

BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL
held on

Tuesday, 12 May 2026, 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
Sarah Elding	Member (on-line)
Graham Burns	Member
Rachel Knuckey	Member
Tony Hurn	Member

Aaron Curtis	Assessment Manager
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Council Staff

Jake McVicar	Director, Development and Community Services
Andrew Simons	Team Leader, Planning
Steve Kaesler	Principal Engineer
Sam Hosking	Heritage Advisor
Chris Kruger	Minute Taker

2.2 Apologies

Nil.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

PANEL DECISION

Moved: R Knuckey

Seconded: G Burns

That the minutes of the Barossa Assessment Panel meeting held on Tuesday 7 April 2026 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 25031885 - 72 Murray Street Tanunda and 74 Murray Street Tanunda

Representors

Georgina Bulling provided a submission but did not attend to address the Panel.

Applicant

Daniel McKenna (MasterPlan SA Pty Ltd) answered questions from the Panel at 5:07pm on behalf of Drew Roberts and Kent Stevens.

Steve Kaesler (Principal Engineer) answered questions from the Panel at 5:24pm.

PANEL DECISION

Moved: G Burns

Seconded: T Hurn

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: R Knuckey

Seconded: T Hurn

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: 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. 25031885 by Mr Drew Roberts and Mr Kent Stevens to undertake the demolition of existing commercial and residential buildings and the construction of an integrated commercial development in the form of two (2) two-storey shops incorporating a retailer (fruit and vegetable), cafe, four (4) boutique retailers, restaurant with associated bar and carparking and landscaping areas and combined retaining walls and fencing exceeding 2.1m in height at 72 and 74 Murray Street, Tanunda (CT 5783/454, F172049, Lot 598 and CT 5783/463, F172048, Lot 597) subject to the following Reserved Matter and Conditions:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the Relevant Authority reserves its decision in relation to the following matters which shall be delegated to the Assessment Manager for final approval (including any subsequent imposition of conditions necessary to implement the Reserved Matters):

- (1) The Applicant shall lodge and have approved by the Relevant Authority an application to install a wastewater system pursuant to the provisions of the *South Australian Public Health Act 2011* and *South Australian Public Health (Wastewater) Regulations 2013*.
- (2) The Applicant shall submit a Waste Management Plan for approval prepared by an experienced waste management consultant that sets out all of the following matters:
 - a) Size of waste bins needed to service the volume and stream of waste generated from the development;
 - b) Days and times of waste collection;
 - c) Frequency of collection service;
 - d) Storage location and screening method for the waste bins;
 - e) Access and manoeuvring arrangements for the maximum sized refuse vehicle to service the development;
 - f) Odour management.
- (3) Final elevation plan, drawn to scale, depicting the height and location of all combined retaining walls and fences, the materials and colours.

Council Conditions

- (1) The development shall be undertaken in accordance with the plans and documentation accompanying the application, unless varied by the following conditions.
- (2) Prior to occupation, the buildings authorised herein shall be connected and remain connected to an approved wastewater system to the reasonable satisfaction of the Relevant Authority.

- (3) The hours of operation of the premises shall not exceed 8.00 am to 6.00 pm on any day, aside from the area delineated for the purposes of a restaurant and bar, which shall not exceed the hours of 10.00 am to 12.00 am on any day.
- (4) The external surfaces of the buildings shall:
 - (a) Be of new non-reflective materials;
 - (b) Be in accordance with the approved plans;
 - (c) Be maintained in good condition at all times.
- (5) Prior to commencement of use, an acoustic barrier shall be installed along the western boundary of the site and around the roof top plants in accordance with the recommendations of the Environmental Noise Assessment prepared by Sonus, dated Dec 2025, ref. S8841C1.
- (6) The following acoustic measures identified on pages 8, 9 and 10 of the Environmental Noise Assessment prepared by Sonus, dated Dec 2025, ref. S8841C1 shall be implemented at all times:

The fences shall be constructed from the following or acoustically similar materials:

- Sheet steel ('Colorbond 'or similar) with minimum of 0.35mm Base Metal Thickness
- Timber paling (providing the pails are overlapped and sealed airtight)
- Fibre Cement Sheet

The fences should be sealed airtight at all junctions, including between panels and at the ground or retaining wall.

In addition, the roof plant barrier should be installed with insulation to reduce reflection. The insulation should be as follows;

- A solid barrier, sealed from the examples above or acoustically similar materials
 - 50mm thick acoustic insulation with a minimum density of 32 kg/m³. The insulation should be installed to the full height of the barrier.
 - Perforated material with an open area greater than 15% space from the insulation to provide weather proofing.
 - A weatherproof capping installed on the top of the barrier.
- (7) Noise levels from the approved development measured at noise affected premises shall comply with the *Environment Protection (Commercial and Industrial) Noise Policy 2023* at all times.
 - (8) All external lighting must be in accordance with AS4282:2019 'Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers.
 - (9) All exhaust flues and chimneys associated with the café and restaurant shall be designed to minimise nuisance to nearby sensitive receivers with the

incorporation of suitable emission capturing mechanisms, to the reasonable satisfaction of the Relevant Authority.

- (10) Prior to commencement of use, all redundant access points shall be closed, with upright kerbing reinstated, to the reasonable satisfaction of the Relevant Authority.
- (11) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in accordance with the approved plans and in a manner that does not result in entry of water into the buildings, or affect the stability of the building, or create an unhealthy or dangerous condition, or run onto or over land of an adjoining owner. Storm water disposal systems must be fully installed at the completion of the construction of the building with adequate measures deployed during construction to ensure the temporary disposal of surface or roof water does not affect neighbouring properties, to the satisfaction of the Relevant Authority.
- (12) The landscaping depicted on the approved plans shall be established prior to commencement of use and shall be maintained and nurtured at all times thereafter, with any diseased or dying plants replaced in a timely manner, to the reasonable satisfaction of the Relevant Authority.
- (13) Prior to commencement of use (as hereby approved), the area set aside for the parking of vehicles and access lanes as shown on the endorsed plans shall be constructed and shall be:
 - (a) Sealed in accordance with approved engineering procedures and comply with the requirements of AS2890.1 Parking facilities – Part 1: Off-street car parking
 - (b) The accessible carpark space including shared area and pedestrian path to the approved business location shall be constructed and finished in bitumen, brick paving or concrete in accordance with AS2890.6 Parking facilities – Part 6: Off-street parking for people with disabilities
 - (c) Properly formed to such levels that they can be used in accordance with the plans
 - (d) Drained and maintained
 - (e) Include wheels stops and line marked to indicate each car space and all access lanes
 - (f) Clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of Council. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.
- (14) 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.

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 Assessment Manager Quarterly Report - January 2026 to March 2026

PANEL DECISION

Moved: R Knuckey

Seconded: G Burns

That the report be received.

CARRIED

10. REPORTS – CONFIDENTIAL

Nil.

11. OTHER BUSINESS

Meeting Attendance by Representors

The Panel discussed the escalating trend of Representors who provide submissions and indicate that they wish to be heard, but do not attend the meeting to address the Panel.

All efforts are made to provide Representors with meeting details and seek confirmation of attendance but unfortunately there are still occasions when Representors do not attend, despite their earlier indications.

12. NEXT MEETING

Tuesday 9 June 2026 commencing at 5:00 PM

13. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 6:01pm.

Confirmed

Date:..... Chairman: