

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 2 December 2025, commencing at 5.00 pm

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



MINUTES

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1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5.02 pm.

2. ATTENDANCE

2.1 Present

Panel Members

Geoff Parsons	Presiding Member
Graham Burns	Member
Sarah Elding	Member
Rachel Knuckey	Member
Jane Evans	Member

Aaron Curtis	Assessment Manager
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Council Staff

Jake McVicar	Director, Development and Community Services
Steven Kaesler	Principal Engineer
Marie Thom	Minute Taker

2.2 Apologies

Nil.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

PANEL DECISION

Moved: S Elding

Seconded: R Knuckey

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 7 October 2025 be received and confirmed.

CARRIED

4. BUSINESS ARISING

Nil.

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

The following disclosures have been made in relation to:

Report Number	Panel Member
6.1 Development Application 25032235 37 Moppa Road South Nuriootpa	Jane Evans

Involvement as an Elected Member with the approval process for the lights upgrade in the 2025/2026 budget process.

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

6.1 25011361 - 37 Moppa Road South Nuriootpa

Representors

Christopher Jones addressed the Panel at 5.11 pm, and answered questions from the Panel.

Robby Falkenberg addressed the Panel at 5.22 pm, and answered questions from the Panel.

Marianne Nelson addressed the Panel at 5.28 pm.

Jason Millward addressed the Panel at 5.36 pm, and answered questions from the Panel.

Applicant

Marty Rosenzweig on behalf of Hahn Corporation addressed the Panel at 5.42 pm, and answered questions from the Panel.

Steven Kaesler, Principal Engineer, answered questions from the Panel at 6.03 pm.

PANEL DECISION

Moved: R Knuckey

Seconded: G Burns

Not 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. 25011361 by Mr Scott Butler to undertake truck and trailer parking facility (expansion of existing road transport terminal) with associated four (4) security lighting towers (up to 6 metres in height) and acoustic earthen mound (up to 1.5 metres in height) with an acoustic fence sited atop (2 metres in height) and associated altered internal driveway, stormwater management and landscaping areas at 37 Moppa Road South Nuriootpa (CT 6023/382) subject to the following Reserved Matters, Conditions and advisory notes:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment and shall be to the satisfaction of the Assessment Manager as delegate for the Barossa Assessment Panel:

- (1) The existing wastewater disposal areas impacted by the proposed development are subject to relocation and shall be approved pursuant to the *South Australian Public Health Act 2011* and *South Australian Public Health (Wastewater) Regulations 2013*.

- (2) The stormwater drainage design shall include final Stormwater Management Plan and Stormwater Calculations. The plan shall adopt and achieve all of the following:
- (a) The site outfall shall be clearly identified and a standard detail be provided;
 - (b) If stormwater disposal is to include infiltration, permeability tests will be required to support infiltration and 'time to empty' calculations;
 - (c) IFD values (including coordinates) are to be submitted to Council and rainfall intensities shall be site specific;
 - (d) Stormwater calculations shall demonstrate compliance with the maximum discharge as per (g) below;
 - (e) Justification for the time of concentration used in pre-development calculations is required;
 - (f) Run-off coefficients used for the pre-development and post-development runoff calculations are to be provided;
 - (g) Maximum discharge to the kerb and gutter shall not exceed 12L/sec for the 10% AEP event and 20L/sec for the 1% AEP event;
 - (h) Cross sections for the site shall be provided. There is a section of the hardstand that will encroach on the batter of an existing basin. Demonstrate that this does not compromise the capacity of the existing basin;
 - (i) Detention swale/basin shall provide a minimum 300mm freeboard;
 - (j) Stormwater runoff shall be treated to achieve desired water quality levels consistent with the current best practice and the Environment Protection Authority's 'Stormwater Pollution Prevention Code of Practice for Local and Federal Government'.
- (3) Final Civil and Siteworks Plan, prepared by a qualified and experienced civil engineer, for all civil and stormwater works, and which shall address all of the following:
- (a) Finished floor level for all hardstand surfaces
 - (b) Cut/fill details
 - (c) Kerbing and ramps, design levels and grades
 - (d) Car parking dimensions, aisle widths, circulation movements and associated pavement markings and signage
 - (e) Stormwater management arrangements including pipes, sumps, swales and basins, sizes and grades
 - (f) Water sensitive design measures
 - (g) Surface water treatment to ensure water quality objectives are met.
- (4) Preparation of a Construction and Environmental Management Plan for the construction phase of the development which shall include all of the following to avoid local nuisance to sensitive receivers in the locality of the site of the development during construction:
- (a) Construction hours;
 - (b) Dust management;
 - (c) Stormwater management;
 - (d) Light spill management;
 - (e) Noise management;

