

BAROSSA ASSESSMENT PANEL

Notice is hereby given that the thirteenth meeting of the Barossa Assessment Panel will be held at the Council Offices, 43-51 Tanunda Road, Nuriootpa on

Tuesday, 5 February 2019, commencing at 5:00 pm

Louis Monteduro
Assessment Manager



The Barossa Council

AGENDA

Please note that due to federal copyright law restrictions, attachments associated with the proposed development are available on our website for viewing only and are locked for printing or copying

NOTE: Plans contained in this agenda are subject to Copyright Laws.

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1.	WELCOME
2.	ATTENDANCE
2.1	Present
2.2	Apologies
2.3	Absent
3.	CONFIRMATION OF MINUTES

Recommendation

That the minutes of the Development Assessment Panel meeting held on Tuesday 4 December 2018 be received and confirmed. Refer *Attachment 1*.

3 Attachment 1

BAROSSA ASSESSMENT PANEL

MINUTES OF THE TWELTH MEETING OF THE BAROSSA ASSESSMENT PANEL held on

Tuesday, 4 December 2018 commencing at 5:00pm

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



The Barossa Council

MINUTES

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1. WELCOME

The Presiding Member welcomed everyone, and opened the meeting at 5:03pm.

2. ATTENDANCE

2.1 Present

Panel Members

Bruce Ballantyne	Presiding Member
Rob Veitch	Member (5:09pm)
Deirdre Reiman	Member
Grant Hewitt	Member
Richard Miller	Member

Council Staff

Gary Mavrinac	Director, Development and Environmental Services
Louis Monteduro	Assessment Manager
Janine Lennon	Senior Assessment Officer - Planning
Chris Kruger	Minute Secretary

2.2 Apologies

Nil.

2.3 Absent

Nil.

3. CONFIRMATION OF MINUTES

D Reiman

Seconded: G Hewitt

That the minutes of the Barossa Assessment Panel meeting held on 13 November 2018 be received and confirmed.

CARRIED

4. BUSINESS ARISING

Nil.

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

Nil

The following disclosures have been made in relation to:

Item	Panel Member
Report 6.1 Poonawatta Enterprises – Cellar Door Sales Outlet , Deck and Advertising Sign	Rob Veitch A letter of support from the Barossa, Gawler, Light and Adelaide Plains (BGLAP) RDA CEO is included in the attachment to the application. As Adelaide Plains Council's Board Member, it may be perceived as a conflict of interest.

6. REPORTS - APPLICATIONS FOR DECISION

6.1 960/305/2018 (1227 Eden Valley Road Flaxman Valley)

R Veitch had declared a conflict of interest, however was not in attendance at the time the application was considered by the Panel.

Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/305/2018 by Poonawatta Enterprises to undertake Cellar Door and Advertising signage at 1227 Eden Valley Road, Flaxman Valley (CT 5832/396) subject to the following 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. 960/305/2018 except where varied by any condition(s) listed below.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by The Barossa Council.

- (2) Prior to the issuing of Development Approval a wastewater application and engineer's report outlining the type and size of system to be installed to deal with effluent as per the *Public Health (Wastewater) Regulations 2011*, to the satisfaction of Council, must be submitted to and approved by Council. When approved, the plan will be endorsed and will then form part of this consent.

Reason: To ensure the land is developed in an orderly manner.

- (3) The use and development must be managed so that the amenity of the area is not detrimentally affected to the satisfaction of Council, through the:

- transport of materials, goods or commodities to or from the land
- appearance of any building, works or materials
- emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
- presence of vermin
- any other noise emissions.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (4) Unless with the prior written consent from Council, the development hereby permitted may only operate between the following hours:

- 11.00 am to 5.00 pm, seven days per week.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (5) No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (6) Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare, to the satisfaction of Council.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (7) During construction of the approved development the following shall be mitigated and measures taken so that:

- Dust generated at the site shall be reasonably controlled at all times to prevent nuisance to occupants of adjoining land.
- Noise generated at the site shall be kept to the minimum level that is reasonably practicable.
- Appropriate erosion control measures shall be employed to prevent soil removal from the site by stormwater runoff, and to prevent siltation of watercourses, to the reasonable satisfaction of Council's Director – Works and Engineering.
- Any dirt or debris from the site deposited onto existing roadways by the applicant's contractors or sub-contractors shall be cleared immediately.

Reason: To ensure that the construction process is managed in a manner which prevents adverse off-site impacts.

- (8) All external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of Council.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (9) No bunting, streamers and festooning (string lights) shall be displayed unless with the prior written consent of Council.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (10) All stormwater from buildings, paving and from areas that immediately surround the perimeter of the building shall be disposed of in a manner that does not result in entry of water into the building, or affect the stability of the building, or create an unhealthy or dangerous condition, or run onto or over land of an adjoining owner.

Reason: To ensure that stormwater is managed within the curtilage of the allotment to the satisfaction of Council.

- (11) Before the use commences and/or occupation of the development, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- Constructed
- Properly formed to such levels that they can be used in accordance with the plans
- Surfaced with an all-weather material to the satisfaction of Council to prevent dust and gravel being emitted from the site
- Drained and maintained
- Delineated to indicate each car space and all access lanes

to the satisfaction of Council.

Reason: To ensure that all car parking and access ways are sealed and construction to the satisfaction of Council.

Department of Planning, Transport and Infrastructure Conditions

- (12) The access to Eden Valley Road shall be designed in general accordance with Brooksby Design and Drafting, Proposed Cellar Door Sales Building, Deck and Roadside Sign Plan, Sheet 1, Issue D, dated 21 August 2018. The 7.3 metres wide access at the property boundary shall be flared to the sealed carriageway.
- (13) The access point shall be spray sealed from the sealed carriageway to the property boundary to minimise deterioration of the road edge and dust and stones being dragged onto the sealed carriageway.
- (14) All vehicles shall enter and exit the site in a forward direction.
- (15) All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
- (16) The advertising sign shall be located fully within private property and positioned so as not to restrict driver sight lines entering and exiting the widened access.
- (17) Any stormwater run-off shall be collected on-site and disposed of safely without jeopardising the safety of the adjacent roads. Any alterations to the existing road drainage infrastructure as a result of this development shall be at the expense of the applicant.

Advisory Notes

- (1) Please note that the subject land may be affected by the *Native Vegetation Act 1991* and *Native Vegetation Regulations 2017* and as such further approval from the Native Vegetation Council may be required should any native vegetation be sought to be removed or adversely affected.

Panel Decision

Moved: R Miller

Seconded: D Reiman

That the recommendation be adopted.

CARRIED

The meeting adjourned at 5:08pm to allow for the arrival of R Veitch.

R Veitch joined the meeting, and the meeting recommenced at 5:10pm.

6.2 960/819/2017 (159 Herrmann Thumm Drive Lyndoch)

Graham Burns (Masterplan) addressed the Panel at 5:11pm on behalf of the Applicant, Chateau 1847 Yaldara, and answered questions from the Panel.

Recommendation

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the development proposal is not seriously at variance to The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/819/2017 by Chateau 1847 Yaldara to undertake alterations to an existing two-storey building, demolition and partial demolition of numerous sheds; Continue use as a Function Centre (ground floor), additional use Motel incorporating eleven rooms (first floor) at 159 Herrmann Thumm Drive, Lyndoch (CT 5879/169) subject to the concurrence of the State Planning Commission, and subject to the following 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. 960/819/2017 except where varied by any condition(s) listed below.
 - Statement of Effect, prepared by MasterPlan and dated 12 October 2018
 - Site Plan – Existing Demolition, drawn by Studio Nine Architects, Drawing No 0910-368-PA01, dated 12.12.2017
 - Site Plan – Proposed, drawn by Studio Nine Architects, Drawing No 0910-368-PA02, dated 18.02.2018

- Manor House – Ground Floor Plan Existing – Existing Demolition, drawn by Studio Nine Architects, Drawing No 0910-368- PA03, dated 12.12.2017
- Manor House – First Floor Plan Existing, drawn by Studio Nine Architects, Drawing No 0910-368-PA04, dated 12.12.2017
- Manor House – Ground Floor Proposed, drawn by Studio Nine Architects, Drawing No 0910-368-PA05, dated 12.12.2017
- Manor House – First Floor Proposed, drawn by Studio Nine Architects, Drawing No 0910-368-PA06, dated 12.12.2017
- Manor House – Roof Plan, drawn by Studio Nine Architects, Drawing No 0910-368-PA07, dated 12.12.2017
- Manor House – Elevations - Existing, drawn by Studio Nine Architects, Drawing No 0910-368-PA08, dated 12.12.2017
- Manor House – Elevations - Proposed, drawn by Studio Nine Architects, Drawing No 0910-368-PA09, dated 12.12.2017

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (2) Prior to the issue of Development Approval a waste control system shall be approved pursuant to the *South Australian Public Health Act 2011*.

Reason: To ensure that the proposal is constructed in accordance with the requirements of the *South Australian Public Health Act 2011*.

- (3) Prior to occupation of the approved works, two accessible parking bays will be provided in accordance with Accessible (Disabled) Parking – AS 2890.6, detail of the accessible parking bays shall be provided to the satisfaction of Council prior to the issue of Development Approval.

Reason: To ensure that the proposal has adequate regard to the provision of access to people with disabilities.

- (4) No more than 22 people shall be accommodated within the accommodation facility at any one time.

Reason: To ensure that the proposal is maintained as small scale tourist accommodation.

- (5) The premises shall not be occupied or used for the approved purpose until all work has been completed in accordance with the approved application and the conditions of consent.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (6) The colour of the external roof and/or wall materials shall match or blend with those of the existing building. Where metal cladding is used, it shall have a colorbond type of finish.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

- (7) The existing landscaping (with the exception of the four pine trees to be removed) shall be retained to screen the structure/development and shall be replaced if they die or become seriously diseased with other landscaping plant species of the same expected mature height and foliage cover.

Reason: To ensure that the proposal is used, run and maintained as approved by the Planning Authority.

Panel Decision

Moved: R Miller

Seconded: R Veitch

That the recommendation be adopted.

CARRIED

7. REPORTS – APPLICATIONS TO PROCEED TO ASSESSMENT

Nil.

8. REPORTS - PANEL UPDATES

8.1 SCAP Concurrence Matter

State Planning Commission Concurrence Matters.

Recommendation

That the report be received.

Panel Decision

Moved: D Reiman

Seconded: G Hewitt

That the recommendation be adopted.

CARRIED

9. REPORTS - OTHER BUSINESS

Appointment of Elected Member (s) to Barossa Assessment Panel

Following the recent Local Government Elections, G Mavrinac acknowledged the re-appointment of Cr Richard Miller (Member) to the Barossa Assessment Panel, and that of Cr Russell Johnstone as Deputy Member for a two year term, aligning with the Terms of Reference.

Independent Panel Members are appointed to 30 June 2019 pending the implementation of the Accredited Professionals Scheme, for which a recruitment process will commence prior to the introduction of the Scheme.

Information Papers available on the SA Planning Portal

B Ballantyne referred members to the SA Planning Portal (www.saplanningportal.sa.gov.au) as an excellent source for Papers in relation to various Planning matters,

Christmas Greetings

B Ballantyne thanked Panel Members and Council Staff for their contributions during 2018, and extended Christmas greetings.

10. REPORTS – CONFIDENTIAL

Nil.

CARRIED

11. NEXT MEETING

Tuesday 5 February 2019 commencing at 5.00pm.

12. CLOSURE OF MEETING

The Presiding Member declared the meeting closed at 5:24pm.

Confirmed

Date: Chairman:

4. BUSINESS ARISING

5. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

The Minister's Assessment Panel Members – Code of Conduct requires that a member of an assessment panel who has a direct or indirect personal or pecuniary interest in a matter before the assessment panel (other than an indirect interest that exists in common with a substantial class of persons):

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the assessment panel; and
- b. must not take part in any hearings conducted by the assessment panel, or in any deliberations or decision of the assessment panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

A member of an assessment panel will be taken to have an interest in a matter if an associate of the member (within the meaning of section 3(7) of the PDI Act) has an interest in the matter.

Any member that considers that they have an interest must notify the Presiding Member and have it recorded in the minutes as to the nature and extent of the interest.

6. REPORTS – APPLICATIONS FOR DECISION

6.1 960/476/2018 (54 Carlisle Street Williamstown)

Applicant: Elise and Benjamin Nelson
Representors: Christopher and Nichola Richardson

APPLICATION DETAILS

PROPOSAL	Construction of a domestic outbuilding measuring 7.5m x 15m x 3.6m wall height
APPLICANT	Elise and Benjamin Nelson
OWNER	Elise and Benjamin Nelson
APPLICATION NO	960/476/2016
CERTIFICATE(S) OF TITLE	CT 6052/910
AREA	1611 sqm
CURRENT USE	Residential
DEVELOPMENT PLAN VERSION	Consolidated 16 August 2018
ZONE	Township Zone
POLICY/PRECINCT AREA	Residential Policy Area 7
OVERLAYS	Nil
APPLICATION TYPE	Merit
CATEGORY OF DEVELOPMENT	Category 2
REFERRALS	Nil
PREVIOUS APPLICATIONS	960/763/2008 & 960/83/2014
ASSESSING OFFICER	Janine Lennon
RECOMMENDATION	That Development Plan Consent be REFUSED

BACKGROUND

The applicant has proposed to construct a domestic outbuilding of 112.5sqm in area, with 3.6m high walls, located 3.0m away from the rear property boundary, 1.5m from the eastern boundary and 2.4m from the western boundary, on up to 400mm of existing fill. The shed is proposed to store the owner's cars and a camper trailer.

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reasons:

- (1) To refuse development plan consent, with respect to a merit application, other than where:
 - requested information has not been provided within legislative time frames.
 - no representations have been received as a result of category 2 or 3 public notification.

- (2) Where representations opposing a proposal have been received as a result of category 2 or 3 public notification and the representor has indicated a desire to be heard in support of a representation.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Township Zone.

Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel: <ul style="list-style-type: none">• Christopher & Nichola Richardson
Applicants	Elise and Benjamin Nelson wish to appear to respond to the representation.
Summary of Representations:	<p>The representor raised concerns regarding the following matters:</p> <ul style="list-style-type: none">• Outbuilding – area• Outbuilding - height• Proposed use• Impact of driveway along entirety of shared boundary• Future use of the shed for business purposes• Property values• Stormwater run-off
Applicant Response:	<p>The applicant's response to the representation is summarised below:</p> <ul style="list-style-type: none">• Size is to reduce inconvenience of needing to constantly move vehicles to reach other items• Height is to allow applicant to install a hoist to work on cars above his head whilst standing, instead of lying on a trolley due to back injury• 11° roof pitch will create a lesser overall height than the standard shed pitch of 13°• Shed is for domestic storage only• Vehicle movements will be less than current movements and Benjamin's work car will be parked in dwelling garage instead of backyard• Do not plan to start their own business• Have planted 19 trees along the boundary to protect views, keep garden nice and tidy unlike 56 Carlisle Street which negatively impacts upon the street due to its incomplete garden and muddy driveway• All stormwater will be channelled to the street.

An aerial view showing the representations properties is shown in *Figure 1*.



Figure 1: Aerial of Representations Properties

A copy of the representor concerns and the applicant's response is contained in Attachment 2.

SITE AND LOCALITY

The site is an allotment of 1611sqm and currently features a single-storey detached dwelling with double garage under main roof and a number of retaining walls. The site features a 1 in 20 slope with the lowest point of the land being adjacent the property boundary with 56 Carlisle Street. As per Figure 8 below, it is apparent that much of the outbuilding site has been filled to equal the higher level adjacent the north eastern boundary with a RL of approximately 101.2. The adjoining dwelling at 56 Carlisle Street has a FFL of 100.3, making it approximately 0.9m lower than the proposed outbuilding.

The locality is the result of a residential subdivision creating 43 allotments in 2008 all allotments have a detached dwelling constructed on them. A number of the allotments also feature domestic outbuildings but none as big as the proposed structure, their dimensions are as follows:

Location	Area	Wall Height
60 Carlisle Street	33.5sqm	2.4m
52 Carlisle Street	56sqm	3.0m
50 Carlisle Street	90sqm	2.7m
44 Carlisle Street	40.15sqm	2.4m
38 Carlisle Street	96.52sqm	2.7m
36 Carlisle Street	72sqm	2.7m
34 Carlisle Street	72sqm	3.0m
32 Carlisle Street	75.64sqm	2.7m

28 Carlisle Street	35.4sqm	2.4m
24 Carlisle Street	21sqm	3.0m
20 Carlisle Street	90sqm	3.0m
16 Carlisle Street	37.8sqm	2.7m
14 Carlisle Street	56.1sqm	3.0m
2 Marr Court	99.75sqm	3.0m
4 Marr Court	25sqm	2.4m
3 Marr Court	75.64sqm	2.7m
1 Marr Court	84sqm	3.3m
15 Carlisle Street	38.5sqm	2.7m
19 Carlisle Street	74.4sqm	2.4m
21 Carlisle Street	94.24sqm	3.0m
27 Carlisle Street	76sqm	2.4m
31 Carlisle Street	58sqm	3.0m
35 Carlisle Street	43.2sqm	2.4m
37 Carlisle Street	54sqm	2.4m
41 Carlisle Street	50sqm	2.7m

The site is located within the Residential Zone, as shown in Figure 2.

The site is located within the Residential 7 Policy Area as shown in Figure 3.

An aerial view of the locality and site are shown in Figure 4 and Figure 5.

Site photos are provided in Figure 6 to Figure 8.

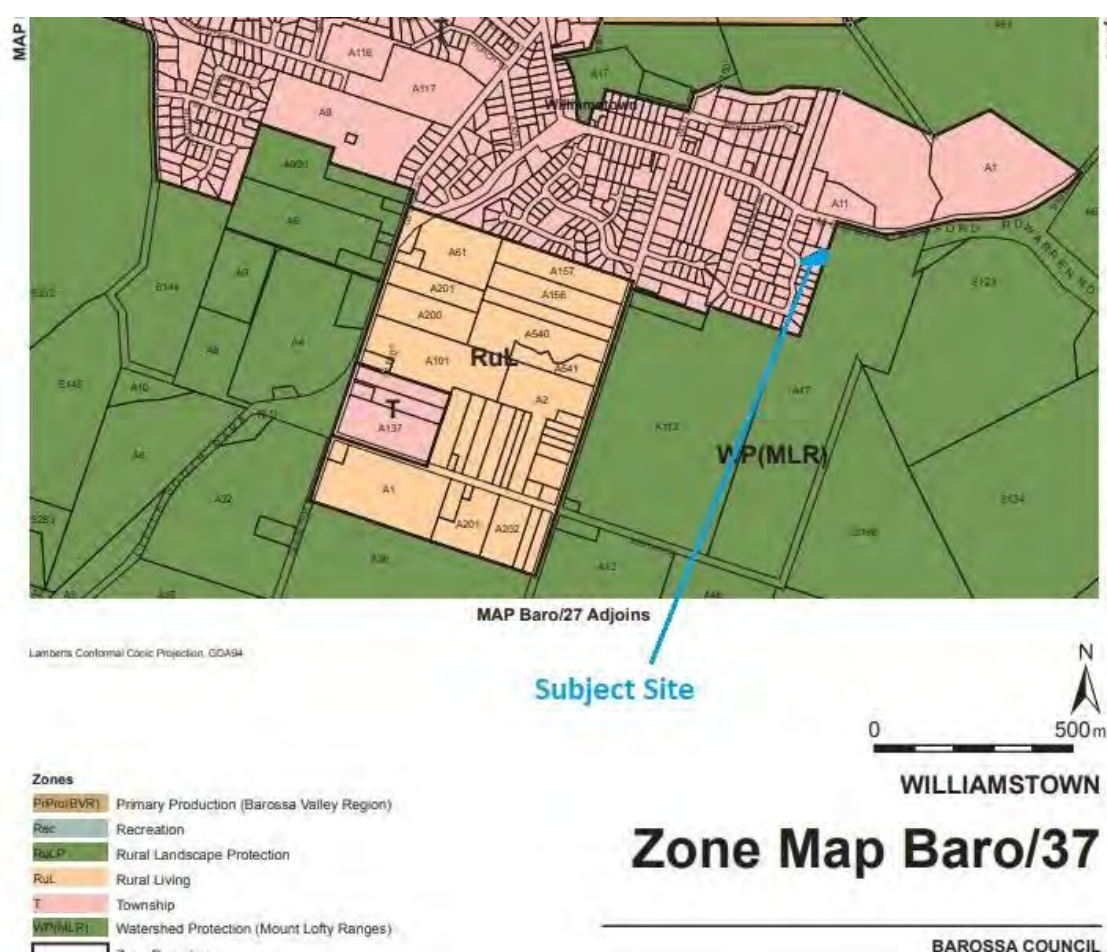


Figure 2: Zone Map

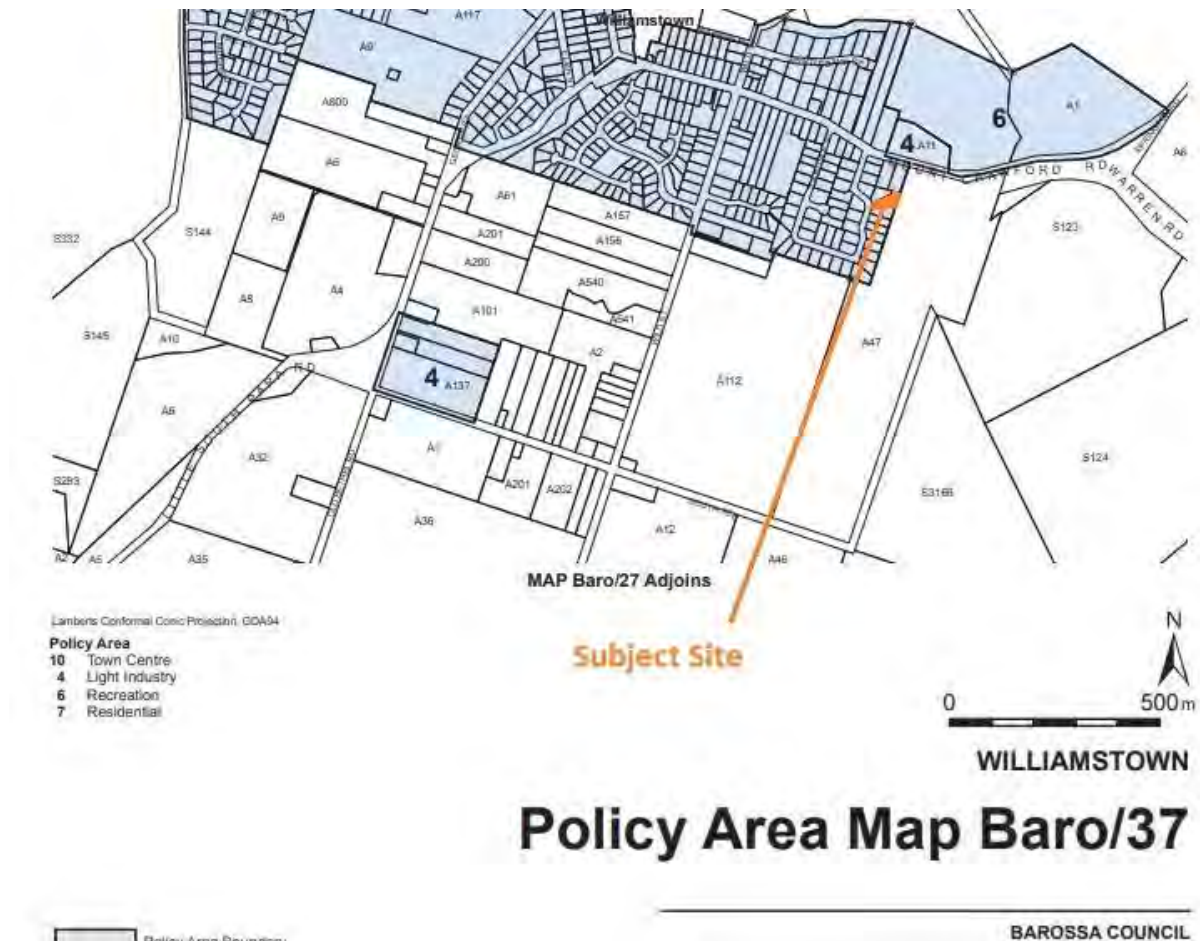


Figure 3: Policy Area Map



Figure 4: Aerial – Locality

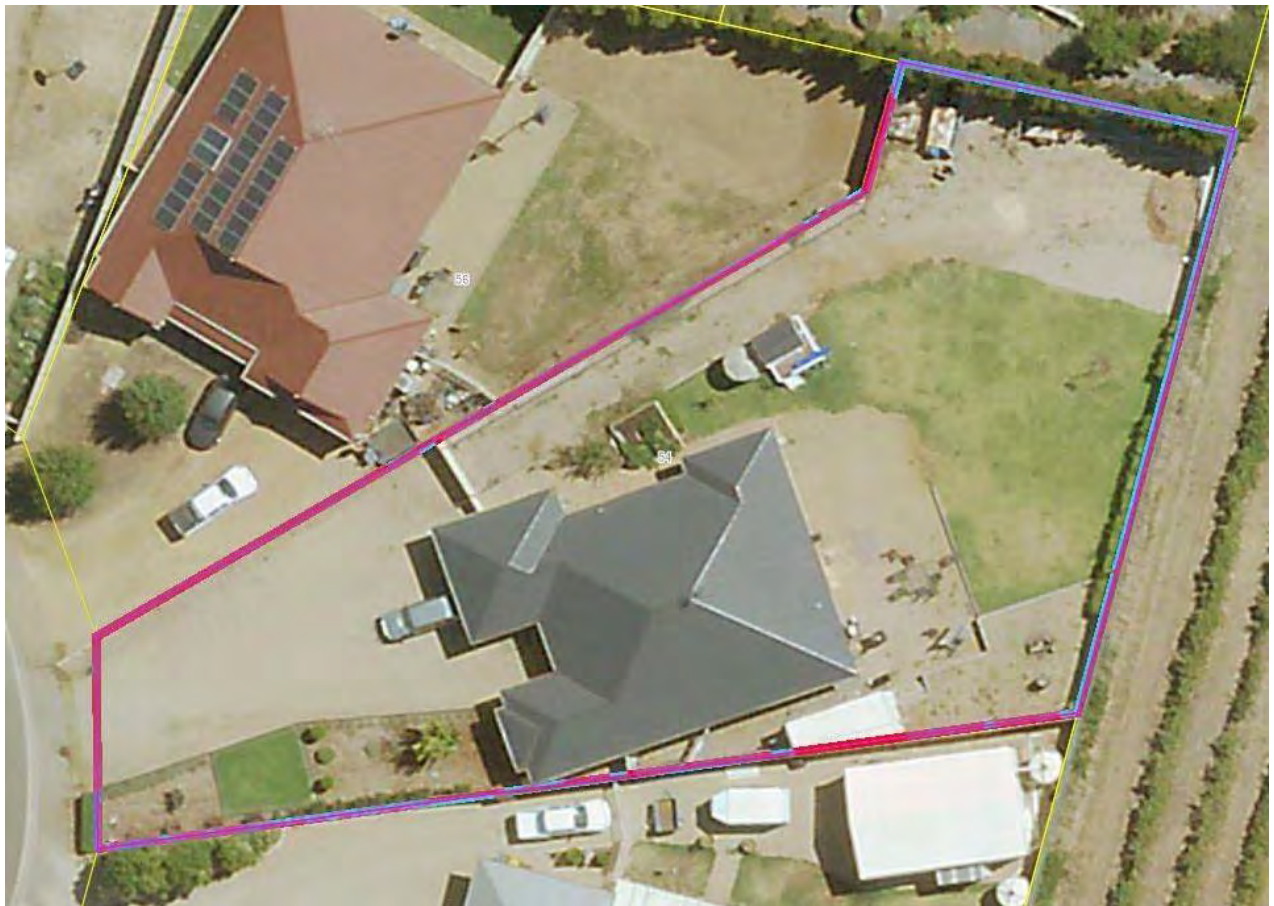


Figure 5: Aerial – Site



Figure 6: Site Photo



Figure 7: Site Photo



Figure 8: Site Photo

REFERRALS

No referrals are required under Schedule 8 of the Development Regulations 2008.

ASSESSMENT

Quantitative Criteria

The proposal is assessed for consistency with the quantitative requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
PRIVATE OPEN SPACE General Section Residential Development PDC 23	20%	33% Complies with standard: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
OUTBUILDINGS Township Zone Policy Area Residential - 7 PDC 6	max height 3.0m (above natural ground level) max area of 100m ²	3.6m, (approximately 4.1m above natural ground level) 112.5m ² Complies with standard: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partial

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

General Section

Design and
Appearance

Objectives 1 and 2
PDCs 4(a) and 5

- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise: (a) the visual impact of the building as viewed from adjoining properties
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.

Whilst the outbuilding is proposed to be setback approximately 2.4m from the property boundary with 56 Carlisle Street, the height of the walls when combined with the higher ground level will result in the neighbours at 56 Carlisle Street viewing a 7.5m wide gable end with an apparent total height (to ridgeline) of approximately 5.7m.

When viewed from the dwelling the outbuilding will protrude approximately 3.0m above the top of the shed where currently the residents have a view of the hills to the northeast of Williamstown.

All other Objectives and PDCs are deemed to comply.

Residential
Development
Garages, Carports and
Outbuildings
Site Coverage
Private Open Space

Objectives 1
PDCs 12, 14, 20, 21, 23 and 24

All Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2
PDCs 4(a)&(b)

4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the rooflines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land.

The proposed outbuilding will have a high level of visibility from the adjoining dwelling at 56 Carlisle Street as previously detailed under Design & Appearance.

All other Objectives and PDCs are deemed to comply.

Zone Section

Township Zone

Objectives 2 and 5

2 Residential development consistent with maintaining a small country township character.

The proposed outbuilding is larger than the dimensions prescribed by the Development Plan and larger than all other outbuildings in the locality suggesting that it is not consistent with the small country township character of the Zone.

All other Objectives are deemed to comply.

Desired Character

Controlled and orderly development, restricted to defined township boundaries assists in the economic provision of public services, the creation of a pleasant living environment, and the retention of surrounding rural areas primarily for agriculture, recreation, and water and nature conservation. Development located within the zone

will continue to provide a range of small-scale land uses to serve the day-to-day needs of the local population.

Development will maintain the attractive visual amenity of the approaches to townships. The existing character, as derived from the small-scale and residential style of buildings and pleasant open rural surrounds, will be retained.

Dwellings located within the townships are of a relatively low density typical of country settlements. It is expected that development will maintain the overall low scale, low density character. Development will reflect the prevailing generous front, side and rear boundary setbacks.

Development will result in the establishment of additional landscaping and vegetation where possible, as well as, retain existing vegetation, whether native or non-native, that makes a positive contribution to the character and amenity.

Similarly, vistas to the open landscape surrounding the townships are also important and development will seek to maintain these vistas.

Desired Character	As previously detailed the proposed outbuilding is larger than the dimensions prescribed by the Development Plan and larger than all other outbuildings in the locality, suggesting that it is not consistent with the Desired small country township Character of the Zone
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Land Use	PDCs 1
	PDC is deemed to comply.

Form and Character	PDCs 6
	6 Development should not be undertaken unless it is consistent with the desired character for the zone.
	All other PDCs are deemed to comply.

Policy Area Section

Residential Policy Area 7	Objectives 1 and 2
	2 Development that contributes to the desired character of the policy area.

Desired Character	It is expected that development will be primarily for residential purposes at low densities consistent with the maintenance of a small country township character. Williamstown
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The township is characterised by a relatively low density typical of country towns. Significant historic buildings, trees and creeks contribute to the attractive and varied country township character. Development will reflect the prevailing low density character of the township and retain the historic buildings, trees and creeks that contribute to the attractive character.

