0 0.5m 1.0m 1.5m 2.0m 2.5m
 1:50 @ A1, 1:100 @ A3



2 SECTION BB

A102 1:50
 0 0.5m 1.0m 1.5m 2.0m 2.5m
 1:50 @ A1, 1:100 @ A3

Architect
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Client
Atzes *Barossa Valley*
 CORNER

Project Name
**ATZE CORNER CELLAR DOOR
 MEZZANINE EXTENSION**

Project Address
 451 RESEARCH ROAD
 NURIOTPA CT 5272/864

Drawing Title
 SECTIONS

| | | | |
|----------------|------|----------|------|
| Project Number | 2115 | Drawn by | WS |
| Approved by | WS | Issue | P.02 |
| Drawing Number | A301 | | |

PRELIMINARY
 WORK IN PROGRESS ISSUE
 11/06/21 11:20:24 AM



■ request for documentation response

project: **ATZES CORNER CD MEZZANINE EXTENSION**
job no: **2115**
date issued: **15.06.21**

residential commercial winery planning architectural interior landscape



DEVELOPMENT APPLICATION: 21014547

DEVELOPMENT LOCATION(S): 451 RESEARCH RD NURIOOTPA SA 5355

TITLE REF CT 5272/864, **PLAN PARCEL**, F147737 AL2 **COUNCIL** THE BAROSSA COUNCIL

Hello Janine
In Response to your request for documentation

- a) I confirm that the maximum occupancy of the cellar door is proposed to remain unchanged at 50 people upstairs and 50 people downstairs

We trust that the above response now satisfies your request
Please contact the undersigned with any further queries you may have.

Regards,
JBG Architects Pty Ltd

A handwritten signature in blue ink, appearing to read 'Wayne Schiller', with a long horizontal flourish extending to the right.

Wayne Schiller
Associate - Commercial Project Leader

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.



Registrar-General

Certificate of Title - Volume 5272 Folio 864

Parent Title(s) CT 1029/62
Dealing(s) Creating Title CONVERTED TITLE
Title Issued 14/06/1995
Edition 5
Edition Issued 01/07/2016

REAL PROPERTY ACT, 1886



Estate Type

FEE SIMPLE

Registered Proprietor

KALLESKE RESEARCH ROAD NOMINEES PTY. LTD. (ACN: 611 321 816)
OF 255 PORT ROAD HINDMARSH SA 5007

Description of Land

ALLOTMENT 2 FILED PLAN 147737
IN THE AREA NAMED NURIOOTPA
HUNDRED OF MOOROOROO

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

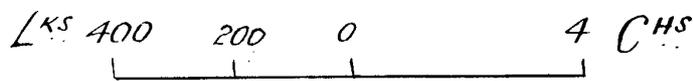
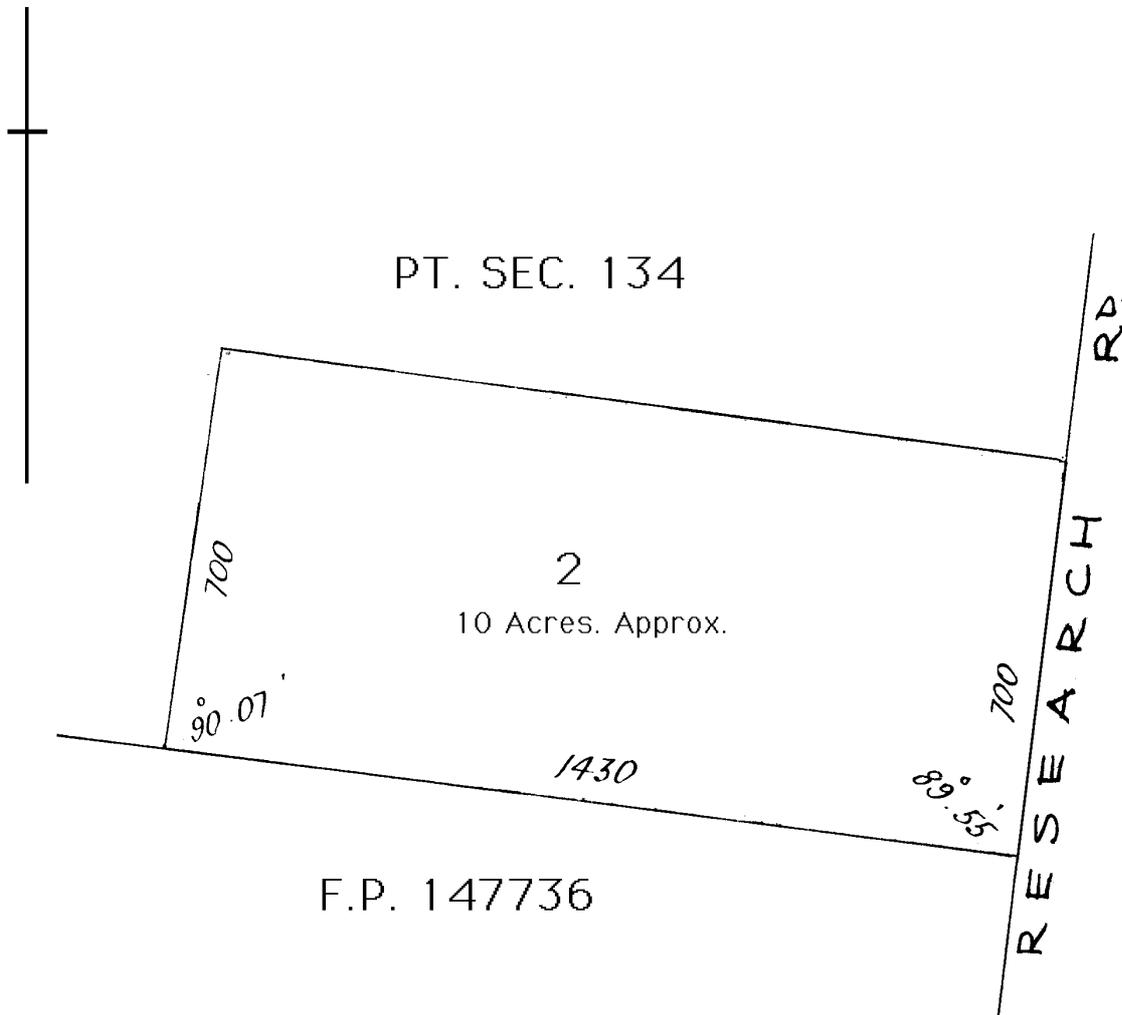
Registrar-General's Notes

NIL

Administrative Interests

NIL

This plan is scanned for Certificate of Title 1029/62



| FOR METRIC CONVERSION | |
|-----------------------|-------------------------|
| 1 LINK | = 0.201168 metres |
| 1 CHAIN | = 100 LINKS |
| 1 ACRE | = 0.404686 hectares |
| 1 ROOD | = 1011.7 m ² |
| 1 PERCH | = 25.29 m ² |

Note : Subject to all lawfully existing plans of division