- (f) Drag out of mud during construction.
- (5) Preparation of a final landscaping plan, that shall include all of the following details:
 - (a) Species for all landscaping to be used, noting species shall be used generally in accordance with the approved plans;
 - (b) Use of advanced growth species for all plantings and include trees to provide screening of the development at maturity;
 - (c) Details of pot sizes; and
 - (d) Irrigation methods to ensure all plantings grow successfully.

Council Conditions

- (1) The development shall be undertaken in accordance with the following endorsed plans and documentation accompanying Application No. 25011361 except where varied by the conditions contained herein:
 - Letter from Scott Butler, 13 May 2025
 - Overall Site Plan, Sheet S1, Issue 6, Scott Butler Drafting & Design
 - Part Site Plan, Sheet S2, Issue 6, Scott Butler Drafting & Design
 - Landscape Plan, Sheet S3, Issue 6, Scott Butler Drafting & Design
 - Turning Path Plan, S4, Issue 4, Scott Butler Drafting & Design
 - Lighting Circulation External, Document No. 0360547-IN, Page 1 of 2, Revision R0, Signify
 - Lighting Circulation External, Document No. Page 2 of 2, Revision R0, Signify
 - Environmental Noise Assessment, A240932RP1, Revision B, 10 April 2025, Resonate
 - Formal Response to Public Notification Concerns, 4 November 2025, Scott Butler & Hahn Corporation
 - Response to Planning Application Comments (Noise), 4 November 2025, Resonate
- (2) Prior to commencement of use, the altered wastewater disposal areas shall be connected to an approved wastewater system, pursuant to the *South Australian Public Health Act 2011*, to the reasonable satisfaction of Council.
- (3) The external surfaces of the acoustic fencing shall:
 - a) Be of new non-reflective materials; and
 - b) Be in accordance with the approved plans; and
 - c) Be of natural tone; and
 - d) Be maintained in good condition at all times.
- (4) The mounds, acoustic fencing and landscaping works shall be completed in accordance with the approved landscaping plan pursuant to the Reserved Matter, prior to commencement of use and shall be maintained to the satisfaction of Council at all times thereafter. Any dead or diseased plantings shall be replaced within the next growing season.
- (5) Security fencing shall be established prior to commencement of use, in accordance with the Approved Plans.