Desired Character	As previously detailed the proposed outbuilding is larger than the dimensions prescribed by the Development Plan and larger than all other outbuildings in the locality suggesting that it is not consistent with the maintenance of the Desired small country township Character of the Zone
Land Use	PDCs 1 PDC is deemed to comply.
Form and Character	PDCs 2 and 6

Sheds, garages and similar outbuildings should be designed located within the following parameters:

Parameter	Value
Maximum floor area	100 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0.6 metres for wall heights up to 2.7 metres; 1.5 metres for wall heights over 2.7 metres.
Minimum setback from a public road or public open space area	No closer than any building on the site, or adjacent site.

The proposed outbuilding exceeds the maximum floor area parameter by 12.5%, and exceeds the maximum wall height from natural ground level by approximately 25%. Minimum side and rear setbacks have been achieved.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be refused

When assessed against the relevant provisions of the Development Plan, it is considered that the proposed development, on balance, does not warrant the granting of Development Plan Consent and should be refused for the reasons given below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.

- (c) To REFUSE Development Plan Consent for Application No. 960/476/2018 by Elise and Benjamin Nelson to undertake Construction of a domestic outbuilding measuring 7.5m x 15m x 3.6m wall height at 54 Carlisle Street, Williamstown (CT 6052/910) for the following reasons:

The proposed development is contrary to:

- o General Section, Siting & Visibility Module Principles of Development Control 4(a) & 5.

Reason: Outbuilding will interrupt landscape views.

- o General Section, Design and Appearance Module Principles of Development Control 4(a) & 4(b)

Reason: Outbuilding will be highly visible from adjoining dwelling.

- o Township Zone Objectives 2 and 5 and Principle of Development Control 6

Reason: Outbuilding not consistent with the prevailing or desired small scale character of the Zone.

- o Residential Policy Area 7 Objectives 2

Reason: Outbuilding not consistent with the prevailing or desired small scale character of the Zone.

- o Residential Policy Area 7 and Principle of Development Control 6

Reason: Outbuilding not consistent with the quantitative parameters sought for outbuildings in this Policy Area.

6.1 Attachment 1

DEVELOPMENT APPLICATION FORM



CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☐ Development Plan Consent (Planning Only)
- ☐ Building Rules Consent (Building Only)
- ☒ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ _____ / _____

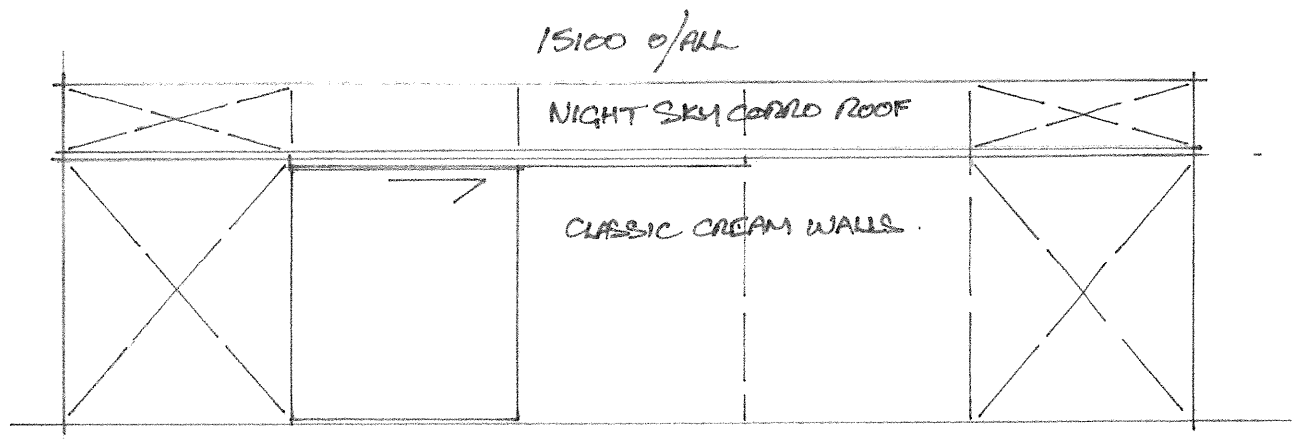
PROPERTY NO.: _____

VG NO.: _____

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

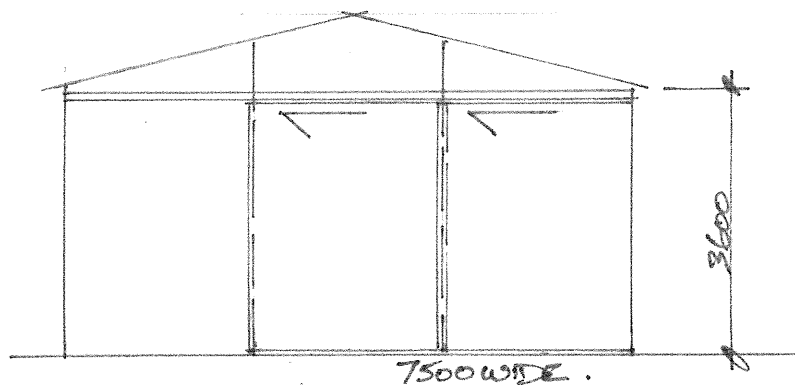
APPLICANT: ELISE KATE NELSON + BENJAMIN DAVID NELSON Postal Address: PO Box 954 WILLIAMSTOWN Post Code: 5351 Phone: _____ Mobile: 0401 448868 Fax: _____ Email: ELISEKATE17@GMAIL.COM	
OWNER: ELISE KATE NELSON + BENJAMIN DAVID NELSON Postal Address: PO Box 954 WILLIAMSTOWN Post Code: 5351 Phone: _____ Mobile: 0401 448868 Fax: _____ Email: ELISEKATE17@GMAIL.COM	
ARE YOU GOING TO BE AN OWNER BUILDER? YES/NO <input checked="" type="radio"/> YES	
BUILDER: _____ Postal Address: _____ Post Code: _____ Phone: _____ Mobile: _____ Fax: _____ Email: _____ Builders Licence No.: _____ Please refer to <u>attached</u> fact sheet "Important Information for Owners and Builders".	
CONTACT PERSON FOR FURTHER INFORMATION: Name: ELISE NELSON Phone: _____ Mobile: 0401 448868 Fax: _____ Email: _____	
DESCRIPTION OF PROPOSED DEVELOPMENT: 7.5m x 15m SHED WITH 3.6m WALL HEIGHT. EXISTING LAND USE: GRAVEL AREA ON RESIDENTIAL ALLOTMENT AREA (m²) OF PROPOSED DEVELOPMENT: 112.5m²	
LOCATION OF PROPOSED DEVELOPMENT: House No: 54 Street: CARLISLE ST. Town: WILLIAMSTOWN Lot No: 5 Section: _____ Hundred: BAROSSA Certificate of Title(s): Volume: 6052 Folio: 910	
BUILDING RULES CLASSIFICATION SOUGHT: 10A Present Classification _____ If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____ If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____ If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____	
DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY? YES/NO HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES/NO	
DEVELOPMENT COST (do not include any fit out costs): \$ _____	
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website.	
SIGNED: _____ Dated: 8/8/18	

SUB: BEN & ELISE NELSON.
54 CARRISLE ST.



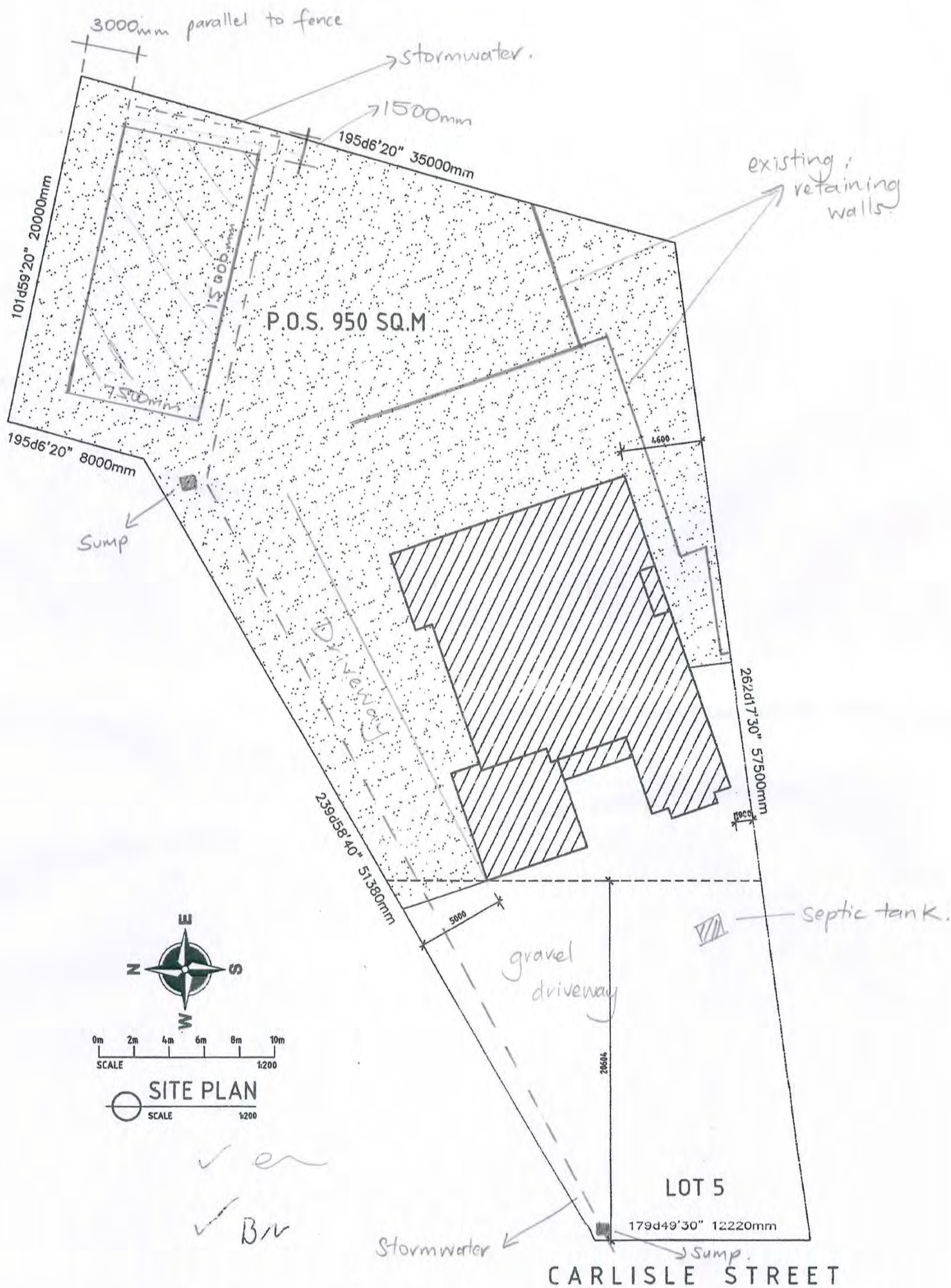
SIDE ELEVATION.

* 7500 SPAN SHED TO BE BUILT TO 9000 SPAN CALCS 07S10



END ELEVATION.

Materials: Night Sky Corrugated Colorbond roof
Classic Cream Colorbond walls and doors



Fairmont Homes

Built for life!

**PROPOSED DWELLING FOR
AT LOT NO.**

**E. & B. NELSON.
30 CARLISLE STREET, WILLIAMSTOWN.**

Fairmont Homes Group Pty Ltd
Ph (08) 8112 3112
Fax: (08) 8212 9893
Construction Fax: (08) 8212 9894
Country FREE Call 1800 669 077

21-24 North Tce Adelaide 5000
P O Box 179 Hindmarsh SA 5007
fairmonthomes.com.au
ABN 26 110 542 553

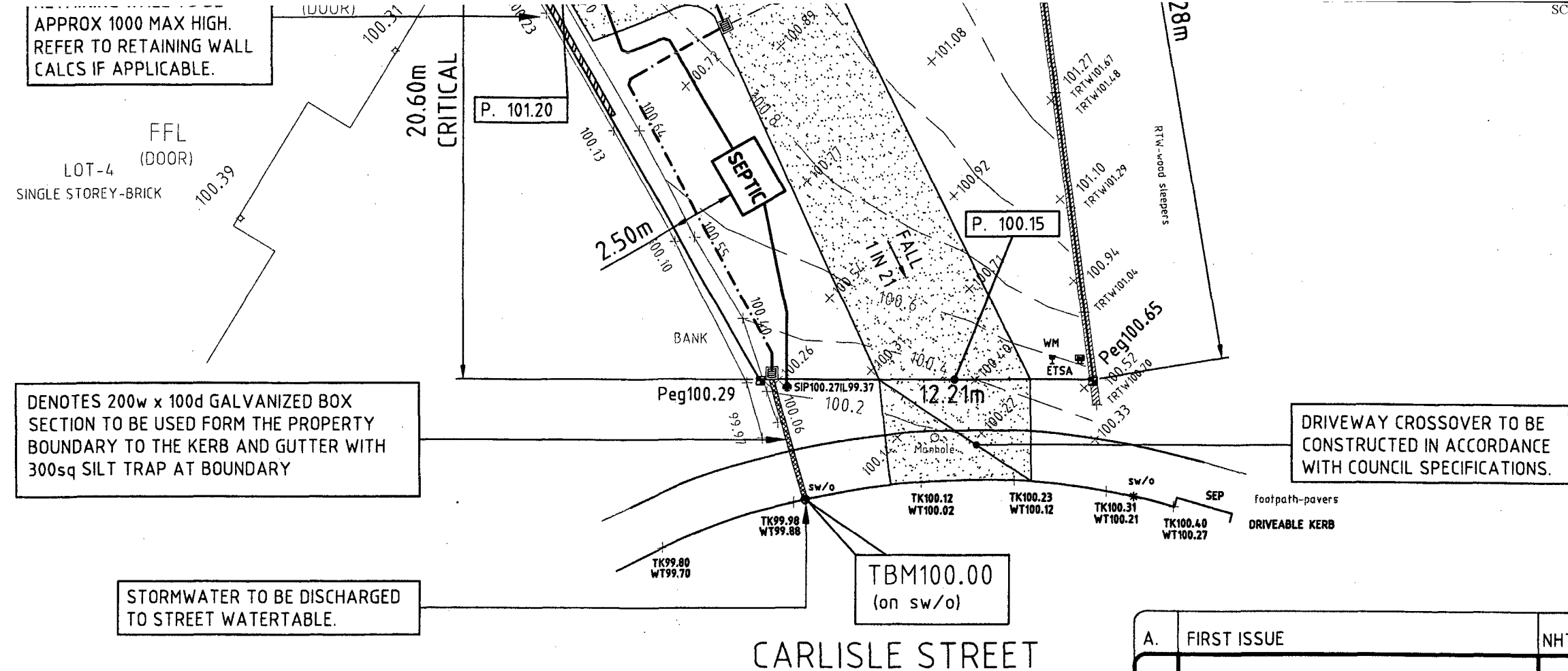
AREAS SQM
MAIN BUILDING 207.27
VERANDAH 4.92
PORCH 2.50
GARAGES & CARPORT 38.36
TOTAL 253.05

DRAWN GN
DATE 31/10/13
CHECKED
DATE
COUNCIL

© COPYRIGHT
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INFRINGEMENT IN WHOLE OR PART UNLESS
WRITTEN AUTHORITY IS GIVEN BY THE BUILDER.

OWNERS

PN06013-A

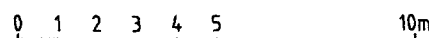


NOTES:

1. FLEXIBLE CONNECTIONS FOR SEWER & STORMWATER ARE REQUIRED FOR THIS SITE (REFER TO SHEET CD3).
2. PATH LEVEL AT FLOOD GULLY TO BE A MINIMUM OF 165mm BELOW FINISHED FLOOR LEVEL.
3. PROVIDE 150mm COVER TO STORMWATER PIPES UNLESS IT IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING, IN WHICH CASE 450mm COVER IS REQUIRED, OR ENCASE PIPE IN 100mm THICK CONCRETE
4. THE SEWER LINE & OR SEPTIC TANK LOCATION IS INDICATIVE ONLY. THEY HAVE ONLY BEEN PROVIDED TO DETERMINE WHETHER OR NOT ADDITIONAL PIERS TO FOOTINGS ARE REQUIRED. UNDERFLOOR PLUMBING TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND SA HEALTH COMMISSION GUIDELINES.
5. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY.
6. PRIOR TO THE REMOVAL OF ANY TREES COUNCIL APPROVAL MUST BE OBTAINED AS THEY MAY BE DEEMED "SIGNIFICANT"
7. RETAINING WALLS, STORMWATER, GRATED TRENCH DRAINS, PITS SUMPS AND REMOVAL OF SURPLUS SOIL AND TREES IS TO BE BY OWNER. THE STORMWATER SYSTEM AND PERIMETER PAVING SHALL BE PROVIDED WITHIN 6 MONTHS OF HANDOVER.
8. FOOTINGS AND RETAINING WALLS ARE BASED ON ALL ADJOINING SITES BEING IN THEIR 'AS SURVEYED' CONDITION, AND MAY CHANGE IF CONDITIONS ON ADJOINING SITES ALTER.
9. CUT & FILL BATTERS ARE SHOWN INDICATIVE ONLY. THE BUILDERS SCOPE IS TO BENCH FOR THE SLAB PLATFORM INCLUDING THE PERIMETER PATH. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ADDITIONAL CUT/FILL AND BATTERS ARE IN ACCORDANCE WITH THE SPECIFIED REQUIREMENTS.
10. DOWNPIPE LOCATIONS AND RETENTION TANK LOCATION ARE SHOWN INDICATIVE ONLY. ACTUAL LOCATIONS MAY VARY.
11. RETAINING WALLS/CONCRETE UPSTANDS LESS THAN 350mm HIGH HAVE BEEN OMITTED FOR CLARITY AND ARE TO BE INSTALLED BY OWNER.
12. COLORBOND FENCING IS TO BE PROVIDED AROUND BOTH SIDES AND REAR OF THE ALLOTMENT WITH-IN 6 MONTHS OF HANDOVER WHERE NO EXISTING FENCE IS PRESENT, OR EXISTING IS IN POOR CONDITION.
13. WHERE TREE IS TO BE REMOVED, THE VOID MUST BE BACK FILLED WITH COMPACTED SATURATED SOIL BY OWNER.
14. THE NOMINATED FINISHED FLOOR LEVEL SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED, THIS OFFICE SHALL BE NOTIFIED IF ANY ADJUSTMENT TO THE FLOOR LEVEL IS REQUIRED.

LEGEND

	DOMESTIC PERIMETER PAVEMENT
	EXISTING SPOT LEVEL
	EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX)
	EXISTING CONTOUR
	300 WIDE CONCRETE SPOON DRAIN (MIN. FALL 1:200)
	UNLINED OPEN DRAIN (MIN. FALL 1:100)
	STORMWATER PIPE 90 P.V.C (MIN. FALL 1:200)
	STORMWATER PIPE 100 P.V.C (SEALED)
	SEWER PIPE (MIN. FALL 1:60)
	SELECTED DOWNPIPE
	(GIP) Ø90 GRATED INLET PIT
	(GS) 300SQ. GRATED SUMP (UNO)
	300 WIDE GRATED TRENCH DRAIN
	SELECTED RETAINING WALL
	2 PEGS FOUND
	APPROX PLUMBING LOOP LOCATION
	DESIGN LEVEL
	TOP OF KERB
	WATER TABLE
	PAVING LEVEL
	FINISHED LEVEL
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL
	COVER LEVEL
	INVERT LEVEL
	FINISHED FLOOR LEVEL
	BENCH LEVEL



A.	FIRST ISSUE	NHT	GU	23.01.14
No.	REVISION	DRAWN	CHE'KD	DATE

PROJECT
AT: LOT 5 CARLISLE STREET
WILLIAMSTOWN
FOR: BENJAMIN & ELISE NELSON

DRAWING TITLE
DRAINAGE PLAN

SAF
CONSULTING ENGINEERS

Soil Testing & Residential Footing
Design Specialists
105 Waymouth Street
Adelaide SA 5000
Telephone (08) 8231 9877
Facsimile (08) 8410 1405
A Division of TMK & Associates
ACN 008 080 046

SCALES	© COPYRIGHT RESERVED
DRAWN	NHT
DATE	JAN '14
ENGINEER	GU
CHECKED	GU
DRAWING No.	F
C1/A	1312090

6.1 Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/476/2018 E K Nelson and B D Nelson
Name of Person(s) making Representation	CHRISTOPHER RICHARDSON / NICHOLA RICHARDSON
Address	POSTAL: PO BOX 836 WILLIAMSTOWN SA 5351 RESIDENTIAL: 56 CARLISLE ST WILLIAMSTOWN SA
Email Address	chris.nicho@bigpond.com
Phone Number	0407 617 495 / 0434 676641
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	ADJOINING RESIDENT
Reasons for Representation	SIZE OF OUTBUILDING - HEIGHT + PURPOSE OF USAGE - NOISE - TRAFFIC. NEGATIVE IMPACT ON PROPERTY. STORM WATER CATCHMENT - RUN OFF AS ATTACHED LETTER
My Representation would be Overcome by (state action sought)	SIZED SIZE 6.5m x 10m x 2.8m WITH HEIGHT. (65 sqm)
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION YES	
I WILL BE REPRESENTED BY (if applicable): CHRIS + NIKI RICHARDSON.	

SIGNED

Chris Richardson

DATED

14/11/2018

The Barossa Council

RE: NOTICE OF APPLICATION FOR CATEGORY 2 DEVELOPMENT.

DEVELOPMENT NO. 960/476/2018

We would like to submit our objection to the construction of a domestic outbuilding measuring 7.5m x 15m x 3.6m wall height.

We believe that a shed that size is unsuitable and unreasonable for an urban residential estate.

The proposed shed appears to be 'warehouse' size, and more suitable to a rural property.

Our concerns are

- The overall size of the proposed shed, totalling some 112.5 square meters on a residential allotment
- The height of the proposed shed with a wall height of 3.6m which would then be over 4m in height at the peak of the roof.
- The purpose of a shed this size. What would it be used for?
- The concern of traffic of vehicles, large & small, along the entire boundary of the 2 adjoining properties with our property facing the direction of this traffic and proposed shed.
- The concerns of any future business operations conducted out of the proposed shed
- The negative impact this would have on the value of our property/ investment.
- We are concerned of the stormwater catchment and run off from such a large shed. Our property is neighbouring and on the low side with the natural fall of the ground being approx. 1m.

Our proposal to overcome this would be a shed size no larger than, 6.5m x 10m x 2.8m wall height (65sqm)

I wish to be heard in respect to this representation.



Kind Regards,

Christopher Richardson

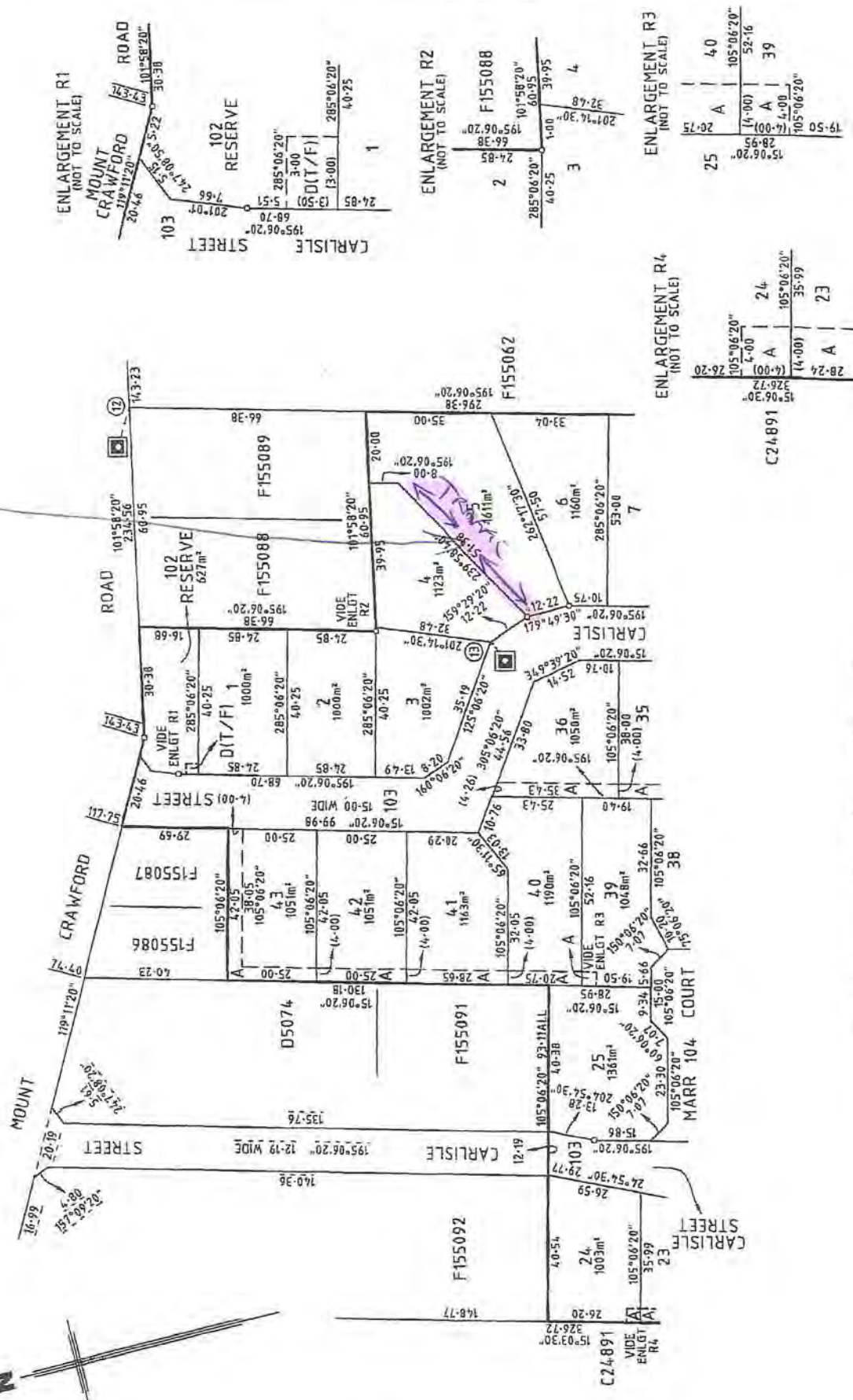
Nichola Richardson

56 Carlisle St

Williamstown. 5351

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6052 FOLIO 909
 SEARCH DATE : 15/02/2010 TIME: 10:03:26



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 82994

GENERAL NOTES

- WHERE BOUNDARY PEGS DO NOT EXIST ON THE OWNERS OWN LAND, THE OWNER SHALL PROVIDE FOR CHECK SURVEY AT THEIR EXPENSE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY NECESSARY OR NOMINATED SPOONDRAINS, SUMPS, GRATED INLETS, GRATED BOX DRAINS, AGRICULTURAL DRAINS AND FINISHED SURFACE FALLS ARE TO BE PROVIDED BY THE OWNER TO ENSURE ALL SURFACE WATER IS COLLECTED AND DISCHARGED DIRECTLY TO THE STREET, U.M.O. WHERE SURFACE WATER CAN NOT BE DISCHARGED TO THE STREET OR A REAR OF ALLOTMENT STORMWATER CONNECTION POINT UNDER A GRADE, AN APPROPRIATE SUMP PUMP IS TO BE USED. (NOT SHOWN) SUMP DRAINS ARE TO BE PRECAST OR FORMED CONCRETE SET A MINIMUM 20mm DOWN BELOW ADJACENT PAVING LEVEL WITH THE INVERT OF THE DRAIN AT A MINIMUM GRADE OF 1:100.
- ROOF STORMWATER DRAIN PIPES ARE TO BE PROVIDED BY THE OWNER UNLESS NOTED OTHERWISE, PIPES ARE TO BE 90mm PVC WITH GLUED JOINTS LAID ON A MIN. GRADE OF 1:100 WITH SLIDING (UNGLUED) CONNECTION AT BASE OF DOWNPIPE. IN SEALED SYSTEMS PROVIDE PROPRIETARY FLEXIBLE CONNECTION AT BASE OF DOWNPIPE.
- BATTERS SHOWN ARE INDICATIVE ONLY AND MAY CHANGE DUE TO LOCAL VARIATIONS IN SITE LEVELS AND SOIL CONDITIONS. SIGNIFICANT RETAINING WALLS HAVE BEEN SHOWN, HOWEVER FURTHER RETAINING WALLS MAY BE REQUIRED DEPENDING ON FINAL BATTER SLOPES AND LANDSCAPING REQUIREMENTS. ALL RETAINING WALLS ARE TO BE PROVIDED BY THE OWNER.
- PERIMETER PAVING IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE CONSTRUCTION FOOTING REPORT IS TO BE PROVIDED BY THE OWNER.

LEGEND

- ===== GRATED BOX DRAIN
- GRATED STORMWATER PIPE
- SEALED STORMWATER PIPE
- 90 Ø GRATED INLET
- 300 SQ. GRATED INLET
- DOWNPIPE
- INSPECTION POINT
- PAVING
- SEWER DRAIN
- SLOPING BATTERS AT 2H:1V U.N.O (REFER ALSO NOTE 4)

RETAINING WALL CONSTRUCTED BY OWNER. HEIGHT VARIES UP TO 0.4m APPROX.

1000 litre RAINWATER TANK. PLUMBED TO A TOILET. REFER BOXED NOTE.

DENSE SMALL PINES

CUT & FILL TO 100.100

FFL 100.300

THE BAROSSA COUNCIL
DEVELOPMENT
PLAN CONSENT GRANTED

3/5/11 Date
Authorised Officer

NOTE:
A RAINWATER TANK (MIN. 1000 litre) IS TO BE PROVIDED COLLECTING A MIN. 50m² OF ROOF AREA (NOT SHOWN) AND PLUMBED TO A TOILET. TANK LOCATION AS SHOWN, OWNER MAY RELOCATE TO A PREFERRED LOCATION IN CONSULTATION WITH A MASTER PLUMBER.
OWNER IS TO PROVIDE THE ABOVE AFTER HANDOVER IN ACCORDANCE WITH THE SOUTH AUSTRALIAN HOUSING CODE. NOTE: WHERE A RECYCLED WATER CONN. EXISTS A RAINWATER TANK IS NOT REQUIRED.

RETAINING WALL CONSTRUCTED BY OWNER. HEIGHT VARIES UP TO 0.4m APPROX.
* IT IS RECOMMENDED THAT CONSTRUCTION OF THIS RETAINING WALL BE DELAYED UNTIL THE ADJACENT ALLOTMENT IS DEVELOPED AS THIS HAS THE POTENTIAL TO SIGNIFICANTLY ALTER RETAINED SOIL HEIGHTS.

VACANT

100mm Ø SEWER DRAIN TO CECP POINT VIA SEPTIC TANK.

3000ltr SEPTIC TANK MINIMUM 2.5m FROM BOUNDARY & BUILDING.

DISCHARGE STORMWATER (INCL. RWT TANK OVERFLOW) TO STREET WATERTABLE UNDER A MIN. GRADE OF 1:100.

CARLISLE STREET

ROLLER K&G

T.B.M. SW OUTLET R.L. 100.00

EXCESS SOIL TO BE STOCKPILED ON SITE IN AREA SHOWN

VACANT

DRIVEWAY AND CROSSOVER TO COUNCIL SPECIFICATIONS BY OWNER.

NOTE: THIS IS AN ENGINEERING DETAIL SURVEY. BOUNDARIES HAVE NOT BEEN CHECKED.

COUNCIL : BAROSSA COUNCIL

DATE SURVEYED : 18/3/2011

173 Fullarton Road
Dulwich SA 5065
P : 08 8431 4555
F : 08 8431 4500
CIVSTRUCT PTY LTD
ABN : 49 112 016 467

Herriot
CONSULTING

PREPARED FOR : HICKINBOTHAM GROUP

LOT 4 CARLISLE STREET
WILLIAMSTOWN

SITEWORKS AND DRAINAGE PLAN

DATE OF ISSUE
MARCH 2011
SHEET 1 OF 1
FILE NO. 1102-067
Rev.

Chief Executive Officer

The Barossa Council
PO Box 867
NURIOOTPA SA 5355

4 December 2018

RE: Application for Category 2 Development – Dev No. 960/476/2018

In response to the representation statement submitted by Christopher Richardson and Nichola Richardson from 56 Carlisle Street Williamstown on the 14th November 2018, we, the applicants, would like to submit our response to this statement.

We believe that a shed of 7.5m x 15m x 3.6m is suitable for such a property.

When originally purchasing this allotment we were drawn to its size and shape as it suited our goal to own a residential property that would meet the needs of our family and had storage potential (for safely storing our camper trailer and classic cars). The proposed shed will be used for the storage of Benjamin's car, due to its lack of use being that he has been provided a work car. This will then allow Benjamin to store his car out of the weather and remove it from its current position on our gravel driveway (out of sight from neighbours and passers-by).

Please see below where we have addressed the concerns of Christopher and Nichola:

- Overall size of the shed
 - The proposed shed has been designed to store a camper trailer and classic cars. With the shed being this size (112.5m²) we are able to position the vehicles in the best position, which will minimise the necessity to constantly move them when needing to reach other items. The Residential Zone prescribes outbuildings as acceptable up to 100m², but does allow for some minor increases above this size, subject to undertaking the public notification.
- Height of 3.6m
 - The height of the proposed shed has been designed to potentially house a hoist for the classic cars. Due to Benjamin's back injury and surgery he is unable to maintain the vehicles whilst bending or laying on the floor, and the aid of a hoist would allow him to access the cars safely. We acknowledge that the Development Plan prescribes an outbuilding wall height of up to 3m, however the plan does not prescribe total building height. With this in mind a 3m wall with a roof pitch of approximately 22.5° has a total height of 4.875m, although a 3.6m wall with a roof pitch of approximately 11° has a total height of only 4.5375m. We have also pushed the proposed shed position as far away as possible from the boundary adjoining 56 Carlisle Street, and being that the property at 56 Carlisle Street does not abut the vineyard property, they do not have direct sight-lines that should prejudice building on our own land.
- Purpose of the shed
 - As stated above, the shed is to be used for domestic storage purposes only, and we acknowledge that a domestic shed is not permitted for commercial use.
- Traffic concern along the adjoining boundary
 - We can assure Christopher and Nichola that the traffic along the adjoining boundary will not be any greater than the traffic currently, and certainly do not

envisage any traffic outside of what would be typically incidental of a domestic shed. The “traffic” passing the boundary currently is at its maximum when Benjamin has to move the work car from the back yard. Being that the work car will not be stored in the shed, this will actually mean that traffic is minimised after construction of the shed.

- Concerns of future business operations
 - Due to Benjamin’s back injury and surgery it is not in the best interest of our family for him to begin his own business, as he will be working too hard and potentially do more damage to his back. We agree that businesses should not operate from domestic sheds, and hence acknowledge this outbuilding is not allowed to be used for commercial or business use.
- Negative impact on the neighbouring property
 - With the potential development in mind we have recently planted 19 Ornamental Capital Pear trees to help keep our property private from the neighbouring property, and to hide the shed from their sight. Also, in the past 3 years we have been at the property we have endeavoured to maintain our property to the highest possible standard. We have kept our gardens neat and established, and Benjamin takes pride in the appearance of our home and garden. With this being said, we would like to make mention of the front “garden” of the property at 56 Carlisle Street, as this could be seen to impact negatively on the neighbouring properties due to its incomplete nature and the mess left on the road from the muddy driveway.
- Stormwater catchment and run-off
 - As specified on the site plan within our application, it is shown that there are two sumps on the adjoining boundary to collect and excessive water. We will also be running 100mm stormwater pipe from the proposed shed to the street, as compared to the standard 90mm stormwater pipe, the 100mm pipe is designed to manage an increased flow of water. We do not foresee an excessive amount of stormwater or run-off, but with the installation of 100mm stormwater pipe, we will certainly be prepared for an excessive amount of water. The concrete kerbing/garden bed that is already running parallel to the boundary of the adjoining property also aids to stop any ground water from running into the lower adjoining property. As we have had a similar issue with water coming from our neighbouring property on the high side, we have been scrupulous to ensure this is not a problem for our neighbouring property on the low side.

In conclusion, our proposal is to leave the current Development Application (Dev No. 960/476/2018) as is.

I wish to be heard in respect to this representation and intend to appear before the panel. Please advise the meeting date, time and location.

Kind regards,

Elise and Benjamin Nelson

54 Carlisle Street

Williamstown SA 5351

6.2 960/504/2018 (Allotment 329 Cowell Road Mount Crawford)

Applicant: Ann Atkinson of Connor Atkinson & Associates or Craig Hannam of Mount Crawford Dressage Club
 Representor: Judith Hodson
 Anne Crouch

APPLICATION DETAILS

PROPOSAL	Installation of four Light Towers (and associated generator) in association with an existing Equestrian Centre
APPLICANT	Mount Crawford Dressage Club
OWNER	Ross Family Trust
APPLICATION NO	960/504/2018
CERTIFICATE(S) OF TITLE	CT 5360/731
AREA	7.05Ha
CURRENT USE	Community Centre – dressage club
DEVELOPMENT PLAN VERSION	Consolidated 16 August 2016
ZONE	Watershed Protection (Mount Lofty Ranges)
POLICY/PRECINCT AREA	Nil
OVERLAYS	Character Preservation District Mount Lofty Watershed – Barossa Exclusion Area High Bushfire Risk
APPLICATION TYPE	Merit
CATEGORY OF DEVELOPMENT	Category 3
REFERRALS	Nil
PREVIOUS APPLICATIONS	966/21/1990 – storage shed 960/98/2000 – verandah attached to shed 960/225/2001 – toilet blocks 960/431/2018 – construction of an outbuilding – horse shelter
ASSESSING OFFICER	Janine Lennon
RECOMMENDATION	That Development Plan Consent be GRANTED

BACKGROUND

The site in question is a privately owned section of land being used as a community centre – dressage club. Community centre is a merit use within this zone and Council has no records or approvals relating to when the use began (definitely prior to the Development Act 1993), the site is accepted as having historic existing use rights.

Until 2018 Council had not received any complaints regarding the use of the site. In 2018 Council started receiving complaints from residents of Dawson Road and Cowell Road regarding light impact on dwellings and Cowell Road traffic, noise impacts resulting from the PA system and also an allegation of drunken behaviour, these complaints coincided with evening/flood lit events occurring at the site.

On 10 September 2018 the application was lodged for four permanent light towers with the rationale that permanent lighting fixtures will ameliorate the apparent light spill concerns and “upgrade lighting around grounds to include lights suitable for night riding”, which is a goal of the Club's strategic plan.

The club has submitted its current schedule for 2019, this shows four formal evening events concluding by 11:00 pm and two, one hour long sound and light checks potentially concluding by 9:00 pm depending upon daylight.

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

- (1) Where representations opposing a proposal have been received as a result of category 2 or 3 public notification and the representor has indicated a desire to be heard in support of a representation.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Watershed Protection (Mount Lofty Ranges) Zone.

Representations:	Four representations were received.
Persons wishing to be heard:	Two representors identified that they wish to address the Panel: <ul style="list-style-type: none">• Anne Crouch• Judith Hodson
Applicant/s	Ann Atkinson of Connor Atkinson & Associates on behalf of the Mount Crawford Dressage Club (the Applicant) wishes to appear to respond to representations.
Summary of Representations:	<p>A number of representors raised concern regarding the following matters:</p> <ul style="list-style-type: none">• Amenity Impacts• Light spill impacts upon private property amenity• Noise from PA system• Light spill impact upon road safety• Road safety impacts of late night events on an unlit, narrow, gravel road
Applicant Response:	<p>The applicant's response to the representations is summarised below:</p> <ul style="list-style-type: none">• A total of three events per year, club does not have the capacity to run more than three events• Lighting towers are needed for safety during events and to light parking areas• Night time events are required to protect against the heat of summer afternoons• Towers will reduce light spill

- PA system includes music as well as announcements
- Ask participants to park on grounds but can't stop them from parking along road, Council could put up "No Parking" signs
- Talunga Park is not suitable for dressage being a grassed surface
- The PA system is not turned on until after 8:30 am and is turned off prior to 10:30 pm
- A liquor license was applied for in association with one event, the Responsible Persons did not report any excess consumption and the club was not notified of any complaints
- Amplified music will cease at 10:00 pm.

An aerial view showing the representations properties is shown in *Figure 1*



Figure 1: Aerial of Representations Properties

A copy of the representor concerns and the applicant's response is contained in Attachment 2.

SITE AND LOCALITY

The site is rectangular in shape with a frontage to Cowell Road of approximately 265 metres, and an overall size of 7.05 ha.

The subject land currently contains two clubhouse/storage sheds, two toilet blocks, a stabling structure, a small dam, five dressage arenas, two warm up area and three lunging yards.

The subject land is located within a Medium Bushfire Risk Area.

Surrounding properties range in size from approximately 32Ha to approximately 500 hectares. The site is located halfway between the townships of Springton and Williamstown. Land uses in the locality include agriculture – grazing, forestry and rural living.

The site is located within the Watershed Protection (Barossa Valley Ranges) Zone, as shown in Figure 2.

The site is located within the Mount Lofty Watershed – Barossa Exclusion Area Overlay as shown in Figure 3.

An aerial view of the locality and site are shown in Figure 4 and Figure 5.

Site photos are provided in Figure 6 to Figure 9.

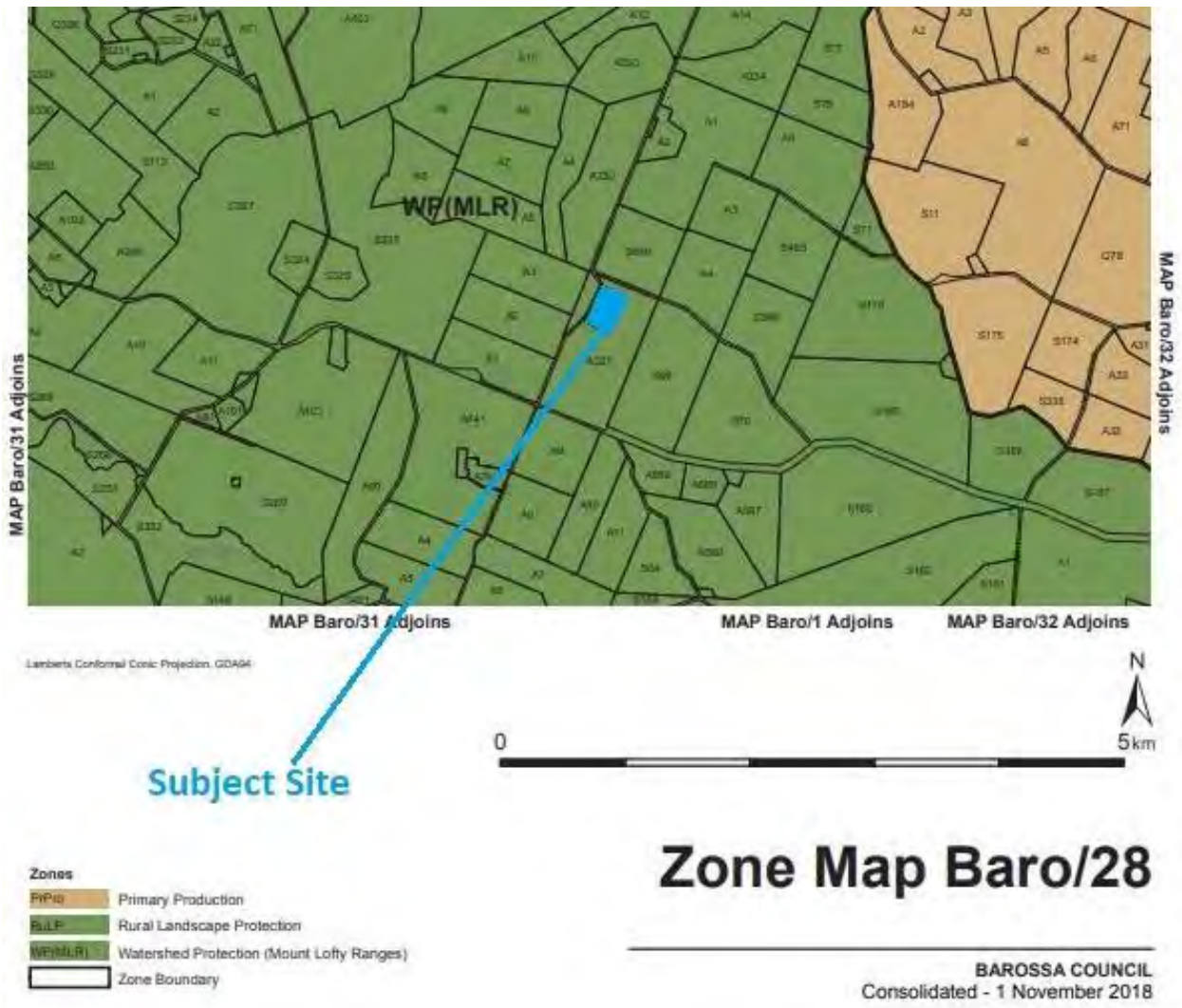


Figure 2: Zone Map

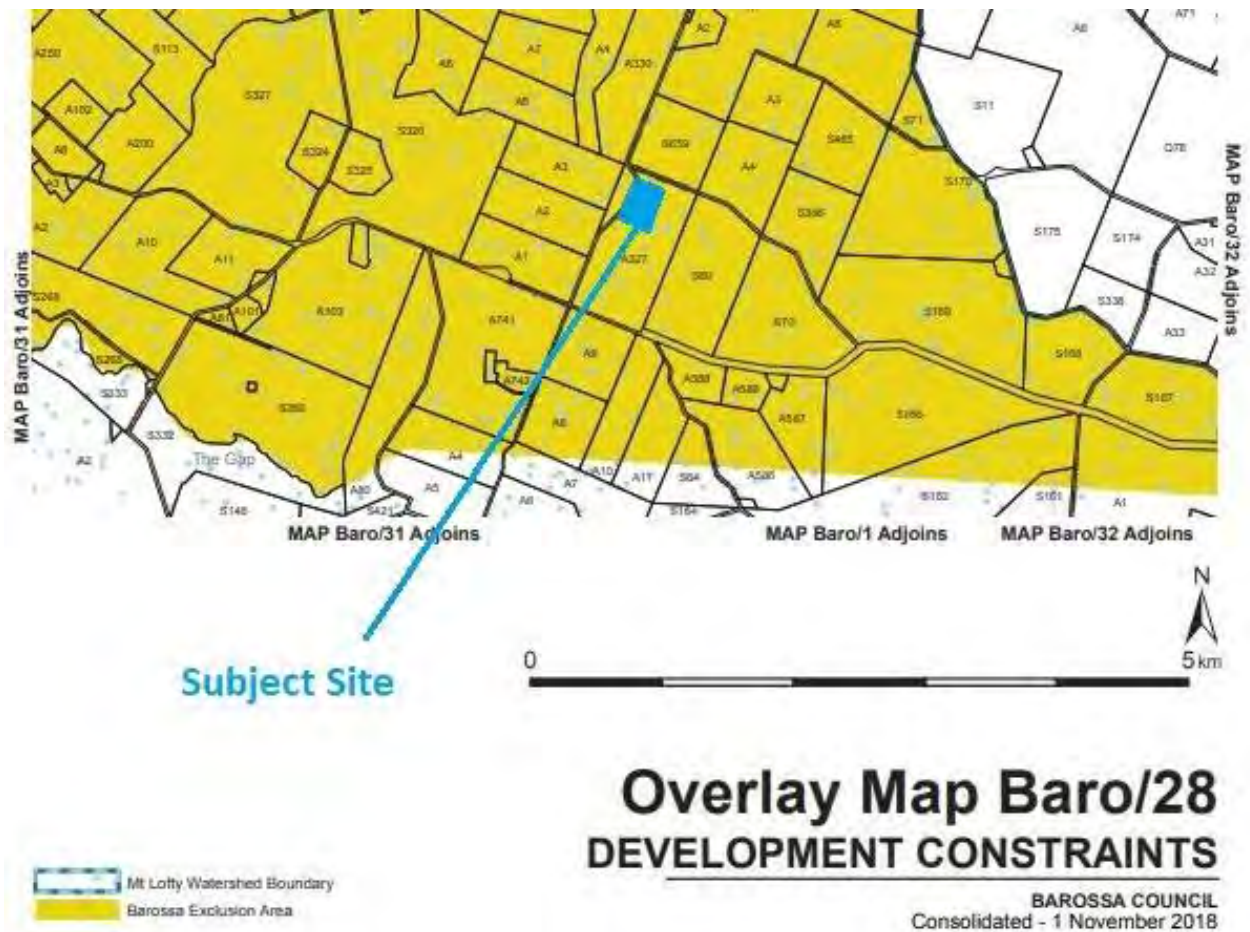


Figure 3: Overlay Map



Figure 4: Aerial – Locality



Figure 5: Aerial – Site



Figure 6: Site Photo



Figure 7: Site Photo



Figure 8: Site Photo



Figure 9: Site Photo

ASSESSMENT

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Character Preservation
District

Objective 1, 2 and 3
PDC 1

- 1 A district where:
 - (a) scenic and rural landscapes are highly valued, retained and protected.
 - (b) development near entrances to towns and settlements does not diminish the rural setting, character and heritage values associated with those towns and settlements.
 - (c) the long term use of land for primary production and associated value adding enterprises is assured and promoted.
 - (d) activities positively contribute to tourism.
 - (e) the heritage attributes of the district are preserved.
 - (f) buildings and structures complement the landscape.
- 2 Residential development is located inside townships, settlements and rural living areas.
- 3 No expansion of rural living and settlement zones outside township areas.

Principles Of Development Control
Form of Development

- 1 Development should be consistent with the Objectives for the district.

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the assessing officer has had regard to the objects of the Act and, in determining this application, whether it seeks to further the objects of the Act.

General Section

Community Facilities

Objectives 1 and 2
PDCs 1, 2 and 3

Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

All Objectives and PDCs are deemed to comply.

Crime Prevention

Objectives 1 PDCs 1

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

All Objectives and PDCs are deemed to comply.

Design and Appearance

Objectives 1 PDCs 7 and 15

- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 15 Outdoor lighting should not result in light spillage on adjacent land.

Light spill diagrams have been provided to demonstrate that light spill will be effectively managed through the installation of the light towers.

It should be noted that whilst light spill will be effectively managed, if neighbouring properties have a clear line of site to the light towers, they will be able to see when the lights are turned on.

All other Objectives and PDCs are deemed to comply.

Infrastructure

Objectives 1 and 4 PDCs 1(a), 8 and 11

- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.

Electricity for the light towers will be provided via a generator. The specifications for the generator state that it has a decibel level of 57dB(A) at 7.0m from the machine. In accordance with the Environment Protection (Noise) Policy 2007 the machine should not generate noise greater than 45 dB(A) between 10.00 pm and 7.00 am the next day, or greater than 52 dB(A) between 7.00 am to 10.00 pm when measured at the receivers premises. It is expected that due to the distances from the generator to the nearby dwellings, this measure will be achieved.

All other Objectives and PDCs are deemed to comply.

Interface between Land
Uses
Noise

Objectives 1 and 2
PDCs 1(b), (c), (e), (f), (g), 2, 6 and 7

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (b) noise
 - (c) vibration
 - (e) light spill
 - (f) glare
 - (g) hours of operation
- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.

As previously discussed, it is expected that the existing issue of light spill will be effectively addressed through the installation of the light towers. Further it is expected that the generator will meet the current Environment Protection (Noise) Policy. Concerns remain regarding noise impacts resulting from the PA system and the extended hours of operation that will result from this proposal, due to those concerns a Reserved Matter has been recommended requiring the provision of a noise management plan.

All other Objectives and PDCs are deemed to comply.

Open Space and
Recreation

Objectives 1, 2, 3 and 4
PDCs 2(a), 12(e), 14 and 15

- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality

It is clear from the representations that the facility currently negatively impacts the amenity of the locality through its

evening events, it is expected that the outcome of this proposal will reduce those impacts.

All other Objectives and PDCs are deemed to comply.

Orderly and Sustainable Development

Objectives 1 and 7

Objective 1: Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.

Objective 7: Development of rural land primarily for primary production and other uses compatible with maintaining rural productivity.

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 9 Development involving the expansion of an existing use should be designed to improve the visual appearance of the site and lead to a reduction of any negative impact on the locality.

As previously detailed, it is expected that the proposed development will reduce the negative impact of the existing use on nearby dwellings. The equestrian event facility is considered to be compatible with the envisaged primary production uses for the zone.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2

PDCs 1, 2, 3, 4, 5 and 6

- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

All Objectives and PDCs are deemed to comply.

Transportation and Access Movement Systems Vehicle Parking

Objectives 2

PDCs 8 and 34(c)

- 34 Vehicle parking areas should be designed to reduce opportunities for crime by:
 - (c) being appropriately lit
- 36 Parking areas that are likely to be used during non-daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.

Whilst not explicitly listed as an objective of the installation of the light towers, the towers will assist in the illumination of the venue's parking areas.

In determining Access for People with Disabilities, regard has been given to the Commonwealth's *Disability Discrimination Act 1992*, the *Access to All: Improving accessibility for consumers with disability* prepared by the Australian Human Rights Commission, Australian Standards and Council's Disability Access and Inclusion Plan.

All other Objectives and PDCs are deemed to comply.

Zone Section

Watershed Protection
(Mount Lofty Ranges)
Zone

Objectives 1, 2, 3, 5 and 7

- 5 A zone primarily for farming activities on large land holdings that do not pollute water resources.
- 7 Development that contributes to the desired character of the zone.

Whilst not a farming activity per se, equestrian activities can be considered a component of farming. It is not considered that the development will contribute to the achievement of the desired character of the zone but it is not expected to detract from the character either.

All other Objectives are deemed to comply.

Desired Character

The watershed area is of critical importance to South Australia as it provides on average 60 per cent of Adelaide's water supply. The zone contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Located within the Barossa Council area, the zone contains the Warren, South Para and Barossa storage reservoirs. Land located within the zone is also used for a range of purposes including living, rural primary production, conservation and tourism, such as the Whispering Wall.

The quality of water entering existing reservoirs from the catchments is poor and often does not meet established guideline values. This poor water quality has been linked to the cumulative effects of a large number of small pollution sources. The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in this zone. Strict control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water.

It is envisaged that development located within the zone will be predominantly that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities. Limited opportunities will exist for small scale winery development and small scale, low impact agricultural and home based industries, based on rural, arts, crafts, tourist, cultural or heritage activities, where they expand the economic base of the Mount Lofty Ranges Region. Such uses will be of a scale that

complements the rural landscape setting, has no environmental impact, and appropriate to the existing infrastructure and services available.

It is anticipated that development will maintain the open rural character derived from open or wooded pasture land, stands of native vegetation, commercial forests and reservoirs. Development involving new buildings will complement the existing scattered farm buildings and will be unobtrusively located and designed to blend in with the surrounding landscape through careful siting and landscaping.

Development will contribute to the improvement of the zone as a water catchment through the conservation of existing stands of native vegetation, complemented with the establishment of additional locally indigenous vegetation and the protection of existing watercourses from further degradation. This is particularly important adjacent to the substantial continuous mass of native vegetation contained within conservation parks adjacent the South Para reservoir, where development will be undertaken in a manner that protects and enhances these important habitats.

It is expected that no additional allotments will be created since these are likely to give rise to additional development and activities. It is also important that development minimises the risk of pollution located within the Watershed.

Land Use	PDCs 1, 2, 6 and 9
	<p>1 The following forms of development are envisaged in the zone:</p> <ul style="list-style-type: none"> ▪ commercial forestry ▪ grazing ▪ low intensity farming activity ▪ small scale winery ▪ cellar door sales ▪ small scale restaurant associated with a winery or cellar door sales. <p>2 Development should not adversely affect the quality or quantity of water resources.</p> <p>6 Activities should not be established that produce strong organic, chemical or other intractable wastes (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).</p> <p>9 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.</p> <p>The development is not expressly envisaged in the zone, but the Principles of Development Control do not discourage it either.</p> <p>All other Objectives and PDCs are deemed to comply.</p>
Form and Character	PDCs 11
	<p>11 Development should not be undertaken unless it is consistent with the desired character for the zone.</p>

It is expected that the lighting towers will be visible in the immediate locality, but they are not expected to be obtrusive in the environment.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be granted

When assessed against the relevant provisions of the Development Plan it is considered that the proposed development, on balance, warrants Development Plan Consent subject to conditions recommended below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/504/2018 by the Mount Crawford Dressage Club to undertake the installation of four Light Towers (and associated generator) in association with an existing Equestrian Centre at Allot 329 Cowell Road, Mount Crawford (CT 5360/731) subject to the following reserved matter, conditions and advisory notes:

Reserved Matter

- (1) The provision of a noise management plan for events developed in conjunction with an acoustic engineer to identify potential impacts and suitable measures to reduce those effects.

Council Conditions

- (1) The development shall be undertaken in accordance with the listed endorsed plans and documentation (as amended) accompanying Application No. 960/504/2018 except where varied by any following condition(s):
 - Sports Lighting SA – preliminary lighting design – dated 2 August 2018
 - My Generator – generator specifications – dated 7 September 2018
 - Mount Crawford Dressage Club – Proposed New Site Map - undated
 - Mt Crawford Dressage Club statement dated 19 November 2018
 - Mt Crawford Dressage Club – Risk Management Policy dated September 2018

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (2) The generator shall be housed in a suitably designed acoustic minimising structure.

Reason: To ensure that the proposal meets the requirements of the Environment Protection (Noise) Policy

- (3) The lights shall be turned off by 11:00 pm and shall not be turned on again prior to sunrise the next day.

Reason: To minimise the potential amenity impacts associated with the lighting.

Advisory Notes

- (a) 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.

6.2 Attachment 1

DEVELOPMENT APPLICATION FORM



CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☒ Development Plan Consent (Planning Only)
☐ Building Rules Consent (Building Only)
☐ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ _____ / _____
 PROPERTY NO.: _____
 VG NO.: _____

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

APPLICANT: MOUNT CRAWFORD DRESSAGE CLUB INCORPORATED Postal Address: PO BOX 568, BIRDWOOD SA Post Code: 5234 Phone: 0414427387 Mobile: 0414508783 Fax: _____ Email: mcdcdrawsec@gmail.com and cwhlhf@gmail.com	
OWNER: IAN ROSS & ROBERT ROSS (AS TRUSTEES) Postal Address: c/- Glen Gillian, Mt Crawford SA Post Code: 5351 Phone: _____ Mobile: _____ Fax: _____ Email: _____	
ARE YOU GOING TO BE AN OWNER BUILDER? YES/NO	
BUILDER: Sports Lighting SA (to be confirmed) Postal Address: PO Box 636 Stepney SA Post Code: 5069 Phone: 0418 686 663 Mobile: 0418 686 663 Fax: _____ Email: _____ Builders Licence No.: 202522 Please refer to <u>attached</u> fact sheet "Important Information for Owners and Builders".	
CONTACT PERSON FOR FURTHER INFORMATION: Name: Craig Hannam Phone: _____ Mobile: 0414427387 Fax: _____ Email: cwhlhf@gmail.com	
DESCRIPTION OF PROPOSED DEVELOPMENT: Installation of 4 light poles for illuminating dressage arenas and carpark.	
EXISTING LAND USE: Equestrian Activities	
AREA (m²) OF PROPOSED DEVELOPMENT: Each pole approx 460 x 460 (base) & 17804 height - Refer attached documentation	
LOCATION OF PROPOSED DEVELOPMENT: House No: _____ Street: COWELL ROAD Town: MOUNT CRAWFORD Lot No: _____ Section: _____ Hundred: _____ Certificate of Title(s): Volume: 5360 Folio: 731	
BUILDING RULES CLASSIFICATION SOUGHT: _____ Present Classification _____ If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____ If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____ If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____	
DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES/NO HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES/NO	
DEVELOPMENT COST (do not include any fit out costs): \$ 25,000.00	
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website. SIGNED: _____ Dated: 10/09/2018	

CONNOR ATKINSON & ASSOCIATES

URBAN & RURAL PLANNING

Marnebrook, Hamiltons Rd.,
Springton SA 5235.

Tel/fax (08) 8568 2314 - 0429 020030
marne.brook@bigpond.com

(P) ABN 14503577935

Mrs Janine Lennon,

26 November 2018

The Barossa Council,

PO Box 867,

NURIOOTPA SA 5355

Re: DA 960/504/2018 - Mt Crawford Dressage Club - Construction of 4 Light Towers in association with Equestrian Centre etc. - Lot 329, Cowell Rd., Mt Crawford.

Dear Janine,

The attached documents contain the replies to the representations lodged by Wendy Baade, Neville and Judith Hodson, Anne Crouch and J and B Denherden with K Moody. The enclosed letter from the Mt Crawford Dressage Club addresses all the points of concern raised by the representors. Attached to the letter is an Appendix giving replies to the eight points we discussed at our meeting at Council offices two weeks ago.

Apart from a message from the Hodson's sent on the 22 October 2018, none of the other representors have been known to complain to the Club of the activities of the Dressage Club until the advent of Public Notification.

With this letter I attach the following information which, I hope, will be sufficient for your final assessment of this proposed development:-

1. Calculation and patterns of light direction anticipated by Sports Lighting SA for the 4 light towers proposed;
2. Engineering details for construction of the light towers;
3. Details and specification of the proposed Generator;
4. An amended Site Plan showing the location of the proposed Generator Shed;
5. A plan showing parking for 45 vehicles to provide "on site" parking for any vehicles that may have formerly parked within the Cowell Road reserve whilst attending the Club's meetings;
6. Calendars of all events remaining for 2018 and a calendar for intended events to be held for 2019. The details of PA and Light usage are marked on the days of operation of these two facilities. It is noted that the light towers will be used on only 4 occasions throughout the year.
7. A copy of the Club's Risk Management Policy;
8. An aerial photograph showing distances to each known representor's property.

I hope the enclosed information is sufficient and helpful to the representors, as it is the sincere hope of the Mt Crawford Dressage Club to work with each and all of the parties to reach a workable solution for all concerned.

If you have any further need for additional information, please do not hesitate to contact me and I will endeavour to get back to you as soon as possible.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Annie Atkinson', with a long horizontal stroke extending to the right.

Annie Atkinson

Consulting planner

E A C Atkinson, BTRP (Melb), Cert. Vitic. (MIT)

1. The terms of the agreement between Mt Crawford Dressage Club ("MCDC") and the trustees is such that:
 - i. MCDC pays an annual fee to the trustees;
 - ii. MCDC pays the statutory charges (e.g. ESL) for the property on behalf of the trustees;
 - iii. MCDC must ensure that it has its own insurance cover for public liability, buildings, plant & equipment etc;
 - iv. Any significant issues, such as erection of day yards, light towers, planting of trees etc, are discussed and agreed with the trustees prior to any works commencing; and
 - v. Other equestrian organisations, e.g. Horse SA, are entitled to use the grounds but the terms of any such use are to be agreed between the equestrian organisation and the trustees. MCDC is not a party to any such agreements.
2. The last two files attached to this email provide details of the generator on the assumption that MCDC is successful in obtaining the grant. As yet we do not have specifications of a shed to house the generator but MCDC would soundproof the shed to ensure the generator noise meets statutory requirements.
3. To the best of our knowledge no floats have ever been parked on Cowell Road. It would be a significant safety risk if this was to occur. MCDC would be more than happy if the Council were to erect No Parking/Standing signs on Cowell Road near the grounds.
4. Other equestrian organisations, e.g. Horse SA, have their own agreement with the trustees and are responsible for their own management. MCDC generally maintains the grounds and its own infrastructure.
5. There is no "Management Plan" that details other equestrian organisations using the grounds by direct agreement with the trustees. MCDC has a number of policies dealing with various matters all of which are available on the MCDC website at www.mtcrawforddressage.com I have attached a copy of our Risk Policy which discusses various issues including parking.
6. Please refer to the Car parking map attached detailing the gate for overflow carparking and showing overflow parking spaces for 45 cars. As is evident from the map it would not be difficult to substantially increase the number of overflow carparks.
7. Please refer the Usage Calendar attached and our letter to the Council in response to the 4 representations.
8. MCDC is not aware of any past agreement to notify nearby owners of events. The MCDC website has an annual calendar which lists the dates of all MCDC events for the calendar year. It is evident from the representations that the nearby owners have accessed the MCDC website so they should have knowledge of all of MCDC events. If required MCDC can write to each of the 4 parties who made representations providing them with details of our website and event calendar.

