

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 5 August 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 5:02pm.

2. ATTENDANCE

2.1 Present

Panel Members

Geoff Parsons	Presiding Member
Graham Burns	Member
Rachel Knuckey	Member
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: R Knuckey

Seconded: S Elding

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 1 July 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 25008819 - Lot 852 Seppeltsfield Road Tanunda and Lot 10 Seppeltsfield Road Tanunda

Representors

Peter Temme provided a submission but did not attend to address the Panel.

Applicant

Ian Mason (Frost Boss) on behalf of Treasury Wine Estates Vintners, answered questions from the Panel at 5:06pm via Teams.

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: G Burns

Seconded: R Knuckey

Character Preservation

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, has resolved that there are no significant impacts on the character values of the district.

CARRIED

RECOMMENDATION 1

Moved: G Burns

Seconded: T Hurn

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. 25008819 by Treasury Wine Estate Vintners to undertake the '*Installation and operation of four (4) frost fans (FrostBoss C59)*' at Lot 10 Seppeltsfield Road, Tanunda (CT 5520/50) and Lot 852 Seppeltsfield Road, Tanunda (CT 5947/157) subject to the following conditions and advisory notes:

Council Reserved Matters

Nil

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.
 - Statement of Support and Effects by Treasury Wine Estates.
 - Environmental Noise Assessment by Echo Acoustic Consulting, reference no. 23-70-2, dated 3 June 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 fans must 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 fan was 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 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 the Relevant Authority.
- (5) The frost fan 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 all frost fans must be mechanically limited to a maximum of 1700 rpm with fan speed not exceeding a maximum of 345 rpm.
- (9) The frost fan located on Lot 10 Seppeltsfield Road, Tanunda shall only be erected during 1 August to 30 October (inclusive) yearly with the fan to be laid down horizontally outside of this time period unless otherwise approved in writing by the Assessment Manager.
- (10) The applicant shall provide 'Structural Drawings' for the frost fan proposed on Lot 10 Seppeltsfield Road, Tanunda to demonstrate the proposed 'lay-down' design, prior to granting of Development Approval.

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

9.1 Amendment to Barossa Assessment Panel Delegations

PANEL DECISION

Moved: R Knuckey

Seconded: G Burns

That the Barossa Assessment Panel in exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016*, remove part of the conditions and limitations applied to delegation under section 102 being “The application is in the nature of a frost fan” as at Attachment 1 of the report entitled “Amendment to Panel Delegations”.

CARRIED

9.2 Assessment Manager's Quarterly Report - April 2025 to June 2025

PANEL DECISION

Moved: G Burns

Seconded: S Elding

That the report be received.

CARRIED

Graham Burns notified the Panel that he will be unavailable for the October Panel meeting.

Geoff Parsons notified the Panel that he will be unavailable for the November Panel meeting.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 2 September 2025 commencing at 5.00 pm

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:38pm.

Confirmed

Date:..... Presiding Member: