

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 7 October 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
Sarah Elding	Member
Rachel Knuckey	Member (via Teams)

Aaron Curtis	Assessment Manager
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Council Staff

Jake McVicar	Director, Development and Community Services
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 2 September 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 25025886 - 2 Barossa Valley Way Lyndoch

Nick Wilson (Masterplan) answered questions from the Panel at 5:16pm.

PANEL DECISION

Moved: G Burns

Seconded: R Knuckey

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: S Elding

Seconded: G Burns

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

PANEL DECISION

Moved: G Burns

Seconded: R Knuckey

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. 25025886 by The Barossa Council for a Variation to Development Application 24004484 – Amendment to Condition 3 to increase

operating hours. at 2 Barossa Valley Way Lyndoch (CT 5677/210 and CT 6302/953) subject to the following Conditions of Consent:

Council Conditions

- (1) The development shall be undertaken in accordance with the following endorsed documents accompanying Application No. 25025886 except where varied by any condition(s) listed below:
 - Planning Report, Masterplan, 21 August 2025
- (2) Except where varied by this Development Authorisation, all Conditions of Consent pursuant to Development Authorisation 24004484 shall continue to apply.
- (3) Operating hours of the clubrooms (inclusive of the viewing pavilion) shall not exceed the following times:
 - Monday to Thursday 7.00 am - Midnight
 - Friday 7.00 am – 2.00 am the following day
 - Saturday 7.00 am – 2.00 am the following day
 - Sunday 7.00 am – 10.00 pm

And shall be subject to the following:

Monday to Thursday

- Patrons shall leave the premises – 11.00 pm
- Staff leaving the premises (i.e. full closure) – midnight

Friday and Saturday

- Patrons leaving the premises – 1.00 am the following day
- Staff leaving the premises (i.e. full closure) – 2.00 am the following day

- (4) The playing of amplified music in the clubrooms/event space shall not exceed the following times:
 - Monday to Thursday 4.00 pm – 10.00 pm
 - Friday 4.00 pm – Midnight
 - Saturday 7.00 am – Midnight
 - Sunday 7.00 am – 10.00 pm
- (5) All doors of the clubrooms/event space must remain closed with the use of an airlock for entry/exit during playing of amplified music after 10.00pm. Background music can be played at all times within the function areas of the clubrooms/event space with all doors remaining open.

- (6) Any noise generating activity undertaken at the site shall be undertaken in accordance with the provisions of the *Environment Protection (Commercial and Industrial Noise) Policy 2023* and such that any resulting noise is not considered a nuisance, to the satisfaction of Council.

Advisory Notes

- (1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- (2) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the Relevant Authority.
- (3) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- (4) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the Relevant Authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having regard to the relevant rules and requirements in force at the time any request is lodged.
- (5) Appeal rights – general rights of review and appeal exist in relation to any assessment, request, direction or act of a Relevant Authority in relation to the determination of this application, including conditions.
- (6) 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.
- (7) Construction shall not take place on any Sunday or Public Holiday or after 7:00pm or before 7:00am on any other day, and all practicable steps must be taken during construction to minimise the impact of noise emissions on neighbouring properties.
- (8) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. Any proposal to clear, remove limbs or trim native vegetation will require approval or

confirmation of exemption from the *Native Vegetation Council*. An interactive guide is available to help owners and others determine the requirements that apply under the *Native Vegetation Act 1991*, <https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide>. Any specific queries regarding the clearance, removal or trimming of native vegetation should be directed to the South Australian Native Vegetation Council. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.

- (9) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the *Environment Protection (Commercial and Industrial Noise) Policy 2023*, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.
- (10) The development shall comply with the Food Act 2001 and Food Safety Standard. For further information, please visit: www.barossa.sa.gov.au/development-business/food-industries/food-health-and-safety.
- (11) The sale and consumption of alcohol on the premises is subject to licence under the *Liquor Licensing Act 1997*. For further information, please visit: www.sa.gov.au/topics/business-and-trade/liquor/apply/club.

Commissioner of Highways

- (12) Approval for temporary traffic control for each event will need to be obtained from DIT – Roadworks. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au. The event traffic management will need to be developed in accordance with: [https://dit.sa.gov.au/_data/assets/pdf_file/0020/121/394/DOCS_AND_FILES-8197504-v5-Guidelines for Events on SA Roads.pdf](https://dit.sa.gov.au/_data/assets/pdf_file/0020/121/394/DOCS_AND_FILES-8197504-v5-Guidelines%20for%20Events%20on%20SA%20Roads.pdf)
- (13) Should traffic flows on Barossa Valley Way be affected during the construction phase the applicant shall contact DIT for any necessary traffic control. Approval for temporary traffic control will need to be obtained from DIT's Traffic Management Centre (TMC). The company engaged for traffic control will need to provide the TMC with a copy of the traffic management plan and seek approval for any temporary traffic control/signage. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au.

Native Vegetation Council

- (14) The clearance of native vegetation must be undertaken in accordance with the approval of the Native Vegetation Council under the *Native Vegetation Act 1991* as set out in Decision Notification 2024/3069/960.

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 Review of the Barossa Assessment Panel Operating and Meeting Procedures

PANEL DECISION

Moved: R Knuckey

Seconded: S Elding

That the amended Barossa Assessment Panel Operating and Meeting procedures be received and adopted.

CARRIED

9.2 Appointment of Deputy Presiding Member

The Presiding Member call for nominations for the position of Deputy Presiding Member. R Knuckey nominated G Burns, who accepted the nomination.

PANEL DECISION

Moved: R Knuckey

Seconded: S Elding

That the Panel appoint Graham Burns as the Deputy Presiding Member for the Barossa Assessment Panel for the duration of the current term of the Panel, expiring 31 December 2026, pursuant to Clause 2.12 of the Barossa Assessment Panel Operating and Meeting Procedures.

CARRIED

2026 Meeting Schedule

S Elding queried the meeting schedule for 2026, in particular for January. A Curtis advised that the meeting schedule would be presented to the December Panel meeting for endorsement. If required, a meeting would be scheduled for later in January 2026 rather than the first week of January.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 4 November 2025 commencing at 5.00 pm

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:34pm.

Confirmed

Date:.....Presiding Member: