

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 1 July 2025, commencing at 5.00 pm

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



The Barossa Council

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1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:00pm.

2. ATTENDANCE

2.1 Present

Panel Members

Geoff Parsons	Presiding Member
Graham Burns	Member
Rachel Knuckey	Member (via Teams)
Sarah Elding	Member
Tony Hurn	Deputy Member

Aaron Curtis	Assessment Manager
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Council Staff

Jake McVicar	Director, Development and Community Services
Tom Marshall	Senior Assessment Officer, Planning
Chris Kruger	Minute Taker

2.2 Apologies

Jane Evans.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

PANEL DECISION

Moved: G Burns

Seconded: S Elding

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 3 June 2025 be received and confirmed.

CARRIED

4. BUSINESS ARISING

Nil.

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

Nil.

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

6.1 25008814 - Lot 425 Light Pass Road Light Pass

PANEL DECISION

Moved: T Hurn

Seconded: G Burns

Seriously at Variance

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

CARRIED

PANEL DECISION

Moved: R Knuckey

Seconded: S Elding

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 potential impacts on the character values of the district, but is worthy of further consideration.

CARRIED

PANEL DECISION

Moved: T Hurn

Seconded: G Burns

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. 25008814 by Treasury Wine Estate Vintners to undertake the '*Installation and operation of two (2) frost fans (FrostBoss C59)*' at Lot 425 Light Pass Road, Light Pass (CT 5354/845) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the plans and documentation (as amended) accompanying the application, unless varied by the following conditions.
 - Environmental Noise Assessment by Echo Acoustic Consulting, reference no. 23-72-1, dated 14 March 2025.
 - Structural Drawings for Frost Fans C59 by Design Phase, project no. 1951, sheets 000, S.01 and S.02, issue 1, dated 01/03/2019.
- (2) The frost fan shall be operated in accordance with the provisions of the *Environment Protection (Commercial and Industrial) Noise Policy 2023* relating to frost fans, as amended or superseded from time to time.
- (3) An annual report shall be prepared detailing the prevailing ambient temperature, times and duration the frost fans were in use as well as setting out any maintenance, repairs, modification or other service. The report(s) shall be provided to the Relevant Authority on request and shall be prepared at least once each calendar year.
- (4) No audible alarm to signal frost malfunction shall be installed. A limiting switch may be installed that immediately turns the frost fan/s off during a malfunction and includes an effective operator warning system that can be remotely monitored, to the satisfaction of the Relevant Authority. A person capable of managing the use and function of the approved frost fan shall be available to attend promptly, at the site, at all times during operations, to the reasonable satisfaction of Council.
- (5) The frost fans must not be operated except during a period when frost occurs or is reasonably likely to occur, or as necessary for maintenance work.
- (6) The frost fans shall be maintained at all times in good repair and condition, in accordance with the manufacturer's specifications. Maintenance, repair, modification work or other service on the frost fan shall only be carried out between 7.00 am and 10.00 pm. A log of all such work shall be kept and produced to the Relevant Authority upon request.

- (7) The frost fans shall be set with a fan 'start' temperature of 1°C and a fan 'stop' temperature of 3°C.
- (8) The operating engine drive speed for the frost fans must be mechanically limited to a maximum of 1700 rpm with fan speed not exceeding a maximum of 345 rpm.

Advisory Notes

- (1) 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.
- (2) 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.
- (3) Any works associated with the development such as tree planting, tree removal, footpath renewal or construction of new vehicle entrances proposed to be undertaken within the road reserve (ie the road carriageway, verge or footpath area) requires an independent approval from Council pursuant to the *Local Government Act 1999*. Further enquiries should be directed to the Works and Engineering team on 8563 8444.
- (4) 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.
- (5) 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.

CARRIED

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

Nil.

8. REPORTS – PANEL UPDATES

Nil.

9. REPORTS – OTHER BUSINESS

Nil.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 5 August 2025 commencing at 5.00 pm

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:24pm.

Confirmed

Date:..... Chairman: