

# BAROSSA ASSESSMENT PANEL

MINUTES OF THE MEETING OF THE BAROSSA ASSESSMENT PANEL  
held on

**Tuesday, 9 June 2026, commencing at 5:00 PM**

in the Lyndoch Branch Office of The Barossa Council, 29 Barossa Valley Way Lyndoch



*The Barossa Council*

## MINUTES

## **I N D E X**

|                                                                                                                |          |
|----------------------------------------------------------------------------------------------------------------|----------|
| <b>1. Welcome</b>                                                                                              | <b>3</b> |
| <b>2. Attendance</b>                                                                                           | <b>3</b> |
| <b>3. Confirmation of Minutes</b>                                                                              | <b>3</b> |
| <b>4. Business Arising from Minutes</b>                                                                        | <b>4</b> |
| <b>5. Declaration of Interest by Members of the Panel</b>                                                      | <b>4</b> |
| <b>6. Reports – Application for Decision (Planning, Development and Infrastructure Act 2016)</b>               | <b>4</b> |
| 6.1 26004697 - 48 Elizabeth Street Tanunda                                                                     | 4        |
| <b>7. Reports – Review of Assessment Manager Decisions (Planning, Development and Infrastructure Act 2016)</b> | <b>7</b> |
| Nil                                                                                                            |          |
| <b>8. Reports – Panel Updates</b>                                                                              | <b>7</b> |
| Nil                                                                                                            |          |
| <b>9. Reports – Other Business</b>                                                                             | <b>8</b> |
| Nil                                                                                                            |          |
| <b>10. Reports – Confidential</b>                                                                              | <b>8</b> |
| Nil                                                                                                            |          |
| <b>11. Next Meeting</b>                                                                                        | <b>8</b> |
| <b>12. Closure of Meeting</b>                                                                                  | <b>8</b> |

## 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 |
| Sarah Elding   | Member           |
| Rachel Knuckey | Member           |
| Graham Burns   | Member           |

|              |                    |
|--------------|--------------------|
| Aaron Curtis | Assessment Manager |
|--------------|--------------------|

#### Council Staff

|               |                              |
|---------------|------------------------------|
| Gene Wilson   | Assessment Officer, Planning |
| Andrew Simons | Team Leader, Planning        |
| Steve Kaesler | Principal Engineer           |
| Chris Kruger  | Minute Taker                 |

### 2.2 Apologies

Tony Hurn.

### 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 12 May 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 26004697 - 48 Elizabeth Street Tanunda

Representors

Charmaine Lynas addressed the Panel at 5:06pm, and answered questions from the Panel.

Applicant

Jasmine Walters (Masterplan) and Kathryn Kahl (owner) addressed the Panel at 5:12pm, and answered questions from the Panel.

#### PANEL DECISION

Moved: R Knuckey

Seconded: S Elding

#### 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: 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: 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. 26004697 by Masterplan to undertake "Change in land use to a dwelling and tourist accommodation, and installation of one (1) freestanding advertisement" at 48 Elizabeth Street Tanunda (CT 6170/427) subject to the following reserved matters, conditions and advisory notes:

### **Council Conditions**

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation (as amended) accompanying Application No. 26004697 except where varied by any condition(s) listed below.
- (2) No more than four (4) guests shall be accommodated within the Tourist Accommodation facility at any one time.
- (3) The herein authorised sign shall be displayed with subdued colours and materials that are harmonious with the natural environment, at all times, in accordance with the approved plans to the reasonable satisfaction of the Relevant Authority
- (4) The herein authorised sign shall be displayed in a manner that does not move, does not flash, and does not reflect light so as to not be an undue distraction to motorists, at all times, to the reasonable satisfaction of the Relevant Authority.

### **Advisory Notes**

- (1) The applicant is reminded of the requirements of the Short Term Holiday Rental Accommodation Bill 2021 through the operation of the tourist accommodation use.
- (2) 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.
- (3) 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.

- (4) 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). This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning for the Purposes of regulation 57(1) of the Planning, Development and Infrastructure (General) Regulations 2017 Published: 7 July 2022.
- (5) 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.
- (6) The adjoining owner should be advised of the proposed work on the boundary and issues such as access to perform work, removal of fences, finished levels and retaining walls should be resolved before building work commences. This approval does not create an automatic right to access neighbouring land.
- (7) Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to sec 139 of the Planning, Development and Infrastructure Act 2016. It is recommended that where mechanical equipment is proposed to be used to construct retaining walls, and where the dwelling may impede access for that equipment, the retaining walls be constructed prior to preparing the footings.
- (8) 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.
- (9) 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.
- (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 cross-overs 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 being 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) 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.
- (12) 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.
- (13) 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 Page 2 of 3 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.
- (14) 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.
- (15) The applicant is advised that any retaining works to exceed greater than one vertical metre constitutes development, and requires development approval in its own right.

**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 14 July 2026 commencing at 5:00 PM

## **12. CLOSURE OF MEETING**

The Presiding Member declared the meeting closed at 5:28pm.

Confirmed

Date:..... Chairman: .....