- (6) The stormwater disposal system shall be fully installed, prior to commencement of use, in accordance with the Approved Stormwater Management Plan and Approved Civil and Site Works Plan, pursuant to the Reserved Matters. Adequate measures shall be deployed during construction, such that temporary disposal of surface or roof water does not adversely impact neighbouring properties.
- (7) The car parking, driveways and vehicle manoeuvring areas shall be constructed and finished in accordance with the treatments identified in the Approved Plans. In the case of the sealed areas, the surface shall be of a standard and design performance appropriate for the intended traffic volumes and vehicles types. Individual car parking bays shall be clearly line-marked. The unsealed hardstand area shall be constructed using clean metal screenings over compacted rubble base. The car parking, driveways and vehicle manoeuvring areas shall be completed, prior to commencement of use, and shall be maintained at all times thereafter in good condition to satisfaction of the Relevant Authority. The unsealed parking surface shall be maintained on not more than a 12 monthly basis to ensure the rubble layer remains covered and does not generate dust, mud or other environmental impacts that result in local nuisance upon a sensitive receiver in the locality of the site of the development.
- (8) The car parking layout and associated aisle widths and car park manoeuvring areas shall be designed and constructed to comply with AS 2890.1 – Off-street Parking, Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking”, AS 2890.2 – *Facilities for Commercial Vehicles*, and AS 2890.6 *Off-Street Parking for People with Disabilities*.
- (9) The car parking, driveways and vehicle manoeuvring areas shall be kept clear and unobstructed of buildings and structures, so as to enable continual and ongoing use of the car parking, driveways and manoeuvring areas at all times.
- (10) All loading and unloading of vehicles and manoeuvring of vehicles in connection with the approved development shall be carried out entirely within the site at all times.
- (11) Noise levels from the truck and trailer parking facility measured at residences (the noise affected premises) shall comply with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* at all times.
- (12) A 2 metre high solid barrier shall be constructed adjacent the southern boundary of the site in the location identified in Figure 3 of the Environmental Noise Assessment, prepared by Resonate. The barrier shall be located on top of the 1.5 metre high landscape mound, making the total obstruction height 3.5 metres. The barrier shall be constructed from a solid material such as Colorbond or similar with a minimum of 0.42 BMT and minimum density of 4 kg/m³. The landscape mound and barrier shall be established prior to commencement of use (of the development hereby approved) and shall be maintained at all times thereafter. To minimise the noise generated by trailers/tankers, the road surface along the route of the trucks shall be well

maintained and shall not have any have purpose built dips or bumps for speed management.

- (13) The following is not permitted in the truck and trailer parking facility at any time:
- (a) Parking of refrigerated trailers, generators, containers and similar machine driven units;
 - (b) Maintenance of trucks and/or trailers.
- (14) All external lighting shall be in accordance with *Australian Standard 4282 – 2023 Outdoor Lighting Obtrusive Effects* so as to prevent any adverse effect or nuisance on adjoining sensitive receivers or drivers on adjacent public roads.
- (15) The proposed development shall not be used for overnight accommodation in prime movers at any time.
- (16) Use of the truck and trailer parking facility during the night-time period (10.00 pm to 7.00 am) shall not exceed the following at any time:
- (a) No idling for more than five minutes in a truck;
 - (b) 16 truck movements with tanker/trailer attached in an hour.

Advisory Notes

- (1) Any variation of this approved development and/or the conditions of consent will require a separate request and approval from the Relevant Authority. Granting of Consent does not necessarily imply that future requests for variations will be approved. Any future requests will be assessed by having regard to the relevant rules and requirements in form at the time any request is made.
- (2) Any portion of Council's infrastructure damaged as a result of work undertaken in relation to the development shall be repaired and/or reinstated to Council's satisfaction at the developer's expense.
- (3) 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.
- (4) 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.

- (5) The adjoining owner should be advised of the proposed work on the boundary and issues such as access to perform work, removal of fencing, finished levels and retaining walls should be resolved before commencement of building work. This approval does not give right to access neighbouring land or to replace or erect boundary fencing. Fencing work is subject to the provisions of the *Fences Act 1975*.
- (6) Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to Regulation 75 of the *Planning, Development and Infrastructure (General) Regulations 2017*. Where mechanical equipment is required to construct retaining walls, the retaining walls may need to be constructed prior to construction of footings on-site.
- (7) 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.
- (8) EPA information sheets, guidelines documents, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>.
- (9) The applicant is reminded that demolition and construction is required to be carried out so that it complies with the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared a local nuisance as follows:

The noise has travelled from the location of the construction activity to neighbouring premises –

- On any Sunday or public holiday; or
 - After 7.00 pm or before 7.00 am on any other day.
- (10) Any works associated with the development, such as tree planting, tree removal, footpath renewal or the like, to be undertaken within the road reserve (i.e. the road carriage, verge or footpath area) is subject to separate approval pursuant to the *Local Government Act 1999*. Further enquiries should be directed to Council's Engineering Services Department on 8563 8444.
 - (11) This Consent does not grant authorisation to advertisements, except to the extent that such works are not 'Development' and do not contravene any condition contained within this Authorisation. Separate development authorisation is required for any advertisements.
 - (12) 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.

- (13) You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit, under the Local Government Act 1999 from Council's Works and Engineering Services Department. It is illegal to undertake work on Council land without permission.

If the existing entranceway (driveway cross-over) is to be removed it must be re-instated with kerb and gutter, including appropriate restoration of the footpath and verge, to Council's standard specification. Please contact Council's Works and Engineering Services to confirm the required standards.

Driveway crossovers which affect a pedestrian footpath should maintain the level of the footpath or be consistent with the proposed footpath levels in instances where the footpath has not been constructed. When final Development Approval is applied for this should be shown on the plans. Please note that construction is to be in accordance with the Disability Discrimination Act and relevant Australian Standards.

Further enquiries should be directed to the Works and Engineering team on 8563 8444.

CARRIED

6.2 25032235 - 13-21 Washington Street Angaston

Jane Evans left the meeting at 7.14 pm due to an earlier stated conflict of interest.

Representors

Carmel Connors addressed the Panel at 7.16 pm, and answered questions from the Panel.

Applicant

Benn Kromwyk, Acting Director, Infrastructure and Environmental Services on behalf of The Barossa Council addressed the Panel at 7.25 pm, and answered questions from the Panel.

PANEL DECISION

Moved: S Elding

Seconded: R Knuckey

Not 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: 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 no significant impacts on the character values of the district.

CARRIED**PANEL DECISION**

Moved: R Knuckey

Seconded: S Elding

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. 25032235 by Community Projects The Big Project to undertake the installation of four (4) light towers (each 27 metres high) and removal of six (6) existing light towers at 13-21 Washington St Angaston SA 5353 (CT 5796/108) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the following endorsed plans and documentation accompanying Development Application No. 25032235 except where varied by any condition(s) listed below:
 - i. Pole Concept Elevation, Drawing Number 223146X1-1, Sheet 1 of 1, 22nd October 2025, MUSCO Lighting
 - ii. Preliminary Plan, 19 August 2025, MUSCO Lighting
 - iii. Obtrusive Light Compliance Report, Angaston AFL Football Club, Design No. 223146_C, 19 August 2025, MUSCO Lighting
 - iv. MUSCO Lighting Proposal, 25 August 2025, MUSCO Lighting
 - v. Datasheet: Light-Structure System, M-2220-en04-3, MUSCO Lighting
- (2) All external building materials shall be:
 - (a) Be in accordance with the approved plans; and
 - (b) Be new materials and maintained in good condition at all times.
- (3) All external lighting must be in accordance with AS4282:2023 'Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers at all times.

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) 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.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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.

- (10) You are advised that construction or alteration of any footpath, kerb, gutter or crossover on Council land will require a permit, under the Local Government Act 1999 from Council's Works and Engineering Services. It is illegal to undertake work on Council land without permission.

If the existing entranceway (driveway cross-over) is to be removed it must be re-instated with kerb and gutter, including appropriate restoration of the footpath and verge, to Council's standard specification. Please contact Council's Works and Engineering Services to confirm the required standards.

Driveway crossovers which affect a pedestrian footpath should maintain the level of the footpath or be consistent with the proposed footpath levels in instances where the footpath has not been constructed. When final Development Approval is applied for this should be shown on the plans. Please note that construction is to be in accordance with the Disability Discrimination Act and relevant Australian Standards.

Further enquiries should be directed to the Works and Engineering team on 8563 8444.

- (11) 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.

CARRIED

J Evans returned to the meeting at 7.34 pm.

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 Barossa Assessment Panel Meeting Schedule 2026

PANEL DECISION

Moved: G Burns

Seconded: R Knuckey

That the Barossa Assessment Panel resolve to meet on the first Tuesday of each month, with the exception of the January meeting which shall be held on Tuesday 20 January 2026. All meetings shall be held at The Barossa Council Chambers commencing at 5.00 pm.

CARRIED

9.2 Assessment Manager's Quarterly Report - July 2025 - September 2025

PANEL DECISION

Moved: J Evans

Seconded: G Burns

That the report be received.

CARRIED

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday, 20 January 2026 commencing at 5.00 pm.

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 7.37 pm.

Confirmed

Date:..... Chairman: