

**ADELAIDE HILLS COUNCIL
MINUTES OF SPECIAL COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 15 OCTOBER 2025
63 MOUNT BARKER ROAD, STIRLING
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 November 2025]

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
Malcolm Herrmann

In Attendance

Jess Charlton	Director Community & Development
Deryn Atkinson	Assessment Manager
Sebastien Paraskevopoulos	Acting Team Leader Statutory Planning
Mike O'Donnell	ICT Support Officer
Sarah Kimber	Minute Secretary
Kim Sharp	Minute Secretary

1. Commencement

The meeting commenced at 6:32pm

2. Opening Statement

"Council acknowledges that we meet on the traditional Country of the Peramangk and Kaurna people. We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land".

3. Apologies/Leave of Absence

3.1 Apologies
Nil

3.2 Leave of Absence
Leith Mudge

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4. Previous Minutes

4.1 Meeting held 24 September 2025

The minutes were adopted by consensus of all members (26)

That the minutes of the meeting held on 24 September 2025 be confirmed as an accurate record of the proceedings of that meeting.

5. Presiding Member's Report

Nil

6. Declaration of Interest by Members of Panel

Malcolm Herrmann advised that in relation to Item 8.1 – 61 Sprigg Road Crafers, he worked as a Councillor with former Cr Bailey (the Land Owner). As this was only a professional acquaintance and he never discussed this development proposal with him, he advised he will remain in the room for the deliberations and vote on this matter.

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table

Nil

7.2 Matters Deferred

Nil

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8. Development Assessment Applications – Planning, Development and Infrastructure Act

- 8.1 Development Application Number 25015385 by Spring Water Beverages Pty Ltd for Variation to previous Development Authorisations; 473/958/02 and 23003710 to:**
- i) increase the maximum number of articulated tanker or semi-trailer deliveries to and from the land,**
 - ii) increase the maximum number of vehicles associated with the commercial distribution of spring water exiting the land between 5 am and 7am; and**
 - iii) amend a condition referencing a redundant environmental noise policy at 61 Sprigg Rd, Crafers**

8.1.1 Representations

Nil

The applicant's representative, Syd McDonald (McDonald Game Lawyers), Jason Turner (Echo Acoustics), Ian Bailey (Land Owner) & Council's Sound Engineer answered questions from the Panel.

8.1.2 Decision of Panel

The following was adopted by consensus of all members (27)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 25015385 by Spring Water Beverages Pty Ltd for Variation to previous Development Authorisations; 473/958/02 and 23003710 to:**
 - i) increase the maximum number of articulated tanker or semi-trailer deliveries to and from the land,**
 - ii) increase the maximum number of vehicles associated with the commercial distribution of spring water exiting the land between 5 am and 7am; and**
 - iii) amend a condition referencing a redundant environmental noise policy at 61 Sprigg Rd, Crafers is GRANTED Planning Consent subject to the following conditions and reserved matters:**

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RESERVED MATTERS

- 1) Pursuant to section 102 (3) (a) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment prior to the granting of Development Approval. The Assessment Manager is delegated to undertake this further assessment:

A vehicle movement strategy to manage the movement of 19.0m semi-trailers on Sprigg Road as recommended in Cirqa Report dated 16 May 2025 shall be prepared by a suitably qualified traffic engineer in consultation with Spring Water Beverages Pty Ltd which details management of staggered vehicle movements, and operational instructions that fleet and contractor drivers will be required to adhere to for safe use access to and from the site, including delivery vehicles not arriving at the site prior to 7am.

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the power to impose further conditions of consent in respect of the above reserved matter is delegated to the Assessment Manager.

- 2) Pursuant to section 102 (3) (c) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment prior to the granting of Development Approval.

The applicant must obtain the relevant authorisations from the Council under the Local Government Act for works required to upgrade the road reserve and access aprons along the frontage of 61 Sprigg Rd, Crafers on terms acceptable to the Council.

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

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- 2) Articulated or semi-trailer vehicles to and from the land (both delivery vehicles and commercial water distribution vehicles) must not exceed 25 per day (Monday to Friday, excluding public holidays) or 125 per week excluding Saturday, Sunday and public holidays.
- 3) A maximum of two (2) vehicles associated with the commercial distribution of spring water shall exit the land between 5:00am and 6:00am per weekday excluding Saturday, Sunday and public holidays and up to two (2) vehicles associated with the commercial distribution of spring water shall exit the land between 6:00am and 7:00am per weekday (excluding Saturday, Sunday and public holidays).
- 4) A logbook of articulated and semi-trailer vehicle movements to and from the land (both delivery vehicles and commercial water distribution vehicles) referenced in above condition 2 and 3 must be maintained with vehicle registration, company name, date, departure and arrival times and provided to Council on request, from the date of Development Approval.
- 5) (i) The noise associated with activities on site must not exceed a level which is 5 dB(A) below the General Noise Control Provisions of the Environment Protection (Commercial and Industrial Noise) Policy 2023 when measured and adjusted in accordance with that Policy at non-associated dwellings identified on Figure 1 of the Echo Acoustics Environmental Noise Assessment for 49 and 61 Sprigg Road, Crafers, with Reference ID: 242-6, dated 12 August 2025.

(ii) The noise associated with activities on site must not exceed the levels provided by the General Noise Control Provisions of the Environment Protection (Commercial and Industrial Noise) Policy 2023 when measured and adjusted in accordance with that Policy at the associated dwellings identified on Figure 1 of the Echo Acoustics Environmental Noise Assessment for 49 and 61 Sprigg Road Crafers, with Reference ID:242-6, dated 12 August 2025.
- 6) All forklifts on site associated with the commercial distribution of spring water shall be fitted with broadband reversing alarms within 3 months of Development Approval being granted.
- 7) Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisations 473/958/02 and 23003710 continue to apply to this amended authorisation.

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ADVISORY NOTES

General 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 commence the development herein approved until you have received notification that Development Approval has been granted.
- 2) This Planning Consent is valid for a period of twenty-four (24) months from the date of the decision, subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 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 person undertaking development within the Adelaide Hills Council area is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the Council's infrastructure – including but not limited to roads, footpath, pipes, road verge, street trees must be reinstated to a standard acceptable to Council at the Applicant's expense.
- 5) Appeal rights – The Applicant has a right of appeal in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

9. **Development Assessment Applications – Development Act**
Nil

10. **Development Assessment Applications – Review of Decisions of Assessment Manager**
Nil

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11. ERD Court Appeals

Nil

12. Policy Issues for Advice to Council

Malcolm Herrmann raised a question about the lack of opportunity for previous representors to be heard for variation applications. Deryn advised that this is the case for all variations related to operational matters which are not development in their own right. This was also the case under the form Development Act.

13. Other Business

Geoff advised that he will not be available for the November Meeting.

14. Order for Exclusion of the Public from the Meeting to debate Confidential Matters

Nil

15. Confidential Item

Nil

16. Next Meeting

The next ordinary Council Assessment Panel meeting will be held on Wednesday 12 November 2025.

17. Close meeting

The meeting closed at 7:57pm on 15 October 2025.