- ☐ Competition with hired lights
- ☐ Used by other clubs for dressage with PA no lights
- ☐ Used by light Horse no PA or lights
- ☐ MCDC Training Day no PA or lights
- ☐ Standard MCDC competition starting at 9am finishing around 3pm depending on numbers Office opening at 8am PA starting at 8.30am

2018—Schedule

January

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April

M	T	W	T	F	S	S
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9	10	11	12	13	14	15
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23	24	25	26	27	28	29
30						

May

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
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21	22	23	24	25	26	27
28	29	30	31			

June

M	T	W	T	F	S	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July

M	T	W	T	F	S	S
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23	24	25	26	27	28	29
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August

M	T	W	T	F	S	S
		1	2	3	4	5
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

M	T	W	T	F	S	S
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October

M	T	W	T	F	S	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November

M	T	W	T	F	S	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December

M	T	W	T	F	S	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MCDC 2019 Light Events

Feb 16th is a confirmed date using either the new towers or hired lights. March date is TBC as it will be a training event and we need to liaise with instructors but it will have an earlier finish. Dec 8th is provisional as we are still formulating our schedule. May 25th is very, very provisional & is likely not to happen. Sound & light check for 1 hour finishing 9pm depending on daylight.

January

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

M	T	W	T	F	S	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

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1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

M	T	W	T	F	S	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Mount Crawford

Dressage Club

Date: 02-08-2018

Designer: Sports Lighting SA

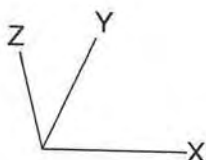
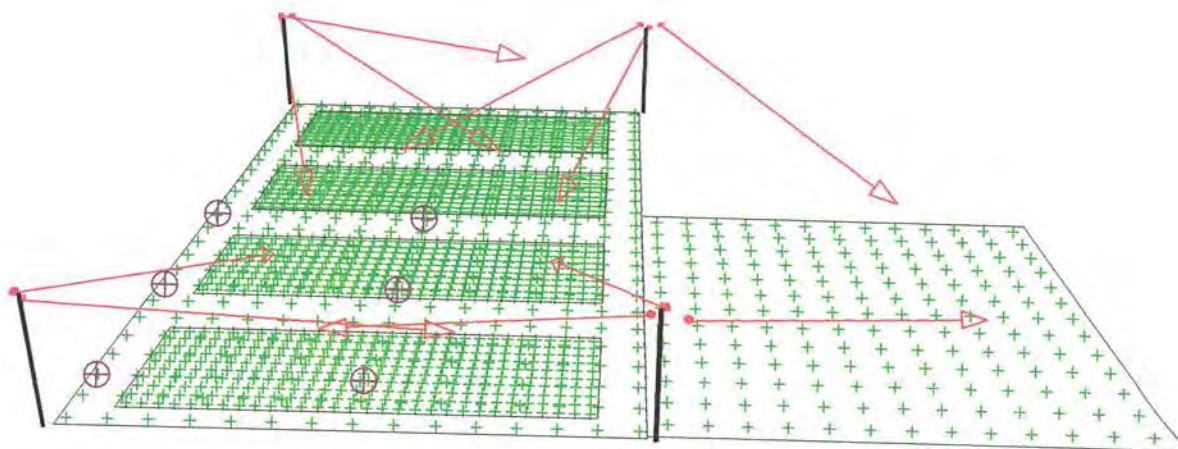
Description: Preliminary design based around similar light fittings
2000W Metal Halide
Assymetric beam type

MF = 0.65 - estimated output of old lamps.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

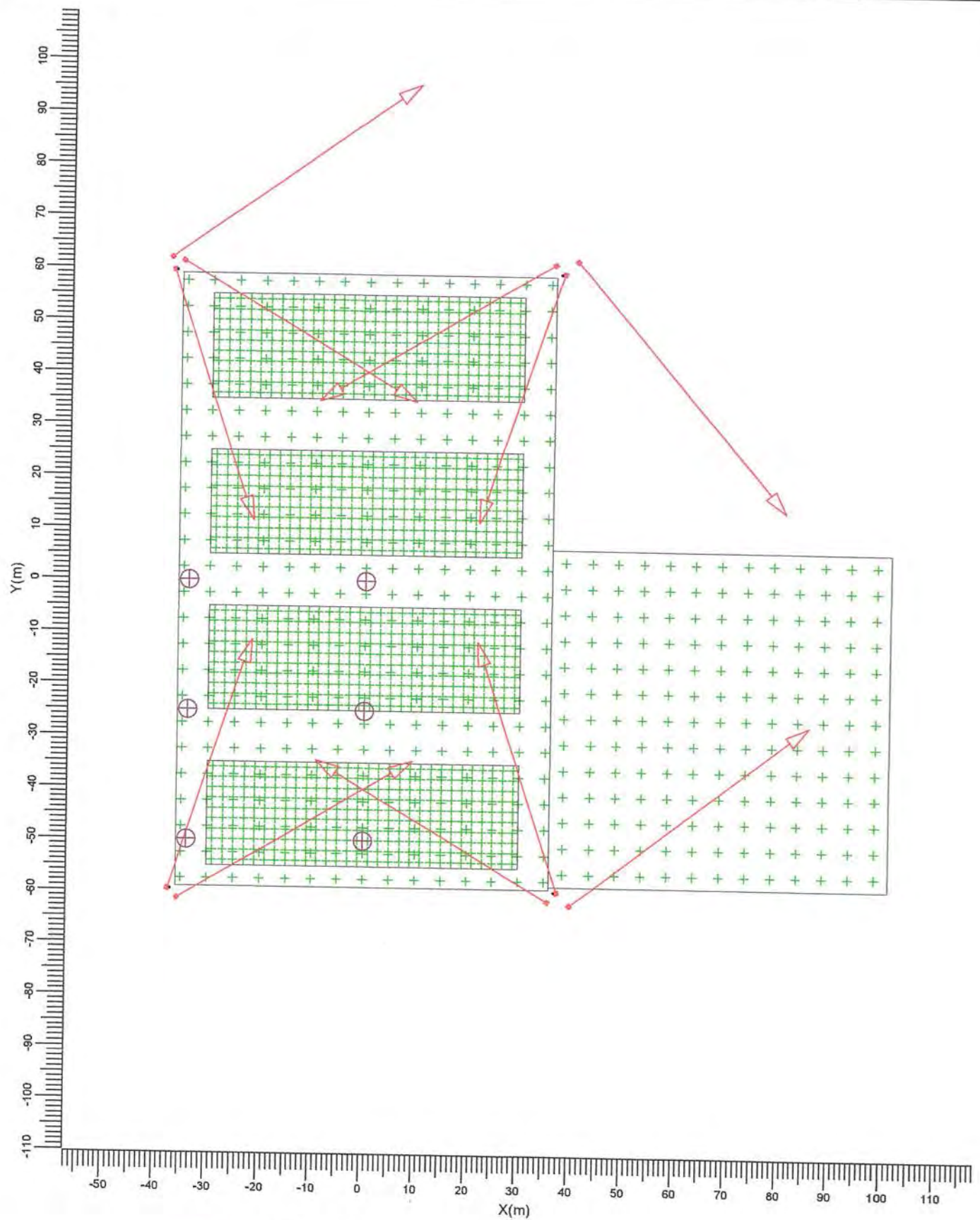
1. Project Description

1.1 3-D Project Overview



→ MVP507 NB/60

1.2 Top Project Overview



→ MVP507 NB/60

Scale
1:1000

2. Summary

2.1 Obstacle Information

Obstacle	Transparency (%)	Position		
		X (m)	Y (m)	Z (m)
Poles 18m	0	-37.00	-59.50	0.00
		37.00	-59.50	0.00
		-37.00	59.50	0.00
		37.00	59.50	0.00

2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	11	MVP507 NB/60	1* MHN-LA2000W/400V/842	2100.0	1* 220000

The total installed power: 23.10 (kWatt)

Number of Luminaires Per Switching Mode:

Switching Mode	Luminaire Code	Power (kWatt)
Training 50 lux	A	
	11	23.10
Competition 100 lux	3	6.30

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code	Power (kWatt)
	A	
Pole 1 Extra 1	1	2.10
Pole 3 Extra1	1	2.10
Pole 4 Extra	1	2.10
Poles - corner	8	16.80

2.3 Calculation Results

Switching Modes:

Code	Switching Mode	Maintenance factor
1	Training 50 lux	0.65
2	Competition 100 lux	0.65

(II)luminance Calculations:

Calculation	Switching Mode	Type	Unit	Ave Min/AveMin/Max		
Area	1	Surface Illuminance	lux	71.0	0.49	0.16
Arena 1	1	Surface Illuminance	lux	88.4	0.85	0.56
Arena 2	1	Surface Illuminance	lux	55.2	0.65	0.44
Arena 3	1	Surface Illuminance	lux	55.1	0.66	0.44
Arena 4	1	Surface Illuminance	lux	87.0	0.86	0.57
Warm up Area	1	Surface Illuminance	lux	30.7	0.28	0.04

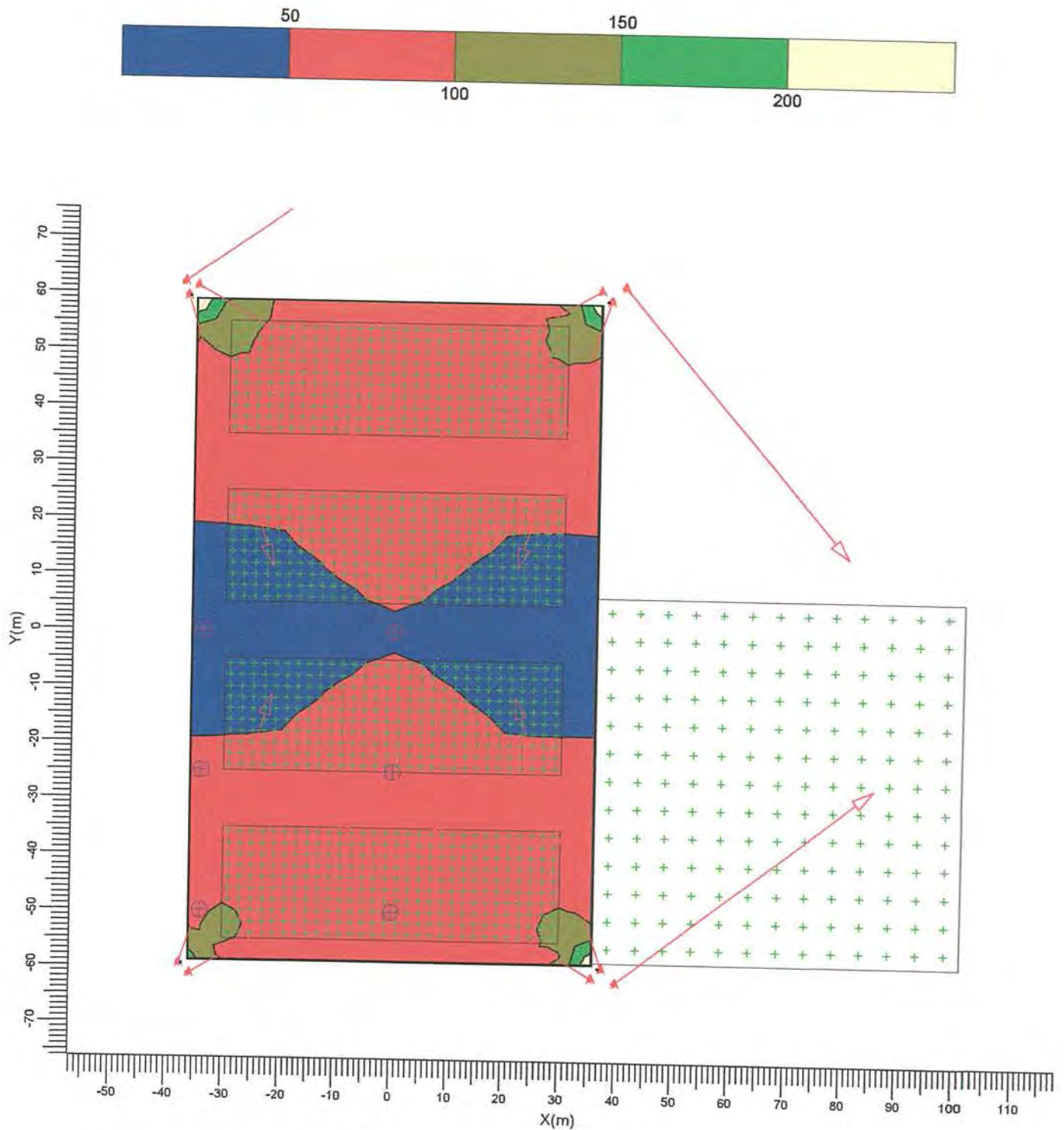
Obtrusive Light Calculations:

Switching Mode	ULR
1	0.00
2	0.00

3.2 Area: Filled Iso Contour

Training 50 lux

Grid : Area at Z = -0.00 m
Calculation : Surface Illuminance (lux)



A MVP507 NB/60

Average
71.0

Min/Ave
0.49

Min/Max
0.16

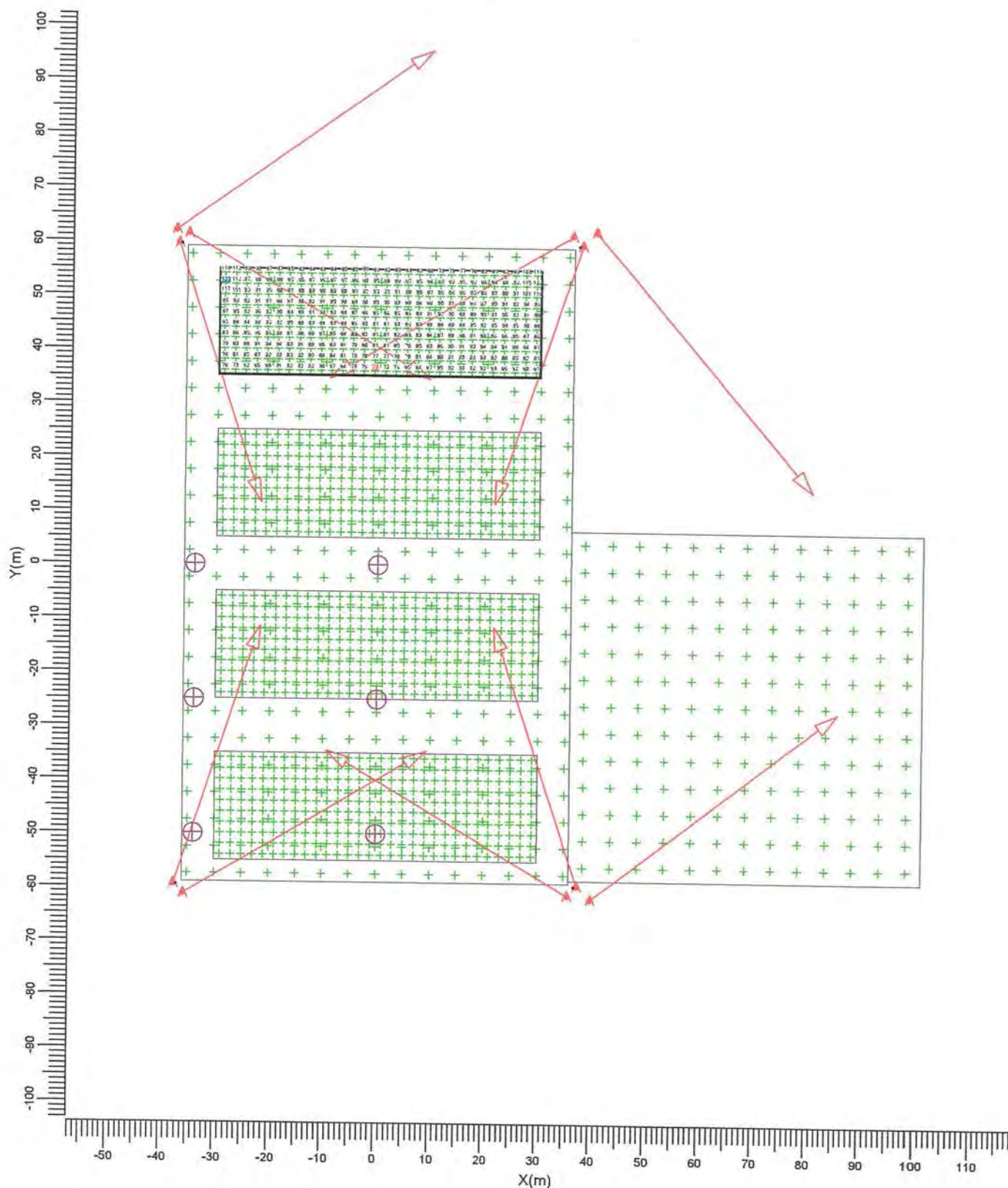
Project maintenance factor
0.65

Scale
1:1000

3.3 Arena 1: Graphical Table

Training 50 lux

Grid : Arena 1 at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



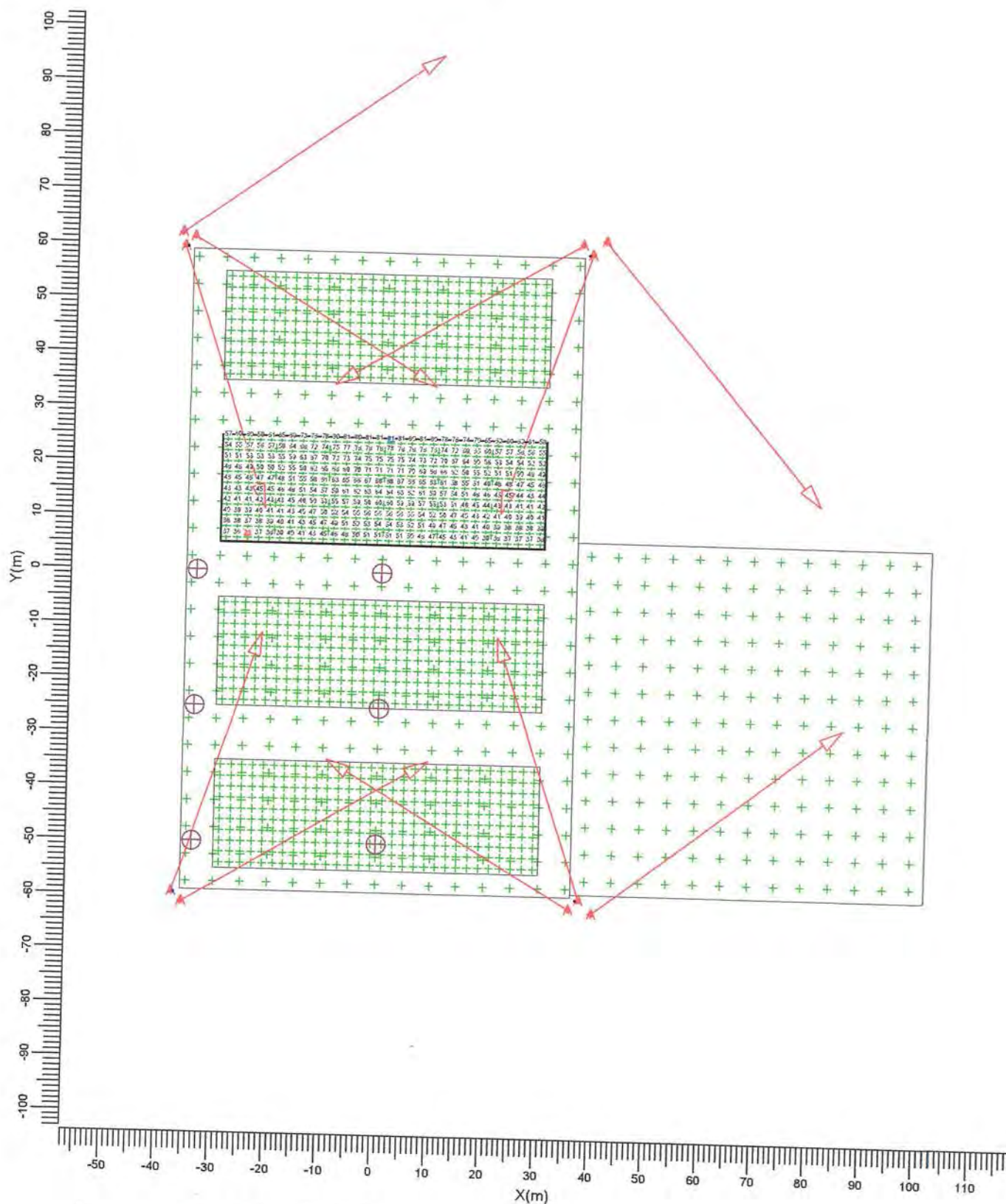
A ———▶ MVP507 NB/60

Average
88.4Min/Ave
0.85Min/Max
0.56Project maintenance factor
0.65Scale
1:1000

3.4 Arena 2: Graphical Table

Training 50 lux

Grid : Arena 2 at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



A

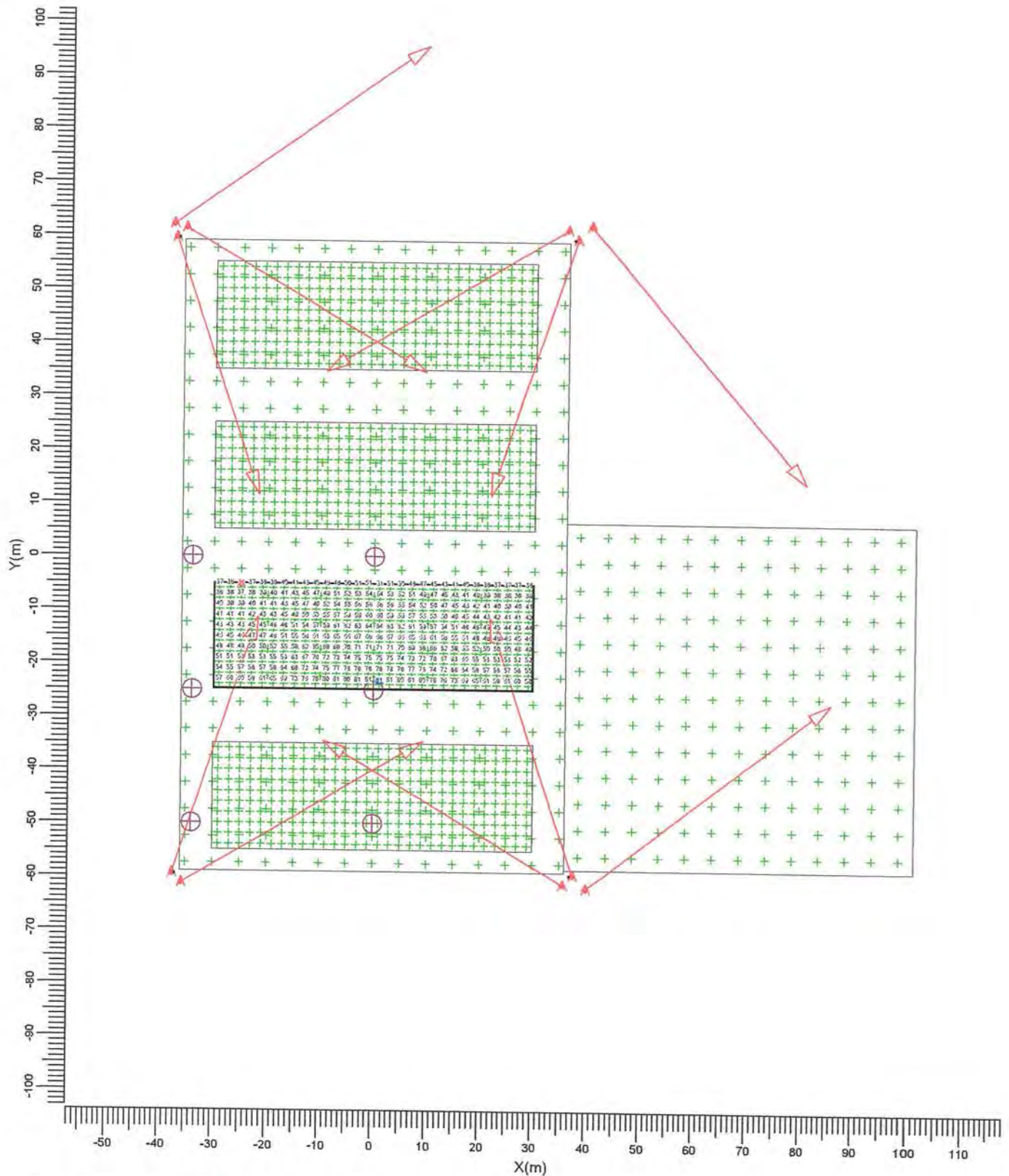
MVP507 NB/60

Average
55.2Min/Ave
0.65Min/Max
0.44Project maintenance factor
0.65Scale
1:1000

3.5 Arena 3: Graphical Table

Training 50 lux

Grid : Arena 3 at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



A → MVP507 NB/60

Average
55.1

Min/Ave
0.66

Min/Max
0.44

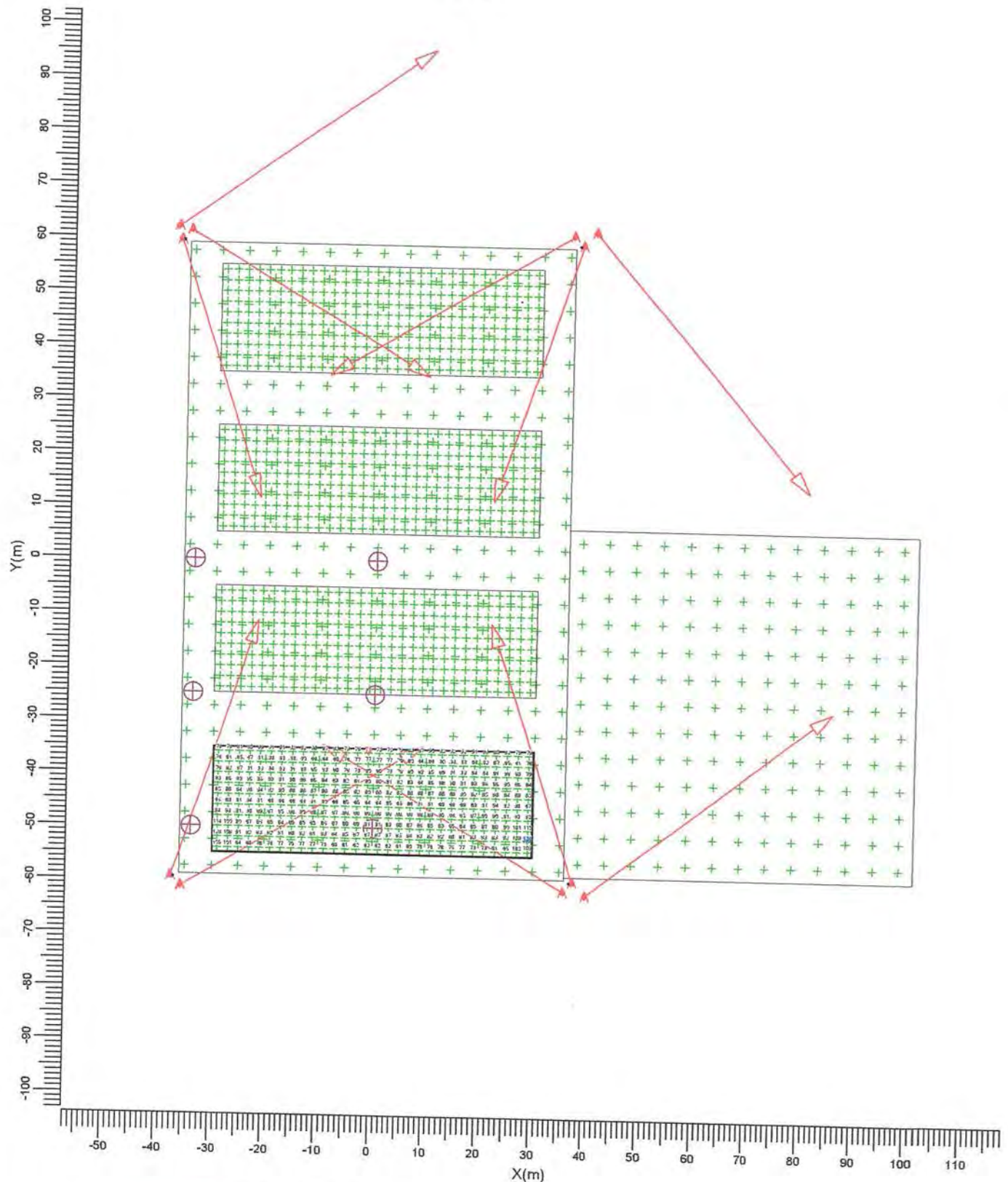
Project maintenance factor
0.65

Scale
1:1000

3.6 Arena 4: Graphical Table

Training 50 lux

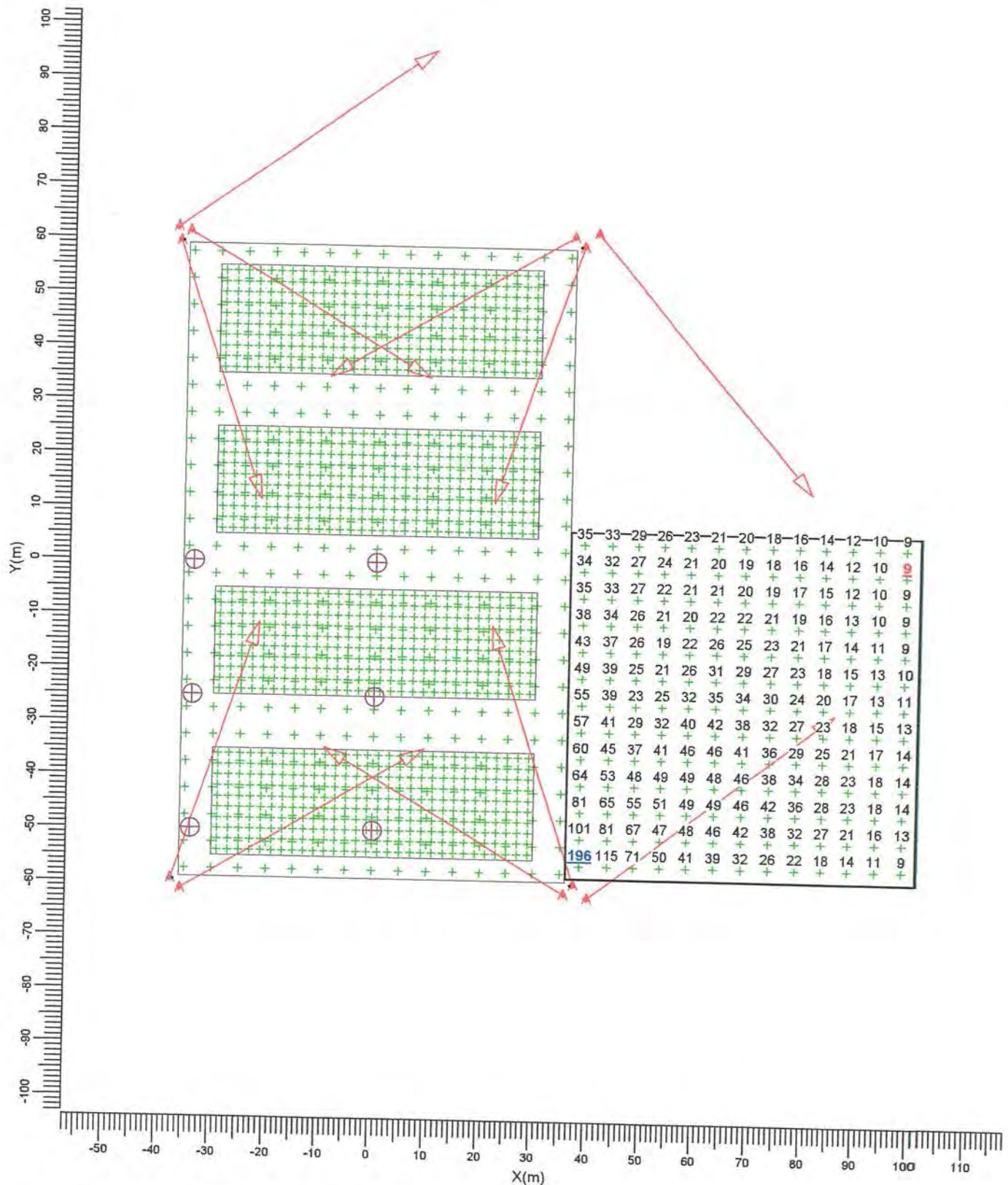
Grid : Arena 4 at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



3.7 Warm up Area: Graphical Table

Training 50 lux

Grid : Warm up Area at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



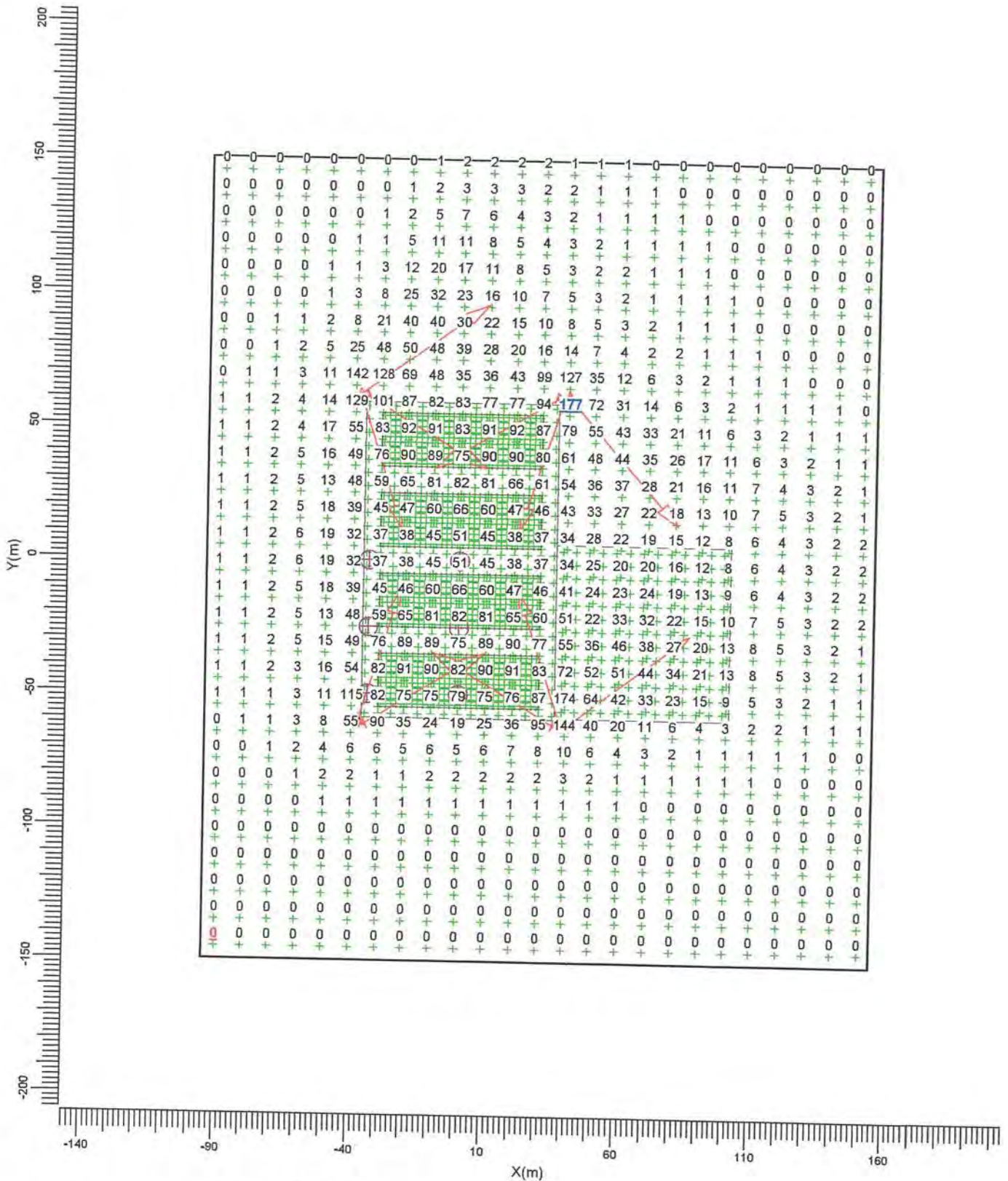
A → MVP507 NB/60

Average
30.7Min/Ave
0.28Min/Max
0.04Project maintenance factor
0.65Scale
1:1000

3.8 Surrounds Eh: Graphical Table

Training 50 lux

Grid : Surrounds Eh at Z = -0.00 m
 Calculation : Surface Illuminance (lux)



A → MVP507 NB/60

Average
16.2

Min/Ave
0.00

Min/Max
0.00

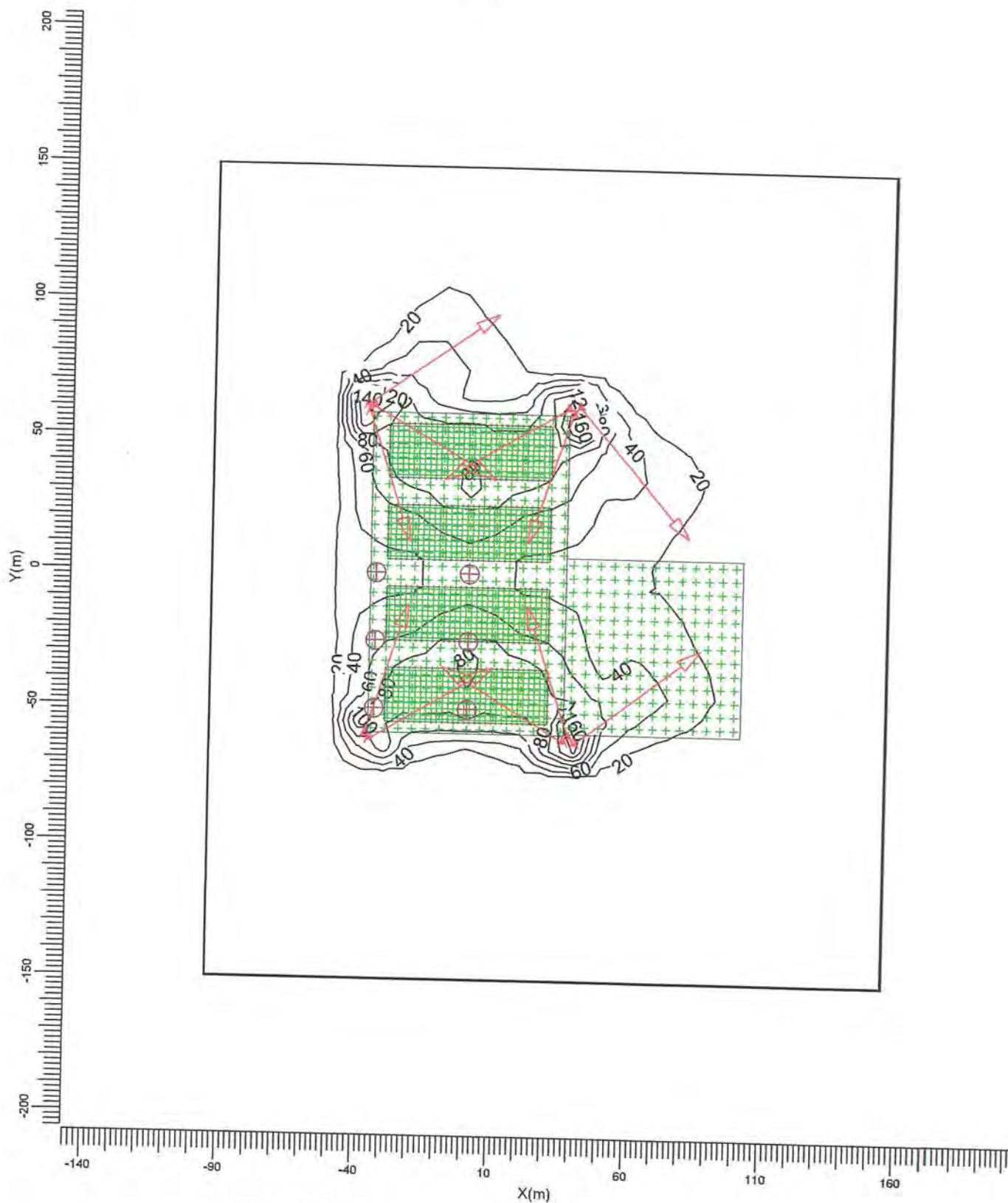
Project maintenance factor
0.65

Scale
1:2000

3.9 Surrounds Eh: Iso Contour

Training 50 lux

Grid
Calculation : Surrounds Eh at Z = -0.00 m
: Surface Illuminance (lux)



A  MVP507 NB/60

Average
16.2

Min/Ave
0.00

Min/Max
0.00

Project maintenance factor
0.65

Scale
1:2000

RECOMMENDED PILE FOUNDATION

Product Code:	FPL18F
Description:	18m LD Oct Park
Bolts:	4M36@500 Pitch Circle Diameter (PCD) in mm
Ultimate Base Moment:	102.0 kNm
Ultimate Base Shear:	12.0 kN

Recommendation

Soil Type	Pile Diameter (mm)	Pile Length (m)	Pile Reinforcement	
			PCD (mm)	Longitudinal Reinforcement
Poor	750	3.4	580	8-N20
Average	750	2.6	580	8-N20
Good	750	2.4	580	8-N20

Refer to drawing M531 – Recommended Pile Foundation Detail Drawing.

Soil Classification (AS/NZS 4676, Appendix I)

Type	Poor	Average	Good
Class	Very soft/Soft	Firm	Very firm/Hard
Soil description	Silty clays and sands; loose dry sands; wet clays, silty loams; wet or loose sands	Damp clays; sandy clays; damp sands	Dry clays; clayey sands; coarse sands; compact sands; gravels; dry clays
Strength (f_b) kPa	$f_b > 60$	$f_b > 100$ kPa	$f_b > 150$ kPa

Table 1: Concrete Strength and Reinforcement Cover (AS 2159)

Exposure Classification	Concrete Strength (f'_c) MPa	Minimum Cover mm
Non-aggressive	32	65
Mild	32	65
Moderate	40	65
Severe	50	70

Limitations

- These foundation designs shall not be used for sites built on fill. Further engineering input is required.
- These foundation designs are not suitable for sites with slopes greater than 10 degrees. Further engineering input is required.
- Piles must not be installed less than 2m from buildings and major structures.
- The pile lengths nominated in these foundation designs do not allow for poles that are exposed to significant torsion, such as traffic mast arms and cantilevered signs. Further engineering input is required for these situations.
- Further engineering input should be attained, where piles are to be installed near or adjacent to underground services.
- These foundation designs are not suitable for class H, E and U sites as specified in AS 2870 Residential slabs and footings - Construction.

Pile Foundation Notes

General

1. The pile foundation lengths nominated are based on limit state design loads.
2. These foundation designs have been developed based on Broms' Theory and AS/NZS 4676 Structural design requirements for utility services poles; Appendix I: Footings and Foundations.
3. These foundation designs have been created to conform to the following codes: AS 3600 Concrete structures and AS 2159 Piling – Design and installation.
4. The nominated pile lengths are based on foundation deformations of approximately 12mm under serviceability loads. Foundations with a deflection limit requirement must be subjected to more rigorous design.
5. The onus for the selection of site soil conditions, the particular foundation and any further engineering design, calculations and verification for the foundation is upon the purchaser/contractor.
6. The soil type should be chosen based on worst expected conditions for each site.
7. Casing of piles may be required during construction of piles on all sites containing either loose sands or soft clay and any site that has either a high water table or water seepage.
8. The length of pile specified is the minimum length of the pile below natural ground level.
9. The hold down bolt design and determination of limit state loads are by INGAL EPS.
10. The top of the pile must coincide with the final finished surface level of the site.
11. These foundation designs have been prepared based on a disturbed soil depth of up to 200mm. Reference must be made to an engineer for assessing soil strength with a disturbed soil greater than 200mm.
12. Workmanship and materials are to be in accordance with the current relevant SAA codes and the local statutory authorities regulations.
13. If the base of the excavation becomes wet prior to pouring concrete then the water and any softened material shall be removed prior to pouring the foundation.
14. No excavation, deeper than 600mm shall be made within 3m of the edge of the pile without first seeking approval from a suitably qualified engineer.

Concrete

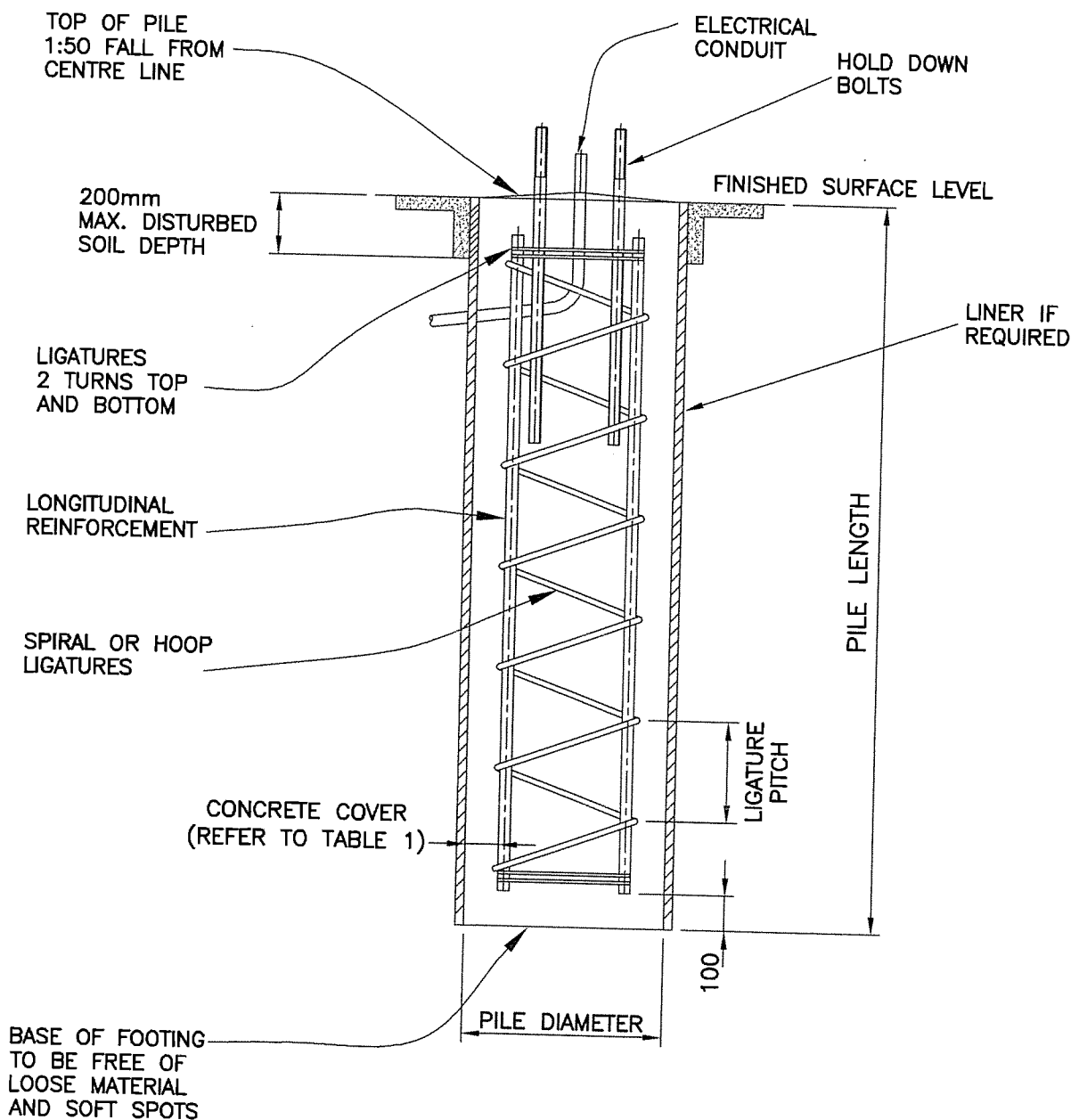
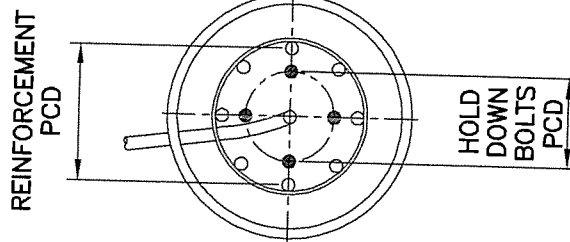
1. All workmanship and materials shall be in accordance with AS 3600 (current edition amendments).
2. Filling of the piles is to take place as soon as possible after drilling. Piles are not to be left overnight before concreting.
3. All concrete is to be placed and vibrated to optimum compaction.
4. All concrete is to have a 28-day characteristic compressive strength (f'_c) of 32MPa (unless otherwise noted, refer to Table 1). The maximum aggregate size shall be 20mm. The slump shall be 80mm. Water is not to be added to the concrete after batching, if necessary chemical additives are to be used to alter the consistency of the concrete, provided they do not reduce the specified concrete compressive strength.
5. Concrete shall be cured for a minimum of 7 days prior to installing the pole onto the foundation.
6. Ensure that the sides of excavation do not fall in during placement of concrete.

Steel

1. Cover shall be no less than 65mm all round. This cover is adequate for all situations other than exposure classifications C and U as defined in AS 3600 (Class U applies to members exposed to aggressive soils and Class C applies to members exposed to water in tidal or splash zones).
2. The hold down bolt cage and reinforcing cage is to be placed centrally within the pile and a maximum of 150mm above the base of the pile.
3. Ligatures shall be provided around the outside of the entire length of the longitudinal reinforcement as follows: for pile diameters up to and including 600mm, an R6 spiral ligature at 200mm pitch shall be used; for pile diameters 750mm and above, an R10 spiral ligature at 300mm pitch shall be used. All spiral ligatures shall have 2 full turns at the top and bottom.
4. All steel bars are to be 500PLUS Rebar and are to conform to the requirements of AS 4671 Steel reinforcing materials.
5. Spiral or Hoop ligatures are permitted.

PCD = PITCH CIRCLE
DIAMETER

POLE NOT
SHOWN FOR
CLARITY



REV	DATE	DESCRIPTION	BY	CHKD
0	20/02/04	ISSUED FOR CONSTRUCTION	PB	PPA
CUSTOMER/PROJECT				

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DIMENSIONS IN MILLIMETRES

DO NOT SCALE

CHECKED BY
PPA

DATE
20/02/04

INGAL EPS

RECOMMENDED PILE FOUNDATION
DETAIL DRAWING

CATALOGUE NUMBER

DRAWING NUMBER
M531

SCALE
1:16

CAD FILE No.
Z:\ACAD\STD\FOOTING\M531



FACSIMILE TRANSMISSION

To: Whom It May Concern
Company: Sportslighting Plus
Fax No.
From: Palitha Samarasekara
Subject: Lighting Pole Certification
Ref. Calc No. PS1024-1
Date: Tuesday, 12 May 2009

Pages Incl. Header: 1



INGAL EPS is pleased to advise, that the FPL18F poles complete with XCP1200 crossarms proposed for the Trinity College Main Oval project to suit up to 3 Phillips Optivision lights were designed and manufactured in accordance with the latest relevant Australian Standards as follows:

AS/NZS 1170.1:2002	Structural design actions Part 1: Permanent, imposed and other actions
AS/NZS 1170.2:2002	Structural design actions Part 2: Wind actions
	Wind load Region A
	V ₅₀₀ Regional wind speed 45 m/s
	Terrain Category 2
	M _t 1.0
AS/NZS 1554.1:2004	Structural steel welding - Welding of steel structures
AS 1798-1992	Lighting poles and bracket arms - Preferred dimensions
AS 4100-1998	Steel structures
AS/NZS 4600:2005	Cold-formed steel structures
AS/NZS 4680:1999	Hot-dip galvanized (zinc) coatings on fabricated ferrous articles

Certified by:

Palitha Samarasekara
B.Sc.Eng(Civil) M.Eng MIEAust RPEQ No.8813
Design Engineer
INGAL EPS

- POLE DESIGN

Page 1

Date : Monday 11-May, 2009
Time : 4:19 PM

Project Name : Trinity College Main Oval Project ID :
Type of Structure : 18m FPL18F File name : PS1024-1.pdj
Designers Name : P.S.

Type of Cross Section : 8 sided Polygonal

Total Height of Pole : 17804
Baseplate mounted pole

Number of Pole Elements : 3

Element No.	Thickness mm	Steel Grade MPa	Length mm	Top A.F. mm	Bot A.F. mm	Analysed Length mm	Type of Overlap	Overlap mm
1	3.0	250	8000	125.0	241.0	8000		
2	3.0	250	6000	228.0	316.0	5658	Man	342
3	4.0	300	4600	301.0	368.0	4146	Man	454

Baseplate and Foundation bolts

Type of baseplate : Square Grouted
Number of rows of bolts : 1
Bolt Diameter (mm) : 36
Yield strength of bolts, F_y (MPa) : 250
Ultimate strength of bolts, F_u (MPa) : 410
Number of bolts : 4
Baseplate Square width (mm) : 460
Void Diameter (mm) : 300
Outside PCD (mm) : 500
Baseplate weld size (mm) : 8
Baseplate thickness (mm) : 28
Yield strength of baseplate (MPa) : 250

Door reinforcement and Gear straps

Total number of doors in pole : 1

Door Number : 1
Door reinforcement type : Round
Length of opening (mm) : 610
Width of cutout (mm) : 190
Width of opening (mm) :
Ht to base of opening (mm) : 600
Elongation const (mm) : 1
Corner radius of opening (mm) : 20
Diameter of reinforcement (mm) : 16
Length of reinforcement (mm) : 800
Upper trays required (mm) :
Lower trays required (mm) :
Gear tray type (mm) :

LOADING ON POLE

Page 2

Date : Monday 11-May, 2009
Time : 4:19 PM

Project Name : Trinity College Main Oval Project ID :
Type of Structure : 18m FPL18F File name : PS1024-1.pdj
Designers Name : P.S.

Wind Code (AS1170.2 : 2002) Parameters

Design Criterion : Strength
Wind Region : A
Terrain Category : 2.00
Wind Direction Multiplier, Md : 1.00
Importance Multiplier, Mi : 1.00
Topographic Multiplier, Mt : 1.00
Type of Analysis : Auto
Ultimate Wind Speed : 45.0
Damping Fraction : .02

Number of Point loads : 2

Load No.	Description	Attach Height mm	Sail Area m ²	Cfig	Area X-off mm	Area Y-off mm	Mass kg	Mass Y-off mm	Mass Z-off mm	Cable Loads kN
1	3 Optivisions	poletop	0.48	1.00	0	0	51.9	0	0	0.00
2	XCP1200	poletop	0.04	1.00	0	0	13.5	0	0	0.00

Date : Monday 11-May, 2009
Time : 4:19 PM

Project Name : Trinity College Main Oval Project ID :
Type of Structure : 18m FPL18F File name : PS1024-1.pdj
Designers Name : P.S.

Clause 3.3 of AS4600 Section Moment Capacity

RL mm	A.F. mm	Thick mm	fy MPa	TYPE	Ze mm ³	øMs kNm	M* kNm	øMs/M*	
17804	125.0	3.0	250	e-p	46583.0	11.1	0.0	999.99	OK
17004	136.6	3.0	250	e-p	55973.8	13.3	0.8	15.76	OK
16115	149.5	3.0	250	e-p	67419.1	16.0	2.1	7.78	OK
15226	162.4	3.0	250	e-p	79928.6	19.0	3.5	5.47	OK
14337	175.3	3.0	250	e-p	93502.2	22.2	5.1	4.36	OK
13448	188.2	3.0	250	e-p	108139.8	25.7	6.9	3.72	OK
12560	201.0	3.0	250	e-p	123841.4	29.4	8.9	3.29	OK
11671	213.9	3.0	250	e-p	140607.0	33.4	11.1	2.99	OK
10782	226.8	3.0	250	e-p	158436.5	37.6	13.6	2.77	OK
9893	239.7	3.0	250	e-p	177329.9	42.1	16.2	2.60	OK
9008	244.7	3.0	250	e-p	184513.9	43.8	19.0	2.30	OK
8124	257.7	3.0	250	e-p	201827.4	47.9	22.0	2.17	OK
7240	270.6	3.0	250	e-p	209114.4	49.7	25.2	1.96	OK
6356	283.6	3.0	250	s	205363.0	48.8	28.7	1.70	OK
5472	296.6	3.0	250	s	222827.5	52.9	32.3	1.63	OK
4588	309.5	3.0	250	s	240850.9	57.2	36.2	1.58	OK
3695	314.2	4.0	300	e-p	398422.3	113.6	40.3	2.81	OK
2794	327.3	4.0	300	e-p	410306.8	116.9	44.8	2.61	OK
1893	340.4	4.0	300	s	394550.8	112.4	49.5	2.27	OK
991	353.6	4.0	300	s	422841.5	120.5	54.5	2.21	OK
90	366.7	4.0	300	s	451896.3	128.8	59.8	2.15	OK
0	368.0	4.0	300	s	454843.9	129.6	60.3	2.15	OK

Clause 3.4 of AS4600 Axial Compression

RL mm	A.F. mm	Thick mm	fy MPa	øNc kN	N* N	øNc/N*	
17804	125.0	3.0	250	10.9	0.0	7.38	OK
17004	136.6	3.0	250	12.1	879.5	13.75	OK
16115	149.5	3.0	250	13.8	1000.2	13.75	OK
15226	162.4	3.0	250	15.6	1131.9	13.75	OK
14337	175.3	3.0	250	17.5	1274.7	13.75	OK
13448	188.2	3.0	250	19.6	1428.5	13.75	OK
12560	201.0	3.0	250	21.9	1593.4	13.75	OK
11671	213.9	3.0	250	24.3	1769.3	13.75	OK
10782	226.8	3.0	250	26.9	1956.3	13.75	OK
9893	239.7	3.0	250	29.6	2154.3	13.75	OK
9008	244.7	3.0	250	32.4	2355.5	13.75	OK
8124	257.7	3.0	250	35.3	2567.7	13.75	OK
7240	270.6	3.0	250	38.4	2791.0	13.75	OK
6356	283.6	3.0	250	41.1	3025.4	13.57	OK
5472	296.6	3.0	250	43.3	3270.8	13.24	OK
4588	309.5	3.0	250	45.5	3527.2	12.91	OK
3695	314.2	4.0	300	52.9	3846.4	13.75	OK
2794	327.3	4.0	300	58.0	4214.3	13.75	OK
1893	340.4	4.0	300	62.7	4597.5	13.65	OK
991	353.6	4.0	300	66.8	4995.8	13.37	OK
90	366.7	4.0	300	70.8	5409.4	13.09	OK
0	368.0	4.0	300	70.8	5409.4	13.11	OK

CODE CHECK TO AS4600

Page 4

Date : Monday 11-May, 2009
Time : 4:19 PM

Project Name : Trinity College Main Oval
Type of Structure : 18m FPL18F
Designers Name : P.S.

Project ID :
File name : PS1024-1.pdj

Clause 3.5 of AS4600

Bending Capacity reduced by axial load

RL mm	A.F. mm	Thick mm	fy MPa	$\phi M_s(1-N^*/(\phi N_c))$ kNm	M* kNm	$\phi M_s(1-N^*/(\phi N_c))/M^*$	
17804	125.0	3.0	250	11.1	0.0	999.99	OK
17004	136.6	3.0	250	12.3	0.8	14.62	OK
16115	149.5	3.0	250	14.8	2.1	7.22	OK
15226	162.4	3.0	250	17.6	3.5	5.07	OK
14337	175.3	3.0	250	20.6	5.1	4.05	OK
13448	188.2	3.0	250	23.8	6.9	3.45	OK
12560	201.0	3.0	250	27.3	8.9	3.06	OK
11671	213.9	3.0	250	31.0	11.1	2.78	OK
10782	226.8	3.0	250	34.9	13.6	2.57	OK
9893	239.7	3.0	250	39.1	16.2	2.41	OK
9008	244.7	3.0	250	40.6	19.0	2.14	OK
8124	257.7	3.0	250	44.4	22.0	2.02	OK
7240	270.6	3.0	250	46.1	25.2	1.83	OK
6356	283.6	3.0	250	45.2	28.7	1.58	OK
5472	296.6	3.0	250	48.9	32.3	1.51	OK
4588	309.5	3.0	250	52.8	36.2	1.46	OK
3695	314.2	4.0	300	105.3	40.3	2.61	OK
2794	327.3	4.0	300	108.4	44.8	2.42	OK
1893	340.4	4.0	300	104.2	49.5	2.11	OK
991	353.6	4.0	300	111.5	54.5	2.05	OK
90	366.7	4.0	300	119.0	59.8	1.99	OK
0	368.0	4.0	300	119.7	60.3	1.99	OK

Clause 3.3.5 of AS4600

Combined Bending and Shear

RL mm	A.F. mm	Thick mm	fy MPa	ϕV_v kN	V* kN	$1/((M^*/\phi M_s)^2 + (V^*/\phi V_v)^2)$	
17804	125.0	3.0	250	86.8	0.1	999.99	OK
17004	136.6	3.0	250	95.9	1.2	238.59	OK
16115	149.5	3.0	250	106.1	1.5	59.93	OK
15226	162.4	3.0	250	116.2	1.7	29.76	OK
14337	175.3	3.0	250	126.3	2.0	19.01	OK
13448	188.2	3.0	250	136.4	2.2	13.81	OK
12560	201.0	3.0	250	146.5	2.4	10.85	OK
11671	213.9	3.0	250	156.7	2.7	8.97	OK
10782	226.8	3.0	250	166.8	2.9	7.69	OK
9893	239.7	3.0	250	176.9	3.2	6.76	OK
9008	244.7	3.0	250	180.8	3.4	5.31	OK
8124	257.7	3.0	250	191.0	3.7	4.73	OK
7240	270.6	3.0	250	201.2	3.9	3.87	OK
6356	283.6	3.0	250	211.3	4.1	2.89	OK
5472	296.6	3.0	250	221.5	4.4	2.68	OK
4588	309.5	3.0	250	231.7	4.6	2.50	OK
3695	314.2	4.0	300	374.1	4.9	7.91	OK
2794	327.3	4.0	300	390.5	5.2	6.81	OK
1893	340.4	4.0	300	407.0	5.5	5.16	OK
991	353.6	4.0	300	423.5	5.8	4.89	OK
90	366.7	4.0	300	440.0	6.1	4.64	OK
0	368.0	4.0	300	441.7	6.1	4.62	OK

BASEPLATE AND FOUNDATION BOLT DESIGN

Page 5

Date : Monday 11-May, 2009
Time : 4:19 PM

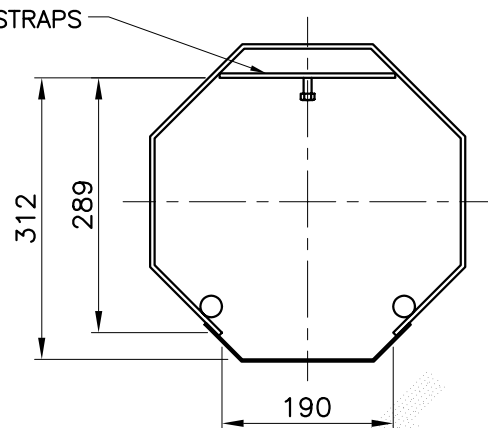
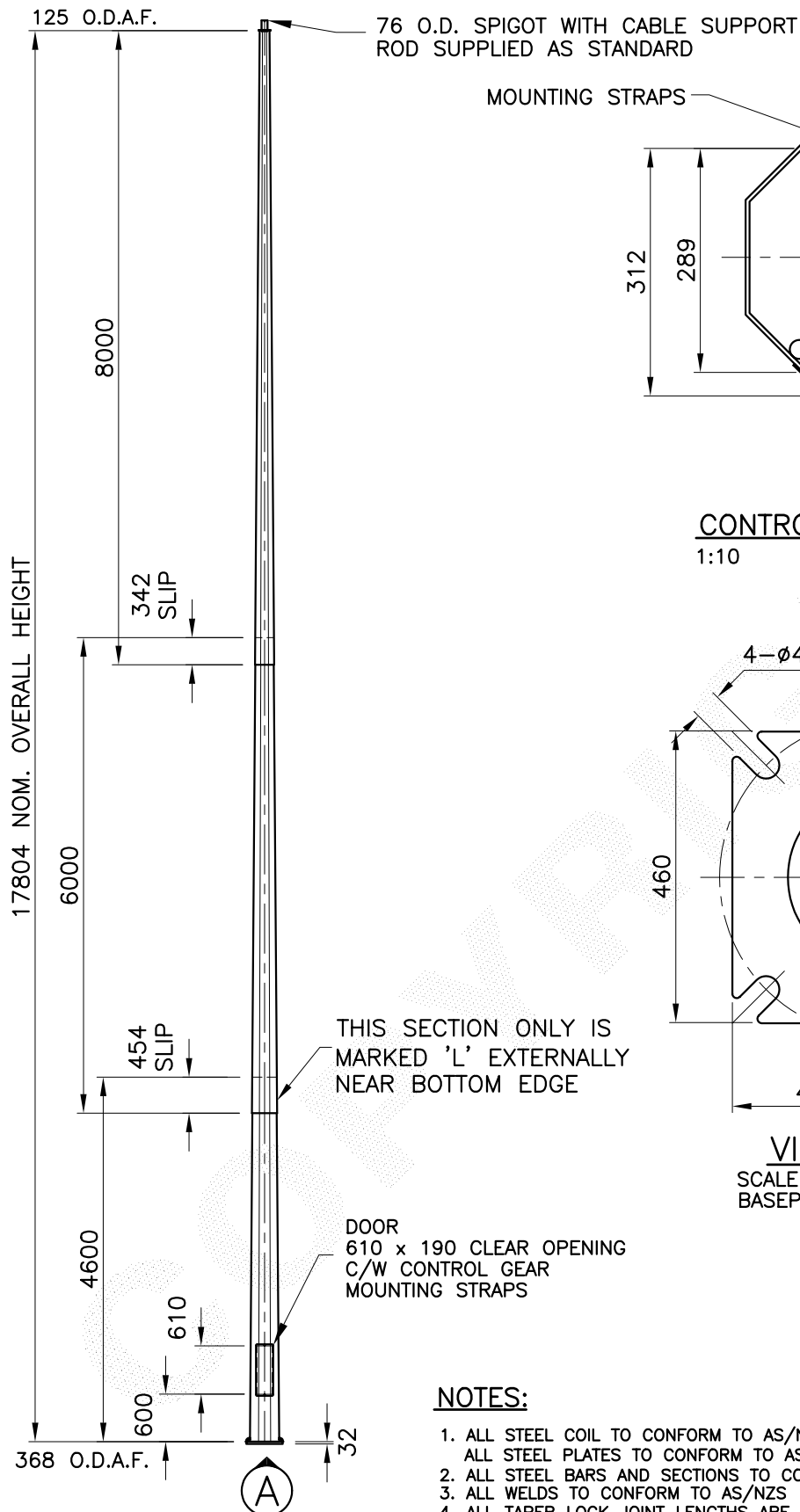
Project Name : Trinity College Main Oval
Type of Structure : 18m FPL18F
Designers Name : P.S.

Project ID :
File name : PS1024-1.pdj

Type of baseplate	Square Grouted
Number of rows of bolts	1
Bolt Diameter (mm)	36
Yield strength of bolts, Fy (MPa)	250
Ultimate strength of bolts, Fu (MPa)	410
Number of bolts	4
Baseplate Square width (mm)	460
Void Diameter (mm)	300
Outside PCD (mm)	500
Baseplate weld size (mm)	8
Baseplate thickness (mm)	28
Yield strength of baseplate (MPa)	250
Bolt tension (kN)	99
Bolt stress (MPa)	97
Conc's stress (MPa)	8.0
Baseplate mass (kg)	21.0
Load factor for Baseplate	1.91
Load factor for Bolts	2.31

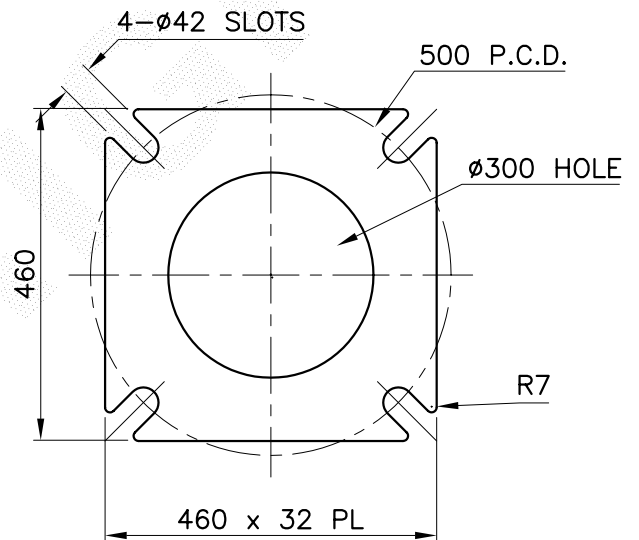
FOOTING REACTIONS

	Ultimate	Permissible
Base Moment (kN.m)	60.3	40.2
Base Shear (kN)	6.1	4.1
Unfactored dead load (kN)	4.5	



CONTROL GEAR CLEARANCES

1:10



VIEW A

SCALE 1:10

BASEPLATE FOR 4- M36 RAGBOLTS

NOTES:

1. ALL STEEL COIL TO CONFORM TO AS/NZS 1594 GRADE HU300 U.O.N.
2. ALL STEEL PLATES TO CONFORM TO AS/NZS 3678 GRADE 250 U.O.N.
3. ALL STEEL BARS AND SECTIONS TO CONFORM TO AS/NZS 3679 GRADE 250 U.O.N.
4. ALL WELDS TO CONFORM TO AS/NZS 1554 PART 1
5. ALL TAPER LOCK JOINT LENGTHS ARE NOMINAL U.O.N.
6. ALL STEEL TO BE FULLY HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH AS/NZS 4680

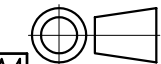
REV	DATE	DESCRIPTION	BY	CHKD
4	28/10/03	DOOR MOUNTING DETAILS CHANGED	P.B.	PPA
3	10/07/01	BASEPLATE THICKNESS WAS 28mm.	S.M.	PPA
2	30/4/99	MOUNTING DETAILS CHANGED	I.W.	PPA
1	30/4/99	SHAFT WAS S24S, Q6, LP6, L045FD	I.W.	PPA
0	3/2/99	FIRST ISSUE	I.W.	PPA

CUSTOMER/PROJECT

Agenda - Barossa Assessment Panel - 25 February 2019

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DIMENSIONS IN MILLIMETRES



DO NOT SCALE

INGAL EPS

FLOODLIGHTING
18m LIGHT DUTY PARK RANGE
BASEPLATE MOUNTED
RIVERTON DESIGN

CATALOGUE NUMBER

FPL18F

DRAWING NUMBER

FPL18F

CHECKED BY

DATE

DATE

DRAWN BY

I. WHITE

SCALE

1:80

CAD FILE No.

Z:\ACAD\STD\PARK\FPL18F-ND

91

MGENERATOR

POWER PRODUCTS DIRECT

To: Mt Crawford Dressage Club, 38 Cowell Rd, Mount Crawford SA 535

Date: 07/09/2018

Reference: 67846

Hi Veronica,

Thank you for taking the time to contact us. We are pleased to offer the following generator options for your consideration.

Model:	SDG45S-3A8N
Prime Power:	37kva
Phase:	3 Phase
Voltage:	415 V
Engine:	Kubota V38000-DI-T-K2B
Alternator:	AVR Alternator
Fuel Tank:	100L
dB Rating:	57 dB(A)
Price ex GST:	\$17,998 (ex gst)

*** Quoted price valid for 30 days and subject to availability. ***

We thank you for taking the time to allow us to provide a quote for this important decision.

Regards,

Paul

My Generator

Follow White Rabbits Pty Ltd T/A My Generator - ABN 13 160 014 497
PO BOX 108, MIAMI, QLD 4221

PH: 1300 400 122 – Email: admin@mygenerator.com.au – www.mygenerator.com.au

MODEL: SDG45S-3A8 – RENTAL/PRIME GENERATOR

AIRMAN

Airman is one of Japan's leading manufacturers of generators. Featuring superior engineering, their products are well suited to Australia's climatic conditions and specifically designed for Prime/Rental application. When utility power is not available, you can rely on prime generators to provide your house or business with a reliable solution. Built tough and easy to use and maintain, this SDG45S-3A8 Airman generator is all you need to provide a reliable source of energy.

Model	SDG45S-3A8
Rating	37 kVA (Prime Power)
Voltage	415v
Frequency	50Hz
Phases	3
Engine Make / Model	Kubota V3800-DI-T-K2B
Dimensions (Lxwxh)	1,870mmx860mmx1,220mm
Weight	900 kgs (Dry)
Noise Level	57 dB(A) @ 7m
Fuel Tank Capacity	100 L.
Autonomy	15.6 hours @ 75% load



Standard Features and benefits

- ✓ **Exceptional productivity:** 23 hours runtime at 50% load
- ✓ **Durable:** 1500rpm low speed Kubota engine
- ✓ **Reliable:** AVR alternator protecting all your sensitive appliances from voltage variation.
- ✓ **Safe:** control panel shutdown protections (Over speed, oil pressure, water temperature and Earth leakage isolation) and indicators (Voltmeter, ammeter, frequency meter...)
- ✓ **Easy maintenance:** Side doors can be wide open to give access to the filters and be able to check the coolant and oil level easily. Mounting and demounting fuel tank has been made simple by making the bottom floor entirely flat. The radiator can be cleaned by removing both side front covers.
- ✓ **Flexible:** Equipped with auxiliary fuel tank selection valve for connecting to an external fuel tank
- ✓ **Super Quiet:** 57 dB(A) @ 7m equivalent of being 1m away from an usual conversation
- ✓ **Environmental friendly:** Engine meets EPA Tier 2 emission standards
- ✓ **Guaranteed:** 1 year or 1000 hours warranty

Quotation Reference
Date



- ✓ **Simple to operate:** analogic control panel simple to operate with all the information you need to run and take care of your generator (Key start, Fuel gauge, hour meter, battery charge, air filter blocked...). Also equipped with a cable terminal box to easily connect to a distribution board.



Analog controller

Option

- ✓ **Base skid:** To increase the flexibility and ease the handling, this generator can be equipped with a base which will allow it to be transported with a forklift, to be moved thanks to the chain bar and to prevent leakage on the ground.



Engine Specifications

GENERAL ENGINE DATA

Engine model	Kubota
Engine ref.	V3800-DI-T-K2B
Type	Direct injection, turbo charged
Number of cylinders	4
Displacement (L)	3.769
Rated output PS (kW)	51.7 (38.0)
Speed (RPM)	1500
Fuel	Diesel
Fuel tank capacity (L)	100
Consumption @ 75% load (L/h)	6.4
Consumption @ 50% load (L/h)	4.4
Lubricating oil capacity (L)	13.2
Cooling water capacity (L)	11.0

Quotation Reference
Date

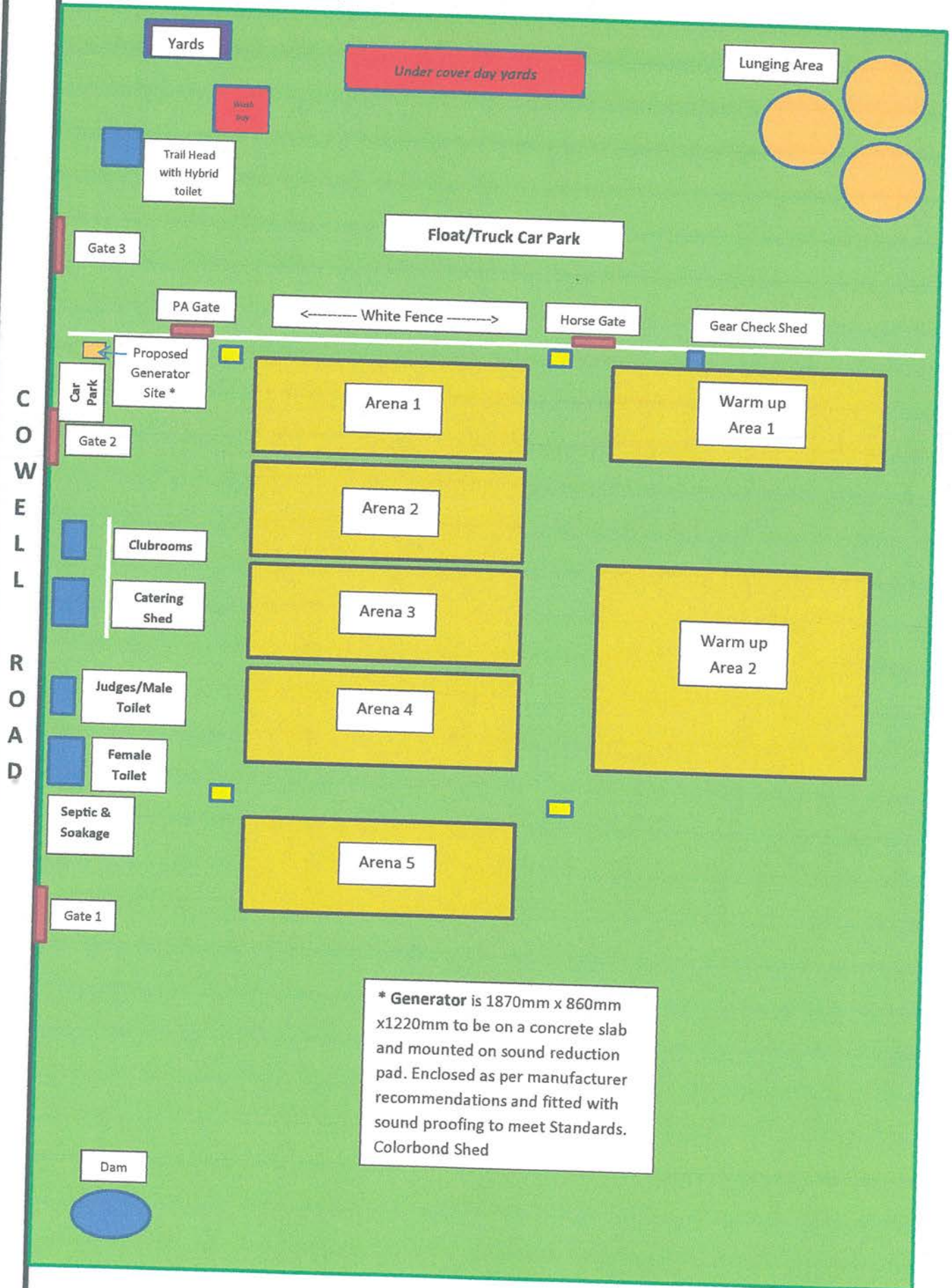


MOUNT CRAWFORD DRESSAGE CLUB



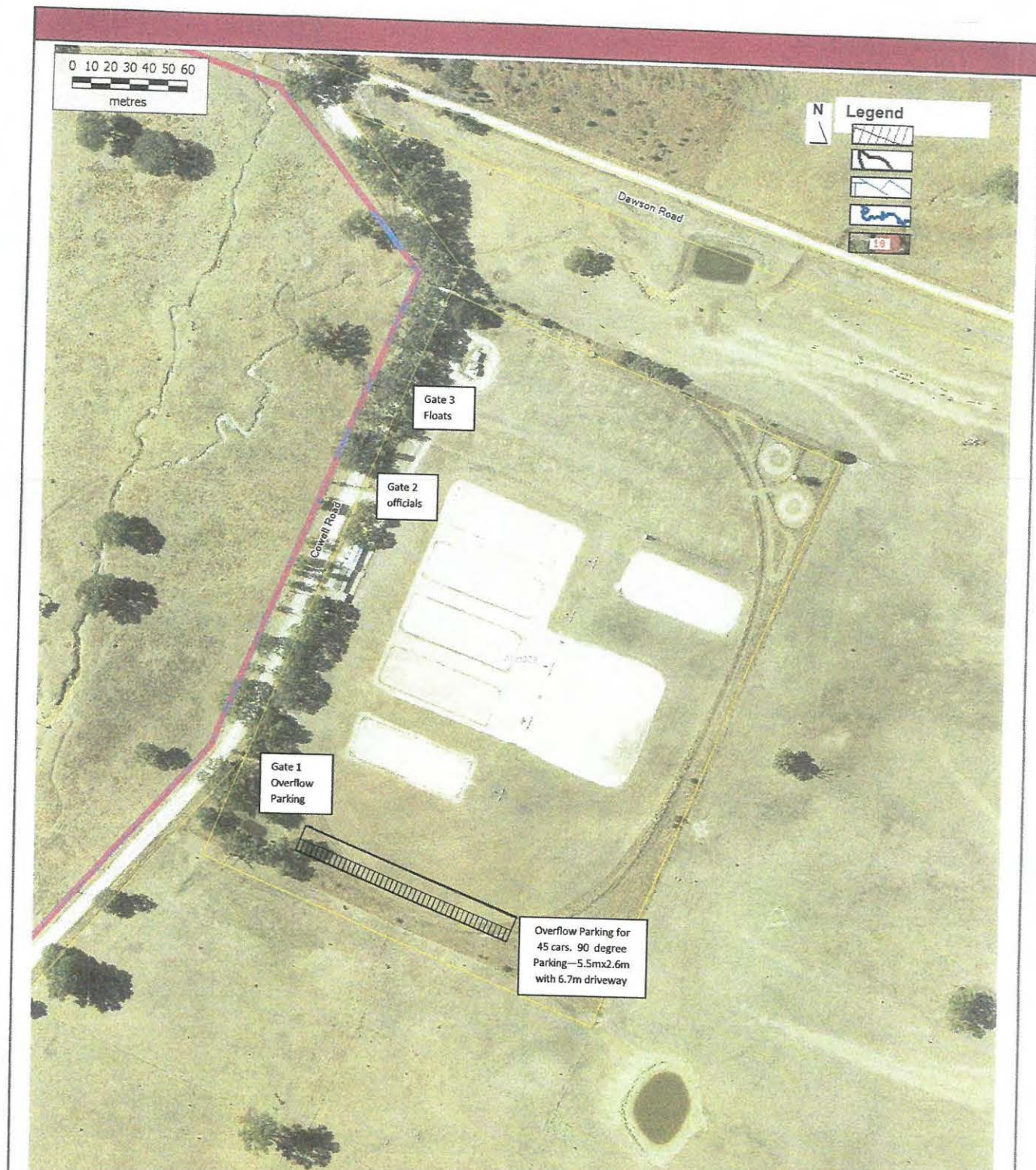
Proposed New Site Map

■ - proposed lighting tower (4 of)



* **Generator** is 1870mm x 860mm x1220mm to be on a concrete slab and mounted on sound reduction pad. Enclosed as per manufacturer recommendations and fitted with sound proofing to meet Standards. Colorbond Shed





6.2 Attachment 2

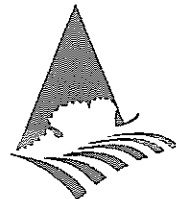
STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 367
NURIOOTPA SA 5355

RECEIVED

31 OCT 2018

THE BAROSSA COUNCIL



The Barossa Council

DEVELOPMENT No.	960/504/2018 Mount Crawford Dressage Club
Name of Person(s) making Representation	WENDY BAADÉ
Address	POSTAL: 258 COWELL RD MT CRAWFORD RESIDENTIAL: AS ABOVE
Email Address	
Phone Number	
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	NEARBY LANDOWNER
Reasons for Representation	<ul style="list-style-type: none"> Increased noise at night any day of the week + possibly every day of the week in the future. Increased glare (from the floodlighting) on Cowell Rd when driving at night creating unsafe driving conditions on the dirt road. Increase in traffic volume on the dirt road (Cowell Rd) Increase in dust nuisance from the increased traffic volume (please see attached page for continuation)
My Representation would be Overcome by (state action sought)	<ul style="list-style-type: none"> No parking on Cowell Road. All parking must be within the grass All lighting + noise to cease by 10pm + not to be switched back on again.
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	I DO NOT WISH TO BE HEARD.
I WILL BE REPRESENTED BY (if applicable):	

SIGNED

DATED

31/10/18.

REASONS FOR REPRESENTATION (CONTINUED)

DEVELOPMENT NO: 960/504/2018.

- Dressage Club users and visitors already park their vehicles on both sides of Cowell Road creating hazardous driving conditions for local residents.
An increase in cars / large 4WD vehicles parking on either side of the dirt road (Cowell Rd) will potentially block the road for residents. This is particularly dangerous at night time, and complicated further by drivers blinded by extremely bright floodlights.
- Alcohol consumption by participants and visitors. Persons under the influence of alcohol wandering around on Cowell Road will also become a driving hazard for all road users.

ACTIONS SOUGHT TO OVERCOME SUBMISSION (continued)

- Limit the number of nights per week to be used / weeks per year.
- Limit the ground usage to Equestrian activities only ie venue cannot be hired out to anyone at any time for any purpose.
- Make Dressage Grounds a DRY ZONE.
- Cowell Road residents reside at this location to enjoy the quiet lifestyle and tranquility of the countryside. Loudspeakers and bright floodlighting all hours of the day + night potentially 7 days a week are not in keeping with the conservation of the country lifestyle.

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/504/2018 Mount Crawford Dressage Club
Name of Person(s) making Representation	Neville & Judith HODSON
Address	POSTAL: ESD 1135 Cowell Road Mount Crawford SA 5351 RESIDENTIAL: LOT 182 Cowell Rd Mt Crawford SA 5351
Email Address	hodsonoverflow@gmail.com
Phone Number	0419 807 208
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	adjoining resident
Reasons for Representation	Oppose application for installation of light poles at the land Mount Crawford Dressage Club use. Details attached x 2 pages.
My Representation would be Overcome by (state action sought)	The application is <u>NOT</u> supported
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
<input checked="" type="checkbox"/> I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION YES	
I WILL BE REPRESENTED BY (if applicable): Myself - Judith Hodson	

SIGNED

DATED

29-10-18

Neville and Judith Hodson
182 Cowell Rd
Mount Crawford
SA 5351
30.10.18

To the Chief Executive Officer, Barossa Council

We are writing to inform you we strongly oppose the development application from the Mount Crawford Dressage Club to install 4 light towers positioning 11 flood lights, on the Murray Dawson Memorial Community Polo Grounds due to the negative affect it does and will have on us.

We have been informed the grounds were donated to community equestrian use. Robert and Ian Ross (Ian who is now deceased) applied for this development we understand as trustees of the land. It is worth noting that the community are unable to access the grounds as the Dressage Club has padlocked all gates.

We are adjacent neighbours of the Polo grounds in this quiet and beautiful area of the Barossa and we are in crisis over this application. We have worked hard over many years in line with the council regulations to maintain the integrity and character of this agricultural area. We feel it is negatively affected and compromised by this application.

We have already experienced, prior to this application, frequent small scale events where the polo grounds have been illuminated by the Dressage Club using hired flood lights, generators and a public address system. We were affected by noise and light trials on days prior to the events. On the day/s of the events the impact of their activity commenced around 6.00am. We were subjected to excessive noise/music, piercing voices and invading lights that only stopped after 12 midnight. This is 18 hours of pervasive noise and light. The Police were not called.

It is unreasonable that significantly increased lighting is now requested with the installation of 11 floodlights that are not just directed on the arenas. It is not the direct spill of the lights but the illumination they shed throughout all properties on Cowell Road that was also demonstrated with the use of less powerful hired lights on previous dressage events. We also have little faith that development will stop here – as is clearly implicated in the last Mount Crawford Dressage Club newsletter.

As a rural area there are no other lights so the use of the flood lights is out of character and invasive.

In summary we have experienced the following and been adversely affected through the use of even smaller scale flood lights and events from the Dressage Club:

1. Our entire property of 32 hectares was fully illuminated by less powerful flood lights, as was the entire valley.
2. The light flooded through our windows throughout our home. We have minimal window furnishings as they are not required in this private area.
3. My daughters sleep was disturbed beyond what is reasonable and as she has severe and multiple disabilities it impacted her wellbeing in a greater way than ours.
4. There was significant disruption to pets and stock.
5. There was dangerous use of the road by owners of horse floats who blocked the road.
6. People parked on the edge of the road making it dangerous for others to pass or see oncoming traffic clearly.
7. The illuminations of the lights on the road were dazzling when driving as everywhere else is dark.
8. The public address system was excessively loud; it was always varying and unpleasant to the ear. We were unable to block out the noise around our home.
9. People's voices through the public address system were piercing and often shouting and were clearly heard inside of our home.
10. Constant and extreme noise and invasive light lasted much more than 12 hours – and up to 18 hours on occasions.
11. Stress caused to ourselves both during previous events and the thought of potential larger and ongoing events
12. Disruption to our personal lifestyle and family events by the use and impact of the flood lights light and noise levels.

The approval of the light poles will enable the above to not only continue but to increase in severity and impact on surrounding homes.

The approval of the light poles is out of character with our area.

The approval of the light poles poses significant risk to local land owners.

The approval of the light poles is not essential to the dressage club.

There are areas close by such as Mount Pleasant Oval, which provides the type of facilities the dressage club requests here. These facilities are accessed by a range of other equestrian users and are highly regarded. Is it not reasonable to request that large night dressage events are held here?

We trust that as our council too, you will recognise the detrimental impact this application poses and therefore not support it.

With regards

Neville and Judith Hodson

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/504/2018 Mount Crawford Dressage Club
Name of Person(s) making Representation	ANNE CROUCH
Address	POSTAL: PO Box 472 TAMUNDRA SA 5352 RESIDENTIAL: 57 Dawson Road MT CRAWFORD
Email Address	Petanna1@gmail.com
Phone Number	043-
Nature of Interest Affected by Development <small>(eg adjoining resident, landowner nearby, on behalf of organization or company)</small>	Adjoining resident, land holder potential tourist developer - glamping, farm stays,
Reasons for Representation	Concern regarding light pollution Hours of events been run - noise late at night. (Pack up, car movements, car lights after night events. After 11.0 Road deterioration from increase traffic - already heavy truck use on graded road. Dust, potholes, How often events, midweek, weekends monthly?
My Representation would be Overcome by <small>(state action sought)</small>	Down facing lights - limit light flood directly to properties. As used in sub Seal gravel road. - lights out at 9.0 Reduce light tower height. Community owned grounds - rural area
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	YES.
I WILL BE REPRESENTED BY <small>(if applicable)</small> : SELF	

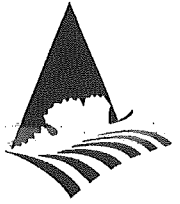
SIGNED

DATED

26. 10. 2018

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/504/2018 Mount Crawford Dressage Club
Name of Person(s) making Representation	JA. & B.J. Denherder and K.J. Moody
Address	POSTAL: 236 Cowell Road, Mount Crawford 5351. RESIDENTIAL:
Email Address	riawarrapark@gmail.com
Phone Number	0400-291-538.
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	Landowners nearby.
Reasons for Representation	See attached letter.
My Representation would be Overcome by (state action sought)	
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	
I WILL BE REPRESENTED BY (if applicable):	

SIGNED

Bridget Denherder

DATED 23/10/2018.



Mt Crawford Dressage Club Inc

PO Box 568, BIRDWOOD, SA 5234

A.B.N: 42 428 646 289

Club President: Veronica Hannam

Contact: 0414 508 783

Chief Executive Officer
The Barossa Council
PO Box 867
Nuriootpa SA 5355

19/11/18

Attention: Ms Janine Lennon

Dear Ms Lennon

Mt Crawford Dressage Club Inc ("the club")
Development No: 960/504/2018

Thank you for your letter of 1 November 2018.

I confirm that the club wishes to appear before the Panel on this matter. Some of the club's committee members together with Ms Annie Atkinson of Connor Atkinson Associates will be appearing before the Panel. We look forward to confirmation of the Panel meeting date, time & location.

Summary

The current development application to install light towers will allow the lights to be professionally installed and the light spill correctly allocated. The club is of the view that this will greatly benefit the club and eliminate most of the concerns raised by four representations received. The lights will be positioned at a downwards angle to minimise/eliminate light spill on to properties that are located adjacent to our neighbours property. We note that the club's immediate neighbour has not responded to or opposed the development application.

In the event that the installation of the light towers is not approved by Council the club will be required to hire portable light towers for its night event as it has done for the past two years. These towers only have a small vertical height and it is much more difficult to eliminate light spill onto neighbouring properties.

The club proposes to run an annual Dawn & Dusk event in the summer months to avoid heat stress in the summer afternoons. Accordingly, the lights would be used at this event until 11 pm to allow the competitors and their equine athletes to safely load their floats and vacate the club grounds.

In addition to this annual event it is proposed that the light towers could be used up to another two times a year until 11pm. This gives a total of 3 events per annum until 11 pm.

It is important to note that the Club is a volunteer club and does not have the volunteer base to run “big night 11pm finish events” any more than three times a year. In addition, the installation of the light towers will not involve an increased number of events held at the grounds. It will allow the club to safely run its existing competitions outside of the summer heat conditions.

Club History

The club has been located at Cowell Rd, Mount Crawford for over 30 years. Our membership is diverse, from youth to Adult, from able bodied to disabled and from beginner riders to members that just competed in the FEI World Dressage Challenge. In the 2018 Budget the Federal government announced it would invest in Community Sporting Hubs as a way of improving participation in sports and improved inclusion in sports. These goals tie in well with the Barossa Community Plan 2016-2036 that wants to see its residents healthy through regular participation in recreational and fitness based activities. In 2017 Equestrian Australia released its 4 year strategic plan, central to the entire plan, is “For the love of the horse”, with six key priorities inextricably linked to this. One of these priorities – continuously improve member safety and horse Welfare. As an equestrian sporting club we have to keep in mind both the welfare of our members and the horses they ride.

As a club we strive to improve our members’ health and create welcoming settings that encourage everyone to join in. The proposed light towers will create an environment that allows the club to provide better facilities and put the Health and Wellbeing of all our human and equine participants front and centre. Clubs are a way of providing social interaction, connectedness through volunteering and participation. They are a way for participating in recreational sporting opportunities and creating strong sustainable communities. The club has a reputation as an encouraging club which supports all levels of riders. This is further reflected by the Training Group which is part of the club. The club holds regular instruction and non-competitive events to support entry level riders who may not yet be ready for competition. With this project the club intends to build on this reputation and continue to provide more opportunities for our community to participate.

The club’s peak body is Equestrian South Australia (ESA) and ESA is a branch of Equestrian Australia (EA). Equestrian Australia (EA) subscribes to the FEI (****) Code of Conduct for the Welfare of the horse and strongly endorses the notion that at all times the welfare of the horse must be paramount. Horses exercising and competing in hot environmental conditions can be affected by heat stress. EA has a detailed hot weather policy for both our equine and human athletes. It uses the Wet Bulb Globe Temperature which takes into account the temperature and Relative Humidity and gives details for competing in conditions that may cause heat stress in horse.

As an event organiser MCDC has a duty of care to its volunteer workforce (dressage judges sit in cars to judge tests) and is responsible for providing adequate facilities that riders need to safeguard the welfare of horses. The peak competition period for Dressage is between October and May. During this period, particularly during the summer environmental heat, conditions can be adverse. Competing horses in these conditions require management to safeguard their welfare. The most effective way to protect our volunteer workforce and both our equine and human athletes from the dangers of the Australian sun is to schedule events during the cooler parts of the day. This requires the running of competitions in the early morning and twilight into the evening avoiding the heat of the afternoon sun. To safely run competitions at these times we will need to install a lighting system that will light competition arenas and parking area.

Evening Events

Traditionally January/February are very busy competition months for Dressage in SA as it is the last chance for competitors to get their qualifications for the State Dressage championships. Unfortunately January/February is also most likely to have horses competing in hot environmental conditions. The club has identified this as a potential risk and decided to trial a new format of competition known as Dressage at Dawn and Dusk.

The first of this type of competition was held in January 2017 and the most recent in January 2018. In 2018 the Dawn component of the event competition started at 7.30am and concluded at 11.15am (office area would have been open at 6.30 with PA starting at 7am and closed by 11.45am). There were no lights required to be operated at the Dawn Event as there was sufficient natural lighting available.

The Dusk component of the competition started at 5pm and concluded at 10.15pm. The office area would have been open at 4pm with PA starting at 4.30pm. The hired light towers would have been switched on at 4pm to allow horses to become acclimatized to the event and to the towers and have the same competition conditions for all competitors at the event. The club hired 5 lighting towers for the event each with 4 floodlights, in total there were 20 floodlights on the 5 towers. Portable lighting towers are not ideal for lighting the 4 competition surfaces as they cannot go high enough to be able to direct downwards which would then reduce light spill into neighbouring properties. In fact to provide enough light they have to be at odd angles some pointing in a more upward trajectory. The permanent lighting towers we are proposing will alleviate this problem as shown in the light spillage diagrams submitted with the development application.

The Dusk competition also included freestyle dressage competition. This type of dressage is where competitors perform their dressage test to music of their own design. Obviously, the music must be played over the PA system so that the judges and competitors can hear the music for the competition.

Running competitions during the summer period means that competitors, more vulnerable to environmental heat conditions including older riders, disabled riders and riders with young children are less likely to enter as the weather on the day may mean they are unable to compete (as entries usually close 2 weeks before an event and the weather for the competition day is unknown at that time). With the addition of the proposed lighting towers these riders can enter with confidence knowing that they will be able to participate as the competition can be run in the cooler parts of the day and that they therefore would not have to scratch from the competition and forfeit part of their entry fees.

Club's Strategy & Risk

One of the major issues for the club is risk. The club continues to monitor its risk as part of its strategic plan to minimise any risk events that may occur.

Health & Wellbeing

The club is located in the Barossa Council area. In 2016 the Council released the Barossa Community Plan 2016-2036 which lists a number of 'Our Themes' for Health and Wellbeing including:

- Strategy 4.2 'Create opportunities for people of all ages and abilities to participate in the community'
- Strategy 4.4 'Support sporting, recreational and community clubs and organisations to grow and be sustainable'
- Strategy 4.6: 'Ensure that community members can participate in cultural, recreational, sporting and learning opportunities'

In 2017 Equestrian Australia released its 4 year strategic plan, central to the entire plan, is "For the love of the horse", with six key priorities inextricably linked to this. One of these priorities is the continuous improvement of member safety and horse welfare.

Club Grounds

The Murray Dawson Memorial Polo Ground Inc previously owned the grounds which were then transferred into the name of the trustees. The Declaration of Trust specifies the land will be used in the future for public equestrian recreation and sport.

The club has an agreement with the trustees to use the grounds for its equine activities. Whilst the club, on occasion, hires out its facilities to other approximately six other equine organisations (generally other dressage clubs) other equine associations also use the grounds on agreement reached with the trustees. For example, Horse SA operates the Trail head (NW corner) for the Kidman Trail. The Kidman Trail is a multi-use horse riding, cycling and walking trail that traverses 269 kilometres of roadsides, forest tracks, private land and unmade road reserves in South Australia.

Representations

The club has been provided with copies of the four representations received by the Council as part of the public notification of the development application. Whilst the representations raise a number of issues some of which appear to be unrelated to the development application we have attempted to respond to the matters raised below:

Parking

There were concerns raised about parking outside of the grounds. The grounds has three entrances. One is for vehicles with floats, another for vehicles (committee, judges, spectators) and the third is an over-flow parking area for our larger event competitions (used two or three times a year). Each gate is set back off the road to allow a vehicle (& float for the float get) to stop off of the road to open the gates to enter the grounds. If there are a number of floats entering/exiting the grounds at the same time there may be a small wait for these vehicles to enter the grounds. Generally vehicles (without floats) all park on our grounds. If a vehicle is noted to be parked on the side of the road outside the grounds a request is normally made for that vehicle to enter and park on the grounds. However, it is important to note that as a club we cannot force someone to park/move their vehicle only politely request that they do so. As the club is not the only user of the grounds we can only advise on what happens at our competitions. As the parking has now been raised as a concern we will continue to promote that parking should be within the grounds.

The club requests confirmation from the Council if it is currently illegal for vehicles to park on the side of the road provided they are not parked on the road (noting it is a dirt road)? If this issue continues to be of concern the club would ask that the Council erect no parking/standing signs near the grounds. The no parking/standing signs would ensure that all users of the grounds would have to abide by the signs.

Alternative Sites

Two representations put forward the suggestion that Talunga Park be used for evening events. The club confirms that this is not a viable alternative for various reasons but most particularly as the surfaces at Talunga Park are grass surfaces. Grass surfaces are not suitable for movements required by dressage horses particularly at the more advanced levels. The club has spent a significant amount of money improving its dressage arena surfaces to minimise any potential injury to the rider or their equine athlete. Grass surfaces are slippery and can cause permanent damage to the horse. All equestrian surfaces for national and international competitions are conducted on a mixture of sand and synthetic surface scientifically researched for horse performance and Safety. It has been scientifically proven to take two weeks for a horse to acclimatise from working on sand surfaces to working on grass surfaces. Riders of high performance dressage horses will not and should not be asked to risk their horse's welfare by competing on grass surfaces.

Similarly, it was proposed in the representations that the club hire an indoor arena. As the club's grounds have 5 arenas running at the same time for large competitions there are no indoor arenas in the local area that could accommodate this or the number of competitors and their floats.

The grounds were used in 2016 and 2018 to run the EA State Dressage Championships. Riders come from all over the state together with interstate competitors to compete at this event.

PA System

The Public Address ("PA") system an important way for the club to inform competitors of potential hazards (e.g. a loose horse) which is vital for mitigating our risks. The PA system is also used to keep our competitions running efficiently and our members informed. As previously noted once or twice a year it is also used for the dressage freestyle tests.

The club understands that the noise of the PA system may carry to neighbouring properties depending on wind factors. As previously noted at most competitions the PA system is not turned on until 8.30am and finishes mid to late afternoon. At our previous two annual evening competitions the music for freestyle competition is generally scheduled for earlier in the evening and the PA system being turned off between 10 & 10.30pm. The days/hours of use of the PA at standard competitions starts at 8.30am finishing around 3pm depending on competitor numbers. Ordinarily our competitions are run on a Saturday.

Liquor

The club does not have a liquor licence and to the best of the committees knowledge has never applied for one. At our Dusk competitions, a licence has been successfully applied for by the caterers for the evening event. They were very diligent with serving alcohol and have not reported any excess consumption at this event. The club was not notified and was not aware of any behaviour resulting from an excess intake of alcohol.

Commonwealth Grant

The club recently applied for a grant to provide financial assistance to install the lights. The outcome of the grant application is not yet known. As part of the grant application process we received verbal support from our immediate neighbour, who surrounds the three boundaries of our grounds, and written support for the application from:

- The Trustees (i.e. the land owners)
- Barossa Council – Mr Bob Sloane
- State MP – Mr Stephan Knoll
- Federal MP – Mr Tony Pasin
- Our State Peak Body – Equestrian South Australia

- Horse SA
- Dressage Club of SA
- South Australian Dressage Association
- South Australian Endurance Riders Association
- Barossa Light Horse Historical Association
- Mt Pleasant Pony Club

State Grant

The club was recently successful in its application for funding to assist in the construction of stables and yards. The club has recently submitted and been granted development approval by the Barossa Council and the stables and yards are well on their way to be completed.

Prior Correspondence

The club has purchased the light towers and upon delivery of the light towers to the grounds, the club was contacted by the Council to ensure that the correct process would be undertaken for their installation as the Council had been contacted by a neighbouring property. After this telephone call the club went and spoke with the neighbouring properties. One of the properties identified an issue with the light spill and the other neighbouring properties, as the club understands, did not have any issues. Prior to these discussions the club has not been made aware of any of the issues raised in the representations made to Council.

Actions to overcome issues raised in representations

The club has been working with Sports Lighting SA, a recognised Industry leader in sport lighting, to ensure that the clubs lighting meets with industry standards and our needs. Sports Lighting SA will be engaged to install the lights to ensure that they will be positioned correctly (e.g. pointing downwards) thereby limiting light spill outside of the designated areas. As previously noted the portable light towers that have been hired for the last two annual competitions have limited the club's ability to reduce light spill onto neighbouring properties particularly due to their height restrictions and the inability of the hired lights to be directed given the types of lights used. The proposed "fixed lights" will overcome the problem of light spill by virtue of their design and orientation of the individual lights themselves.

Lights to be turned off by 11pm. This is to allow time from the conclusion of the competition (approximately 10pm) for horses to be loaded safely into their floats and for the floats to vacate the grounds. As particular areas are cleared it may be possible to turn-off individual towers prior to 11pm if no longer required. The competitions proposed to be run in the evening will generally be held on a Saturday night and therefore this would be the night that the lights are on up to 11pm. If the club was to hire the facilities to another equestrian club for use in the evening there would be strict requirements in the hire agreement relating to the use of the light towers. However, at this point in time it is only the club that proposes to use the light towers.

For obvious safety reasons the gates to the grounds are always closed unless a car/float is entering or leaving the grounds. The club recognised several years ago that floats stopped on Cowell road and people having to cross the road to the open the gates was unsafe. To mitigate this risk the club installed a turn in/pull in where a car and float can get off the road and safely open the gate to the grounds. At our larger competitions the club has volunteers positioned at the gates to eliminate the need for drivers to vacate their vehicles and to minimise any build-up of floats waiting to enter the premises.

Only one night competition a year would be a freestyle competition, requiring music. Music to stop at 10pm with PA system to stop at 10.30pm unless an announcement needs to be made for safety reasons.

Club to specify in competition information that parking is to be inside the grounds. The club work with the Council to consider erection of no parking signs on road verges outside the Murray Dawson Memorial Polo Grounds.

We take this opportunity to thank the people who made representations identifying issues and potential issues. The club is working to mitigate these issues and hopes that this submission alleviates the majority of the issues raised in the representations. The club looks forward to working with Council to finalise the development application.

The club is holding a large competition on 16 February 2019 which will include an evening competition. Ideally the club would like to have the light towers installed prior to this date to mitigate the issues raised in the representations. If the club cannot have the light towers installed prior to this date it will be required to hire portable light towers for that event.






We take this opportunity to invite any Council members and/or parties that made representations to attend our event on 16 February 2019 to witness the sport of dressage and participate in the social side of the competition. If you do attend please identify yourself at the secretary's hut and asked to speak with me or Craig Hannam, the club's public officer.

We look forward to meeting the Panel members and the parties that made the representations.

Yours sincerely



Veronica Hannam
Club President

-  Competition with hired lights
-  Used by other clubs for dressage with PA no lights
-  Used by light Horse no PA or lights
-  MCDC Training Day no PA or lights
-  Standard MCDC competition starting at 9am finishing around 3pm depending on numbers Office opening at 8am PA starting at 8.30am

2018—Schedule

January

M	T	W	T	F	S	S
1	2	3	4	5	6	7
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February

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MCDC 2019 Light Events

Feb 16th is a confirmed date using either the new towers or hired lights. March date is TBC as it will be a training event and we need to liaise with instructors but it will have an earlier finish. Dec 8th is provisional as we are still formulating our schedule. May 25th is very, very provisional & is likely not to happen. Sound & light check for 1 hour finishing 9pm depending on daylight.

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August

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September

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November

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December

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MOUNT CRAWFORD DRESSAGE CLUB

RISK MANAGEMENT POLICY

For Competitions, Training Days and other Activities held by the
Mount Crawford Dressage Club
(Last Updated September 2018)

The Mount Crawford Dressage Club Committee is committed to ensuring a safe sporting and working environment for every person involved in MCDC competitions and activities. To enable this commitment to be met, this Risk Management policy has been adopted and will be continually reviewed as required.

This policy is intended to provide for a reasonably safe environment for all competitors, spectators, volunteers and any other persons attending events, and their horses. It must be recognised however, that the handling and riding of horses is a dangerous activity and can result in serious injury and loss. Neither the MCDC or the members of the MCDC Committee accepts any responsibility for any loss or damage suffered by any person. Anyone who handles or rides a horse or attends events held by the MCDC do so entirely at their own risk.

Please note that MCDC members are insured for Public & Product Liability only and are not covered for Personal Accident or Injury. MCDC strongly recommends that all members have their own personal insurance and ambulance cover.

General:

- The MCDC Committee will appoint a committee member to be responsible for safety and risk management at all MCDC events (hereafter known as the Safety Officer/Risk Management Officer).
- The MCDC Risk Management policy shall be utilised when preparing for an event, and all aspects of this policy will be addressed, and any hazards identified.
- At MCDC competitions and other activities, the Safety Officer, the delegated official for the day or any Committee member in attendance on the day each have the authority of the committee to make any decision necessary in relation to any matter concerning safety.
- All events will follow the rules of Equestrian Australia. This includes 'unofficial' and 'closed' classes where the intent of the rules must still apply.
- All event personnel should know and understand general safety procedures and be conversant with the MCDC Risk Management Policy.
- Volunteers and other event personnel should have the required experience and knowledge to perform their duties or will be appropriately trained and supervised before commencing duties.
- All accidents or incidents will be recorded on a MCDC Incident Report form and be noted for future safety considerations.
- A list of emergency services contact details will be available on the day and will be noted in the program where applicable.
- First Aid kits and basic veterinary equipment will be available on site and easily accessible. Emergency personnel, such as ambulance officer/doctor/veterinarian etc, should attend the event where required by the rules or by the Safety Officer.
- Dogs must be on a lead at all times. Dogs that are creating a nuisance (eg barking or lunging at people or animals) must be removed from the venue if so directed.
- Where food is provided at an MCDC event or activity, the requirements of the 'Safe Food Australia' guide will be adhered to. All persons providing food at the event or activity must be made aware of their obligations under this guide and abide by them. All persons consume food at the event/activity at their own risk.
- The MCDC may cancel any event in the case of extreme weather conditions – this includes excessive heat or excessively wet weather/ground conditions. Please refer to the Hot Weather Policy and Wet Weather Policies, specifically addressing extreme weather conditions.

Hot Weather Policy:

- The MCDC Hot Weather Policy states that events will be cancelled when a temperature of 36C or above is forecast for the Mount Barker area or the CFS advises of catastrophic fire conditions or at the discretion of the MCDC Committee.
- When riding in hot weather, it is the rider's responsibility to ensure that they drink enough fluids, in addition to appropriately attending to their horses needs in order to avoid heat stress.

Wet Weather Policy:

- Mount Crawford Dressage Club will assess the state of the grounds following heavy or consistent rain prior to an event. A decision on the state of the grounds will be made on the Thursday prior to the competition, and no information will be available prior to this time. Once a decision has been made it will be posted on the Mount Crawford Dressage Club website.
- Where there is the possibility of an event being cancelled due to poor weather, it is the responsibility of the competitors to ensure that they check the Mount Crawford Dressage Club website on the Friday evening for information.

Fire Policy:

- Please be aware that the Club grounds are located in a high fire risk area near the Mount Crawford forest, and there is no mains or firefighting water available.
- Refer to the separate MCDC Fire Policy available on the MCDC website.

First Aid Policy:

- Please refer to the separate First Aid Policy and Incident Report Form available on the MCDC website.

Responsibility of participants:

- All members expected to familiarize themselves with and abide by Club and EA rules, policies and Codes of Practice. Members are also expected to keep informed and up to date by reading newsletters, rally information and policy changes.
- All riders on the grounds must be members of the Mount Crawford Dressage Club or the EA and must report to the office before riding. EA riders must be able to show their EA membership card if requested.
- All participants entering a MCDC event must sign the appropriate waiver/release forms where applicable.
- Approved helmets are to be worn at all times whilst mounted, or in accordance with EA regulations with respect to competition attire.
- It will be the responsibility of the rider of each horse to ensure that all riding equipment is well maintained and correctly fitted. Where applicable, a gear check will be conducted prior to riding.
- For competition days, all riders need to supply their own bridle or saddleblanket numbers, visible from both sides of the horse. It is your responsibility to make sure your horse is wearing the correct number, especially if you have more than one horse on the grounds.
- Pick up any baling twine, fill any holes your horse may have dug and please scatter the manure.
- Act in accordance with the information provided and with common sense at all times, considering the safety and welfare of people, horses and property, yours and others.
- All competition days are conducted under EA rules. Please know and abide by them. Anyone blatantly breaking any rule may be eliminated and asked to leave the grounds.
- It is the responsibility of the rider/competitor to ensure that the level of fitness and training of their horse is suitable for the competition entered or the activity to be undertaken.
- Juniors under the age of 18 years must always be supervised by a parent or nominated adult.

Venue:

- The Safety Officer and, if possible, one other member of the MCDC organising committee, will inspect the grounds prior to the start of the competition or event. If necessary, they will discuss with the venue manager any potential hazards that require attention before the event commences.
- Inspections of higher-risk areas (e.g. spectator areas, warm up areas, catering and meal areas) should be repeated during the event as appropriate.
- Where applicable, a warning sign advising that horse sports are a dangerous activity should be displayed.
- Arenas will be defined clearly and use appropriate safe surrounds.
- No horses are permitted in the spectator area in front of the office/canteen/toilets.

Parking and Traffic:

- For all traffic, a 10km/h speed limit is applicable throughout the venue.
- All areas of parking will be of sufficient size to allow safe movement of vehicles at all times and vehicles must be parked so as not to block the exit for others.
- All drivers will ensure that horse floats are parked a sufficient distance (at least 9 meters) from other floats to prevent one horse from being able to kick another horse or damage vehicles.
- Entry to and exit from the venue will be sufficiently sign-posted and allow for the safe movement of trucks and floats.
- Floats/Trucks and spectator's vehicles should be kept separate where possible, and designated parking areas be clearly marked.

Handling of Horses:

- Stallions must be kept under strict control at all times and not be left unattended. Any person handling a stallion must be over the age of 18 years and must be suitably experienced in stallion handling.
- All horses must be tied in a safe and secure manner. If horses which are tied up are known to have a tendency to kick or engage in any activity that might be a danger to a passer-by, that horse must be attended to by a suitably experienced person at all times whilst it is tied up.
- Portable yards should be of solid construction. The use of electrical tape, strings, ropes or chains will not be permitted.
- Any horse that is behaving in a manner considered to be dangerous to any other people or horses on the grounds may be requested to leave the event. Any horse which is required to leave will be taken to have scratched from the competition or event for which it is entered on that day and the horse will not be permitted to take part.
- Abuse of any horse will not be tolerated, and the offending person/s may be requested to leave the event. Abuse includes excessive use of a whip or spurs.
- Horses should be provided with access to water during breaks. Please bring a tub or bucket and you will need to bring your own supply of drinking and washing water.

Horse Warm Up Areas:

- The horse warm up areas must be adequate for the number of horses requiring use of the area and the maximum number of horses permitted in the area needs to be controlled to avoid potential accidents.
- When passing another rider ahead of you who is unaware of your presence, call "passing" to make them aware. If you are passing another rider coming from the opposite direction, pass left shoulder to left shoulder.
- If you are having difficulty, you may be asked to work away from the other horses, please consider other riders and horse's safety at all times.
- No dogs will be allowed in the warm-up or competition areas at any time.

Personal Safety:

- If a horse becomes loose whilst on club grounds, ensure you advise the owner and a MCDC Committee member who will then decide on the best course of action. Please ensure the horse is calm and at a standstill before approaching.
- When offering or asking for assistance with your horse, remember that even the most experienced horse handler can get hurt when something goes wrong.

Members of the Public/Spectators:

- There are no restrictions on members of the general public attending any MCDC event. However, it should be assumed that members of the general public are not familiar with the behaviour of horses and do not know how to handle them or how to behave in their presence. Accordingly, persons riding or handling a horse must be especially alert for the presence of members of the general public (children in particular).
- Members of the public/spectators attend the event at their own risk. Safe viewing areas for spectators are provided near the office/canteen area.
- Members of the public/spectators will not, as a general rule, be permitted to enter competition and horse movement areas. If they do so, they enter at their own risk.

SPECIAL CONSIDERATIONS FOR MCDC TRAINING DAYS:

The current MCDC Insurance Policy covers the following activities:

- Flatwork/Dressage/Formation Riding
- Working Equitation/Handy Horse
- Ground work
- Gridwork and Showjumping – Up to 60cm
- Gymnastic/Poles on the ground
- Novelties/Games

A quote for additional insurance must be obtained for any activity not listed above, which may include:

- Cross Country
- Trail or Navigation Rides
- Cattle work
- Showjumping – Over 60cm
- Formation Jumping
- Club Camp
- Polocrosse

General:

- The Training Day Coordinator and/or Safety Officer are responsible for checking the safety of the venue and having the first aid kit and emergency phone numbers on-hand while an event is taking place.
- All participants must be MCDC members, day membership will not be available.
- All instructors will be suitably qualified and insured and provide a Certificate of Currency.
- An Incident Report Form will be available in the office area. The Training Day Coordinator or Safety Officer will be responsible for ensuring the form is completed by the relevant parties when any incident deemed noteworthy by the Safety Officer takes place. The first aid kit and emergency contact details will also be available in the office. An ambulance, vet or other emergency services agency will be contacted if the Coordinator or Safety Officer considers it necessary.
- Any actions deemed unsafe by the instructor or training day coordinator will result in a warning in the first instance and in the second instance, the rider will be asked to leave the venue.
- Once a class has commenced, it is under the direction of the instructor and if it is necessary to leave a class, the instructor must be informed.
- A horse behaving in a manner that upsets other horses may be asked to work in another area.
- If, in the instructor's opinion, a horse is dangerous, the rider may be instructed to leave the area.
- Approved safety helmets and appropriate footwear must be worn at all times whilst mounted.
- It will be the responsibility of the rider of each horse to ensure that all riding equipment is well maintained and correctly fitted.
- All tack and equipment must comply with the EA rules for each discipline. The EA rules for tack and equipment will also apply when non-EA disciplines are being offered (ie Trail Riding).
- The instructor or training day coordinator may deem tack unfit for use. Bridles must have a bit, and reins must be attached to the bit.
- Horses and ponies must be three years of age or over for flatwork classes and four years of age or over for jumping classes. Please contact the training day coordinator if your horse is younger.
- Horses should be tied up with a halter and lead rope during breaks. Horses may not be tied up with reins at any time.
- No riding is to be done in alternative arenas/paddocks without the prior consent from the training day coordinator and the venue.
- MCDC has a non-smoking policy.
- Horses must be presented at training days in good health and in sound condition. If a horse is suspected of being unsound or unwell, the instructor or training day coordinator may direct that it not participate.

- If a horse has been unwell with a contagious condition or communicable disease, the training day coordinator may direct that it not participate at the next rally or until vet clearance has been obtained post illness.
- Horses must be provided with access to water during breaks. If the venue does not have a water supply (ie Mount Crawford Dressage Club Grounds), you will need to bring your own supply.
- All lessons are to be ridden unless specified. Horses are not to be led in lessons, this is deemed to be a danger to all participants, horses and instructors.
- Where applicable, you must state which level you feel best describes you and/or your horse's capabilities on the entry form. This will help the training day coordinator to put you in the lesson that you will benefit the most from.

Venues:

- Any venue where MCDC competitions and activities take place must meet all safety requirements of the event, and it is strongly recommended that the MCDC be the sole hirer of the venue.
- All members must be made aware of and follow the appropriate Risk Management procedures of the venue being hired and sign an appropriate waiver form for the venue if required.
- The training day coordinator and/or the designated safety officer will inspect all areas of the venue that are likely to be used, prior to the start of the event. They will discuss with the venue manager or property owner potential hazards that require attention before the event commences.
- Inspections of high-risk areas (e.g. spectator areas, warm up areas, catering and meal areas) will be inspected by the Training Day Coordinator and/or the Safety Officer during the event as appropriate.
- Arenas will be clearly defined.
- The Organising Committee will follow the appropriate crisis/emergency management procedures of the venue being hired.

Parking and Traffic:

- A 10km/h speed limit is applicable throughout the venue.
- All areas of parking will be of sufficient size to allow safe movement of vehicles and vehicles must be parked so as not to block the exit for others.
- Drivers will ensure that horse floats are parked a sufficient distance (at least 9 meters) from other floats to prevent one horse from being able to kick another horse or damaging vehicles.
- Entry to and exit from the venue will be sign-posted and allow for the safe movement of trucks and floats.
- Floats/Trucks and spectator's vehicles should be parked in separate areas and where possible, designated parking areas will be marked.

Arena Etiquette:

- When passing another rider, riders should call "passing" to make their intention clear. If passing a rider coming from the opposite direction, passing should be left shoulder to left shoulder.
- At least two horse lengths should be left between horses. The performance of a ten-metre circle with return to the track can create distance.
- If it is necessary to stop riding, riders should move to the centre.
- Slower horses should use the inside track.
- Close attention should be paid to the instructor and the other riders to avoid collisions.
- Novice riders or green horses that may be experiencing difficulty, should be allowed them more space.
- Sufficient room should be left in line ups to avoid kicking and biting.
- Riders should advise the instructor if they wish to leave the class midway through the lesson, move to the centre and leave when safe.
- Spectators should keep voices down so that the lesson is not disturbed.

Show Jumping/Cross Country:

- When show-jumping training above 60cms or any Cross Country training takes place, a separate insurance premium must be organised.
- The Safety Officer and/or training day coordinator must inspect and approve the grounds before activities commence.
- Potential hazards must be identified and rectified (eg. Unnecessary cups in wings, incorrectly positioned ground rails, loose cups under wings, ground condition etc)
- The instructor must have the appropriate accreditation and experience.
- The number of on-foot assistants in the arena or on the course should be kept to a minimum.

Trail Riding/Navigation Rides:

- When trail riding/navigation rides take place, a separate insurance premium must be organised.
- All sanctioned MCDC Trail Rides shall be conducted under the control of the delegated Ride Coordinator who is a competent rider, as well as a member of the MCDC committee or their delegate.
- The Ride Coordinator must ensure a pre-ride briefing is conducted to advise participants of potential hazards and other details relevant to the safe conduct of the ride. They must ensure that all participants understand the commands that will be used throughout the ride.
- High visibility vests or other identifying clothing must be worn by the Ride Coordinator and any other ride official, and these people should be identified to all participants at the pre-ride briefing.
- There must be a minimum of two ride officials at any ride, plus at least one ride official per ten riders. One ride official will ride at the front of the group and another at the rear of the group. One of the ride officials must also be a First Aid Officer and carry a mobile phone.
- An Incident Report Form will be available from the Ride Coordinator. The Ride Coordinator or Safety Officer will be responsible for ensuring the form is completed by the relevant parties when any incident deemed noteworthy by the Safety Officer takes place. The first aid kit will be available in the float parking area, and emergency contact details will also be carried by a ride official. An ambulance, vet or other emergency services agency will be contacted if the Ride Coordinator or a ride official considers it necessary.
- The route shall be inspected prior to the commencement of the ride for any potential hazards, otherwise the Ride Official riding at the front of the group must advise of any potential hazards.
- All riders must comply with State Road rules when riding on or near roadways.
- Permits, if required, will be obtained by the Ride Coordinator prior to the ride.
- Ride distances and approximate times will be advised on the entry form.
- Alcohol is not permitted to be consumed prior to or during the ride.
- Dogs are not permitted.
- Manure must be collected and removed from parking venues, unless otherwise advised.
- Riders must wear appropriate clothing for trail riding and for the prevailing weather conditions, including approved helmets and footwear.
- It is the responsibility of each rider to advise the Ride Coordinator of any pre-existing medical conditions prior to the ride.
- It is the responsibility of each rider to assess their level and their horse's level of skill when negotiating hazardous terrain, and if necessary, dismount and lead their horses where appropriate.
- Horses which have shown a tendency to kick must be identified by a red ribbon in their tail.
- It is the responsibility of each rider to ensure that their horse's level of fitness is suitable for the length of ride.
- At all times, horses remain the responsibility of their riders and as such, riders should always be aware of riders/horses in their vicinity to avoid potential dangers.
- It is the responsibility of all riders to maintain appropriate control of their horse and to keep them out of kicking distance of other horses at all times.
- Riders must not pass or overtake another rider at a speed or in a manner which is likely to excite their horse.
- All gates should be left as they are found. Riders will always consider other user groups and respect private property.

Camping:

- When a club camp takes place, a separate insurance premium may need to be organised.
- Where camping is available, all rules applicable to camping at that venue will apply. This applies to policies such as parking, horse accommodation, camp fires, the consumption of alcohol and manure collection.
- Where this information is not provided by the venue, the entry form will contain the relevant policies as applicable.
- An Incident Report Form will be available from the Camp Coordinator. The Camp Coordinator or Safety Officer will be responsible for ensuring the form is completed by the relevant parties when any incident deemed noteworthy by the Safety Officer takes place. The first aid kit and emergency contact details will be available in the camping area. An ambulance, vet or other emergency services agency will be contacted if the Camp Coordinator or another official considers it necessary.
- Horses must be securely accommodated in either portable steel yards or taped yards powered by an operational electric fence unit.
- Where gas/electricity is available, these must be stored appropriately, and all cables/pipes properly covered and/or fenced. Power leads must not cross roads or tracks.

Horse Accommodation:

- Where horse accommodation (stables, yards etc) is provided, all rules applicable at that venue will apply. This applies to policies such as manure collection and cleaning of the facilities.
- Horse accommodation must be designed and constructed so as to minimise the risk of injury to horses and must have sufficient room to allow the horse to turn around and lie down.
- Potential hazards must be identified and addressed.
- During a MCDC event, stables or yards must only have one horse in the stable or yard at any time.
- Stables and yards must be cleaned appropriately prior to departure.

These conditions apply unless the MCDC Committee has given the competition/activity concerned a written exemption.





MISSION STATEMENT AND STRATEGIC PLAN

For the period 1st January 2018 until 31st December 2020

MISSION STATEMENT

Mount Crawford Dressage Club Inc (hereafter referred to as MCDC) aims to create a safe, supportive and inclusive environment for all of our members, visiting riders and supporters, where the ideals of good sportsmanship and horsemanship are encouraged in a friendly and relaxed atmosphere.

The Club also aims to be the premier dressage club in South Australia by organizing events that are always of an excellent standard and providing superior facilities and optimal riding surfaces at our grounds for use by all horses and riders.

BACKGROUND

Mount Crawford Dressage Club Inc is a not for profit sporting club committed to facilitating and promoting the sport of Equestrian Dressage in South Australia.

The Club holds events at the Murray Dawson Memorial Polo Grounds on Cowell Road, Mt Crawford. The grounds are situated in a magnificent rural setting in a quiet area away from traffic and other noisy distractions. Facilities include five all weather, fenced, shell grit/sand arenas, two large warm up areas, a fully fenced lunging area, ten horse yards, an office, a catering & storage shed and toilet facilities. Three loudspeakers provide excellent amplification both around the office environs and near to the car/float parking area. Commentary and music can be heard over a large area facilitating efficiency of organization and the smooth flow of the dressage tests. Unfortunately, no running water is available on the grounds, however our rain water tanks supply the catering shed and toilet blocks. At this point in time, participants must bring water for their horses.

The Club has an annual membership of around 100 individuals and/or families. Competitions are open to both club members and members of Equestrian South Australia with Closed, Closed Unrestricted, Participant and Competitive Classes being offered depending on the event.

Commencing in 2018, separate Pony divisions will be offered to complement the Open and Youth divisions and at some events, separate Adult Owner Rider (AOR) classes are held. Occasionally, we also offer FEI Eventing Dressage Tests.

Competitions may attract up to one hundred and forty horse and rider combinations and the Club actively encourages all skill levels. We offer tests up to Advanced level at all of our competitions and up to Grand Prix level in at least half of our competitive days.

Our Training Days, which are held at least once per month, have become a very important and popular part of the MCDC calendar. These are very well supported by the members and we offer a range of experienced instructors providing instruction in many aspects of training, e.g. flatwork, pole work, working equitation etc.

The Club hires its facilities to other dressage clubs and equestrian groups on a regular basis throughout the year, and is proud of its reputation as the best Dressage facility in South Australia.

MANAGEMENT STRUCTURE

MCDC is managed by up to twelve people on the MCDC Committee. Members are elected at the AGM for a period of twelve months. There are various Sub Committees which concentrate on specific areas of management such as Policy Development/Strategic Planning, Training Days and Major Events. Members may be co-opted to serve on those committees.

The following named positions form the core of the Committee:

- President
- Vice President
- Treasurer
- Secretary

MCDC is a member of Equestrian SA and runs its events under the rules of Equestrian Australia.

Members of the Committee regularly attend 'Clubs' Meetings held by Dressage SA. They are able to participate in the planning of the South Australian Dressage Calendar and discuss relevant issues and gain important information relating to planning, regulatory and compliance matters.

The Management Committee is duty bound to follow the aims set out in the Mission Statement. The high ideals of excellence will not offset the commitment to making the Club a friendly and inclusive organization, encouraging riders and horses of all levels and experience in both competition and training. There is a great emphasis on the social and fun aspects of the Club where camaraderie and friendship is encouraged at all times. Young and inexperienced riders also feel supported. Riders with young and inexperienced horses will be encouraged and assisted. Success at any level will be celebrated appropriately.

ORGANIZATION AND PARTICIPATION - GOALS

1. MAINTAIN OUR ORGANIZATION AND FACILITY AS THE ONE OF CHOICE FOR RIDERS AND OTHER CLUBS IN SOUTH AUSTRALIA

MCDC is aiming to become (or remain as such) the premier dressage competition venue in South Australia. The Club will endeavour to continue to attract riders (both members and non-members) to well-run competitions at a facility with national standard competition surfaces and associated facilities.

MCDC will encourage the hiring of facilities to other groups following equestrian pursuits e.g. The Australian Light Horse Association.

The Club will continue with promoting constructive and innovative ideas in all aspects of the running of the club and its' events. Fresh and unique ideas will be actively encouraged.

2. MAINTAIN HAPPY, COOPERATIVE AND EFFECTIVE MANAGEMENT COMMITTEES

With mutual cooperation, excellent communication, enthusiasm, commitment and an open-minded approach to all matters, the running of a successful committee should ensue.

The Committee structure will need to be an evolving one to be successful, with respect for the individual skill set and time constraints of each individual who has offered their time and expertise to assist with the running of the Club.

3. MAINTAIN AN INCLUSIVE, ENCOURAGING AND SOCIAL ENVIRONMENT FOR ALL OUR MEMBERS

The Club wishes to encourage all levels of riders and support their quest for improvement and a sense of achievement within their dressage pursuits. The Club aims to be one in which each member feels included at the level that they wish to participate in. MCDC wants to remain a welcoming and friendly club and offer not only competition and training events, but opportunities for social interaction and fun. A strong sense of community is of utmost importance.

FACILITIES - GOALS

TWO YEAR PLAN – by December 31st, 2019

1. The suitability of a synthetic surface assessed and possibly added to the current shell grit/sand surfaces of the warm up and competition areas
2. Improve the lunging facilities
3. Assess and amend the MCDC Constitution
4. Current yards refurbished
5. Stable block built
6. PA System upgraded
7. Upgraded the surface around the office/shed to improve foot traffic/trade fair area

FIVE YEAR PLAN – by December 31st, 2022

1. Upgrade lighting around grounds to include lights suitable for night riding
2. Hospitality/Club Rooms built
3. Camping facilities provided
4. Feasibility assessment of Female Facilities

TEN YEAR PLAN

1. Female facilities built near the proposed stable block
2. Indoor arena feasibility assessed
3. Full reassessment and review of the MCDC Constitution

FIFTEEN + YEAR PLAN

1. Indoor arena built

FUTURE EVENTS/COMPETITIONS - GOALS

SHORT TERM – HIGH PRIORITY

1. MCDC Triple Crown Challenge – This was instigated in 2018, encompassing the Dawn & Dusk, Autumn Festival and Triple Crown Final Competitions
2. Annual Club Championships – Revamped in 2018
3. Annual Performance Awards – Revamped in 2018

LONGER TERM

1. A CDI Competition

6.3 960/501/2018 (263 Laubes Road Springton)

Applicant: Marco Forg
Representors: Tom and Leeanne Halpenny
Rozlynn Seppelt

APPLICATION DETAILS

PROPOSAL	Tourist Accommodation (Campground) with associated car parking, toilet and use of barn for extreme weather refuge when needed
APPLICANT	Mr Marco Forg
OWNER	Mr Marco Forg and Ms Eve Forg
APPLICATION NO	960/501/2018
CERTIFICATE(S) OF TITLE	CT 5302/69
AREA	29.64ha (allotment 1)
CURRENT USE	Primary Production and Residential
DEVELOPMENT PLAN VERSION	Consolidated 1 November 2018
ZONE	Primary Production Zone
POLICY/PRECINCT AREA	N/A
OVERLAYS	Character Preservation District
APPLICATION TYPE	Merit
CATEGORY OF DEVELOPMENT	Category 2
REFERRALS	N/A
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Dylan Grieve/Phil Harnett
RECOMMENDATION	That Development Plan Consent be GRANTED

BACKGROUND

The proposal is for a campground situated on portion of the allotment with associated car parking, toilet and use of barn for extreme weather refuge when needed.

The proposal will accommodate a maximum of 30 patrons at any one time.

In the context of the Development Plan a campground is a form of tourist accommodation. This is particularly notable in the 'Caravan and Tourist Park Zone' of the Development Plan which states:

"tourist accommodation predominantly in the form of... camping sites..."

"...primarily accommodates a range of tourist accommodation uses, including camping sites..."

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

- (4) Where representations opposing a proposal have been received as a result of category 2 or 3 public notification and the representor has indicated a desire to be heard in support of a representation.

PUBLIC NOTIFICATION

The application is a Category 2 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Primary Production Zone.

Representations:	Three representations were received.
Persons wishing to be heard:	<p>Two representors identified that they wish to address the Panel:</p> <ul style="list-style-type: none">• Tom and Leeanne Halfpenny• Rozlynn (Roz) Seppelt
Applicant/s	Marco Forg wishes to appear to respond to representations.
Summary of Representations:	<p>The representors raised concern regarding the following matters:</p> <ul style="list-style-type: none">• Insufficient information provided• Inappropriate siting due to interface concerns with adjacent allotment and potential inundation• Poor access and car parking location/design (not all weather and no details provided)• Fire safety• Inadequate information around proposed waste disposal system and associated utilities• No management plan• Lighting• Toilet compliance with <i>South Australian Public Health Act 2011</i>• Environmental impacts (flora and fauna)• Adverse amenity impact on the locality• Noise• Privacy• Traffic• Dust• Insurance concerns• Health regulations with respect to food and water• Garbage and litter
Applicant Response:	<p>The applicant's response to the representations is summarised below:</p> <ul style="list-style-type: none">• The proposal will not cause unreasonable interface matters through emission of effluent, odour, smoke, fumes, dust, other airborne pollutants, vibration, electrical interference or hours of operation.• The primary campground area is located approximately 450 metres from Mr and Mrs Seppelt's property and there is no line of sight given existing landscaping and vegetation.• There should be no traffic impact since the car park is located on R Dewells Road.

- The carpark will be 200 metres away from the closest dwelling with dense vegetation in between.
- The carpark will not require vegetation removal and will have minimal impact on the locality.
- The Australian Standard will be consulted regarding design of the car park.
- A maximum of 15 cars per week will use the car park.
- Fire equipment will be kept and maintained on site. Staff members will be trained to use the fire equipment.
- 3 metre separation between tents will be required in case of a fire.
- A 30 metre hose reel will be fitted to a mobile firefighting unit to service individual camp sites.
- The campground will be kept clear of combustible or hazardous materials.
- Fire regulations will be adhered to regarding cooking appliances.
- An application to install a waste system has been lodged with council. The composting toilet and associated septic tank are Health SA approved products.
- One staff member will hold an up to date First Aid certificate and a First Aid kit will be available on-site.
- No flood lights will be used but one adequate strong light will be on site for use during emergencies. Low light emission lighting will be installed at the toilet block and the on-site caravan which contains the First Aid kit.
- There should be no need for vehicle movements after dark thus minimising impact from headlights.
- The area to be used for the campground is an underutilised paddock with deficient soil for livestock feed. The area is mainly populated with wild oats with a gum tree woodlot to the west, a pine woodlot to the south and a re-vegetated area containing native trees to the north. The observed fauna in the campground area includes kangaroos, rabbits, crows and foxes. The proposal is for a low impact camping approach with no vehicles, trailers or caravans entering the campground.
- The campground area cannot be seen from the road due to the pine plantation. The proposal will retain the local character, visual amenity and appeal of the area.
- The proposal does not affect the use of agricultural land for primary production.
- The proposal will add vitality to the nearby townships, regions and settlements by increasing opportunities for visitors to stay overnight.
- The scale and form of the proposal will not overwhelm or over commercialise the natural values of the land.
- Entertainment will not be provided to guests as this would disturb the tranquillity of the area.
- Property fence lines will not be activity areas to ensure neighbouring privacy is maintained.
- The proposal will be alcohol free. This is required for insurance purposes and we do not hold a liquor license.
- The proposal will be properly insured.
- The property will be kept free of rubbish and general waste.

- We are aware of food safety regulations and have been registered with council as a food business for the last 8 years.
- Emergency exits have now been shown on the site plan.

Attachment 2 provides a copy of the representations and the applicant's response.

An aerial view showing the representations properties is shown in *Figure 1*.

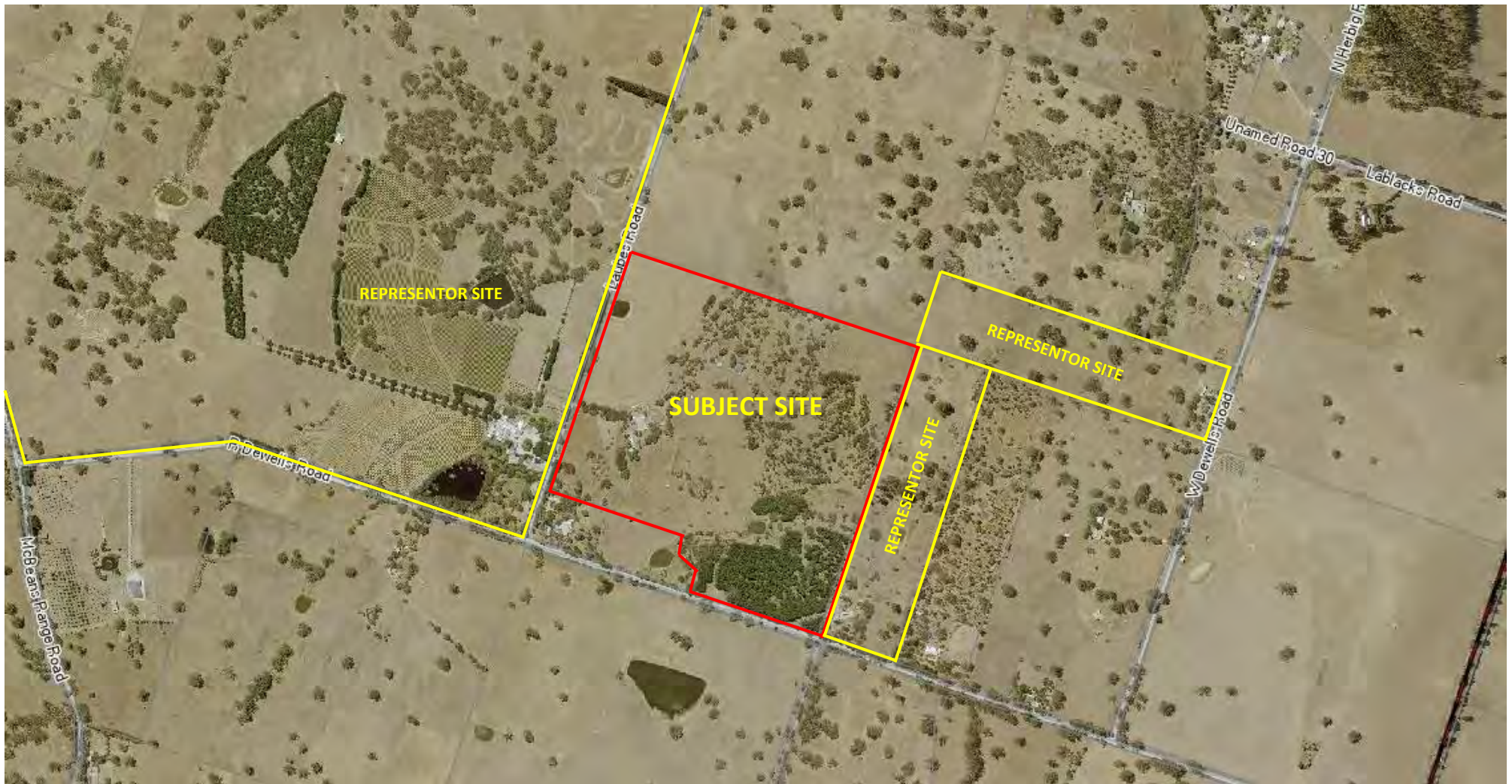


Figure 1: Location of Representors

SITE AND LOCALITY

The subject land is 263 Laubes Road, Springton within Certificate of Title 5302/69, situated on the corner of Laubes Road and R Dewells Road.

A watercourse traverses the south-eastern corner of the subject land which then elevates 20 metres upward towards the existing dwelling. The subject land therefore undulates throughout.

The subject land has an approximate total area of 295,000 square metres. Some sections are used for grazing with others simply being open grass areas or comprising extensive and established vegetation.

No easements are shown on the Certificate of Title.

The locality comprises a pleasant, undulating rural character. Surrounding allotments (adjoining and adjacent) vary in shape and size however are also primarily used for farming and horticulture. Some dwellings and farm buildings are scattered throughout the locality along with remnant native vegetation and watercourses. The property at 68 R Dewells Road comprises a detached dwelling and Bed and Breakfast and the property at 274 Laubes Road comprises cellar door sales, restaurant and tourist accommodation.

The site is located within the Primary Production Zone, as shown in *Figure 2*.

The site is located within the Character Preservation District as shown in *Figure 3*.

An aerial view of the locality and site are shown in *Figure 4* and *Figure 5*.

Site photos are provided in *Figure 6* to *Figure 17*.

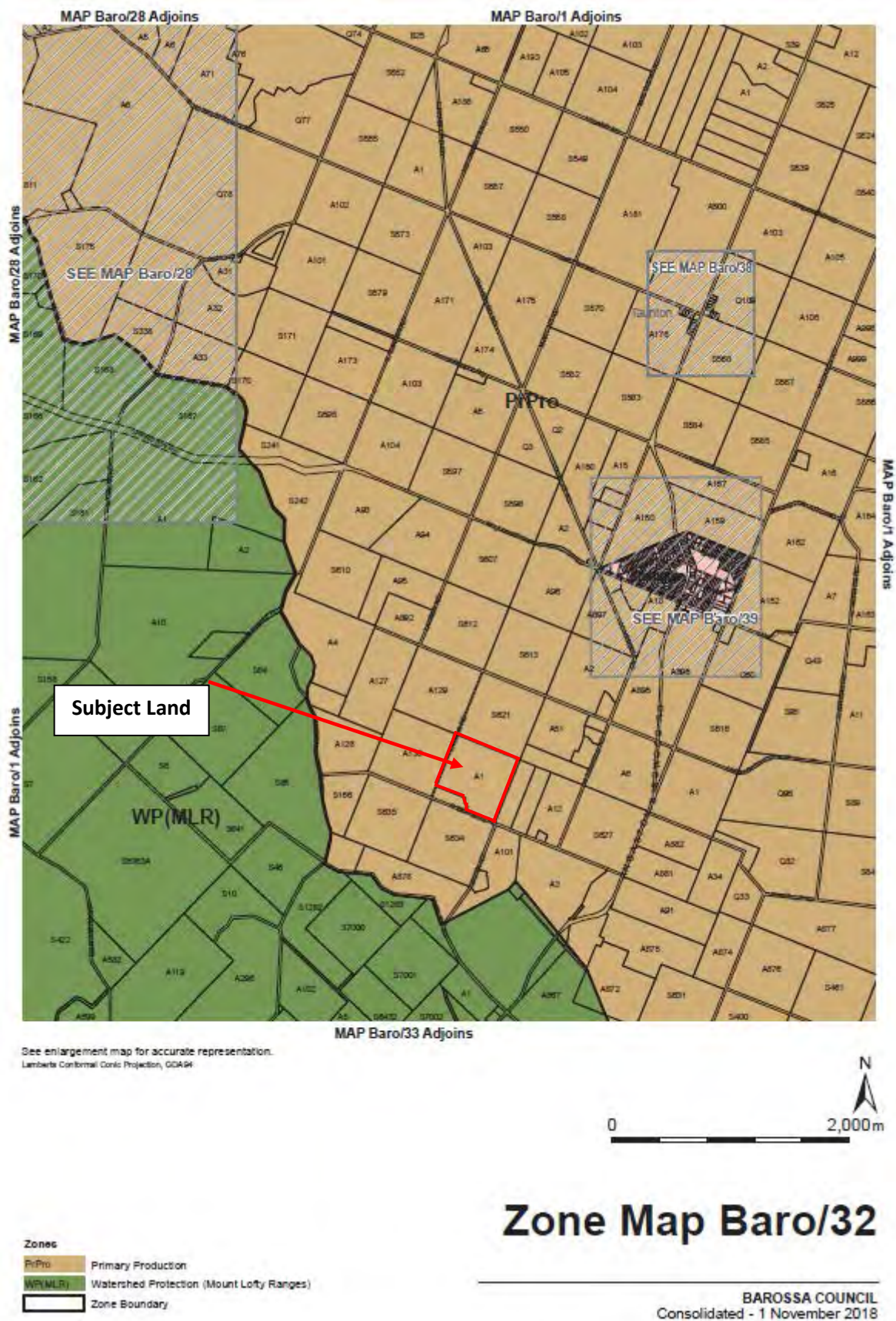


Figure 2: Zone Map Baro/32

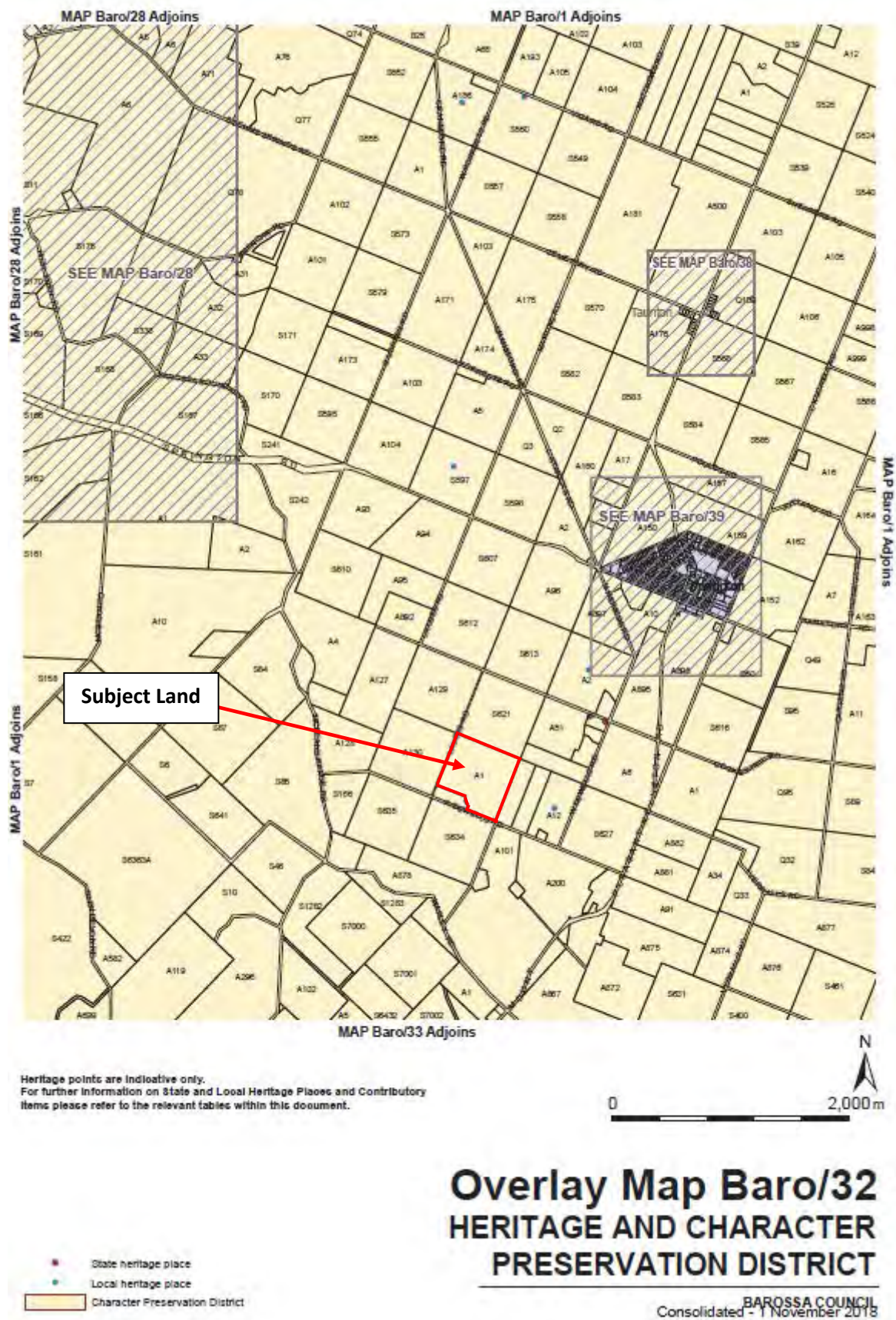


Figure 3: Heritage and Character Preservation District Overlay Map



Figure 4: Locality



Figure 5: Aerial – Site



Figure 6: Location of proposed patron parking area as viewed from R Dewells Road.



Figure 7: Location of existing walking path/fire access track from patron parking area to primary campground area.



Figure 8: Primary campground area.



Figure 9: Primary campground area adjacent fence line with 112 R Dewells Road.



Figure 10: Primary campground area.



Figure 11: Watercourse traversing primary campground area.



Figure 12: Fire access track adjacent fence line with 112 R Dewells Road.



Figure 13: Location of proposed composting toilet.



Figure 14: Existing barn and water tank.



Figure 15: Existing barn.



Figure 16: Existing water tanks adjacent dwelling.



Figure 17: 800 litre mobile firefighting unit.

REFERRALS

No referrals are required under Schedule 8 of the Development Regulations 2008.

ASSESSMENT

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Character Preservation
District

Objective 1
PDC 1

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the assessing officer has had regard to the objects of the Act and, in determining this application, whether it seeks to further the objects of the Act.

The objects of the Act are:

- (a) To recognise, protect and enhance the special character of the district whilst at the same time providing for the economic, social and physical wellbeing of the community.
- (b) To ensure that the activities that are unacceptable in view of their adverse effects on the special character of the district are prevented from proceeding.
- (c) To ensure that future development does not detract from the special character of the district.
- (d) Otherwise to ensure the preservation of the special character of the district.

The following considerations are most relevant in relation to the proposal:

- The siting and appearance of the proposed development with respect to the "special character" of the district.
- The economic, social and physical outcomes of the proposed development.
- The impact of the use upon the "special character" of the district.

The following are noted with respect to each consideration:

- The proposal is appropriately sited so as to be visually screened by existing and established vegetation and discreet within the landscape. In addition, the proposal is predominantly relocatable, removable or demountable. On this basis, the proposal is considered to respect the "special character" of the district because all structures are discreet and can be easily removed.

- The proposal will economically and socially benefit the district by providing a unique tourism opportunity.

The proposal will not detract from the "special character" of the district, but rather emphasise the "special character" and the ideals of the district by providing a unique tourism experience and an opportunity to appreciate the scenic landscape.

Bushfire Protection Area

The subject land is situated in a Medium Bushfire Protection Area as shown on the Bushfire Protection Area (BPA) Maps.

The following considerations are pertinent in accordance with the *Minister's Code: Undertaking development in Bushfire Protection Area (ass amended October 2012)*:

- Siting of tents
- Means of entry and exit for guests and firefighting vehicles
- Access to water dedicated for firefighting purposes
- Hazardous vegetation
- Provision of camp fires

The applicant has explained the following with regard to bushfire safety.

- Fire equipment will be kept and maintained on site.
- All staff members will be trained to use the fire equipment.
- 3 metre separation between tents will be required in case of a fire to minimise transfer from one tent to another.
- A 30 metre hose reel will be fitted to a mobile firefighting unit to service individual camp sites. This unit is pictured in *Figure 17* above.
- The primary campground will be kept clear of combustible or hazardous materials.
- Fire regulations will be adhered to regarding all cooking appliances.
- Numerous pines have been pruned up to 2 metres high adjacent the eastern boundary and south-eastern corner of the property.
- Numerous dead logs/branches have been removed from the property.

In addition, the applicant has delineated emergency escape routes on a site plan and liaised with the CFS (Country Fire Service) to ensure suitable access is available for firefighting vehicles. This has required extensive clean-up of understorey branches and fallen limbs within the woodlot.

The primary campground will be situated in an area with sparse vegetation that has been maintained with low level grass to reduce fire hazard. It is important that the primary camp ground be maintained to reduce risk.

Various existing tracks are situated throughout the subject land and around the woodlot. These tracks provide access

from Laubes Road and R Dewells Road to much of the allotment for firefighting purposes.

In addition to the 800 litre mobile firefighting unit, water tanks situated on the land have a minimum water storage capacity of 186,000 litres. These tanks are situated adjacent the existing dwelling and the existing barn.

The proposal is considered to be suitable from a bushfire perspective however, further to these considerations, it will be important for the operators and employees to monitor daily bushfire risk and fire bans with regard to the safety of their guests.

General Section

Design and Appearance

Objectives 1 PDCs 7, 10 and 14

In accordance with PDC 7 the proposed toilet and all other components of the proposal will not incorporate highly reflective materials which will result in glare.

In accordance with PDC 10 the layout of the proposal, and the link between the carpark, will be navigable and recognisable once patrons are introduced to the property by the manager.

In accordance with PDC 14 the proposal will not appear to be an outdoor storage area.

The appearance of the proposal will be discrete within the landscape and well screened from public roads.

All other Objectives and PDCs are deemed to comply.

Interface between Land Uses

Objectives 1 and 2 PDCs 1, 2, 5, 6, 7, 9 and 10

The primary campground area and the carpark will be approximately 130 and 210 metres respectively, from the nearest dwelling at 112 R Dewells Road.

In accordance with PDC 1, the proposal will not emit effluent, odour, smoke, fumes, dust or other airborne pollutants. In addition, the proposal will not cause vibration, glare or electrical interference.

Any camp fires will be suitably distanced from surrounding dwellings and therefore will not have an unreasonable impact upon surrounding amenity. As explained above, the managers will need to monitor bushfire conditions and fire ban days where camp fires may be prohibited.

Any vehicle movements associated with the proposal are not considered to be significant given the proposed capacity of the proposal. On this basis, the proposal will not have traffic impacts that will detrimentally affect the amenity of the locality.

No flood lights will be used but one adequate strong light will be on site for use during emergencies. Low light emission lighting will be installed at the toilet block and the on-site caravan which contains the First Aid kit. On this basis, the proposal will not have light spill impacts that will detrimentally affect the amenity of the locality.

The applicant has confirmed that entertainment will not be provided to guests as this would disturb the tranquillity of the area. Other noise related sources will include people talking and entering their vehicles adjacent R Dewells Road. These noise sources are not considered to detrimentally affect the amenity of the locality because:

- They will be intermittent and suitably separated from nearby dwellings.
- Activities within the car parking area will be adjacent a road which already generates vehicle noise when used.

All other Objectives and PDCs are deemed to comply.

Natural Resources

Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13
PDCs 1, 2, 3, 4, 5, 6, 26, 27, 28, 29, 30, 33 and 34

A watercourse traverses the south-east section of the land including the proposed primary campground area. It is understood that the watercourse flows intermittently throughout the year and is dry throughout the summer months.

Notwithstanding this, the proposal does not include alterations to the watercourse or removal of native vegetation.

The applicant will be responsible for the management of the property and a condition is appropriate that requires all rubbish, machinery or other goods (other than the personal items of campers) must not be stored or left exposed outside so as to potentially pollute the locality.

An application to install a wastewater system has been lodged with council, however was not approved at the time of preparing this report. The proposed composting toilet and associated septic tank are Health SA approved products and the property is considered capable of supporting the land use and a waste system that satisfies the relevant environmental health legislation.

A condition has been imposed requiring that a toilet be provided on-site for guests in accordance with the relevant environmental health legislation and situated:

- At least 50 metres from a bore well or watercourse identified as a blue line on a current series 1:50,000 government standard topographic map.
- In areas that are not subject to inundation by a 1 in 100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.

All other Objectives and PDCs are deemed to comply.

Orderly and Sustainable
Development

Objectives 1, 2, 3, 4 and 7
PDCs 1, 2, 3 and 8

The proposal is entirely contained within the property boundaries of the subject land and is suitably small scale to be sufficiently distanced from surrounding land uses and not jeopardise the continuance of adjoining authorised land uses.

The proposal is small scale. It will enhance the achievement of the Development Plan by providing a tourist based land use to the underutilised section of the allotment while maintaining the special character of the Barossa Valley without detrimental impact to the locality.

Furthermore, the proposal will enhance the economic base of the region by value-adding to farming activities undertaken elsewhere on the land.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2
PDCs 1, 2, 3, 4, 5, 6, 7 and 9

In accordance with Principle 2 the proposal will be situated in an unobtrusive location. It will be setback from public roads and screened by extensive and established vegetation. In addition, tents will be grouped together (at least 3 metres apart) and be temporary structures.

In accordance with Principle 3 all components of the proposal will be situated below ridgelines. The campground, toilet and carpark will be situated within a valley and set well back from public roads.

The existing landform and vegetation will suitably screen the proposal.

All other Objectives and PDCs are deemed to comply.

The proposal will be available to tourists generally, however will also be available for small community groups such as scouts.

In accordance with Objectives 1, 2 and 7, the proposal will be environmentally sustainable and provide an innovative form of tourism development that assists in the public appreciation of natural features and provides increased opportunities for visitors to stay overnight within the region.

In accordance with Objective 5, the proposal will not adversely affect the use of the land for primary production. This is because the land predominantly comprises scattered native vegetation that leads to limited grazing, farming and primary production potential. Furthermore, the land could be readily converted back to primary production by discontinuing camping operations. The proposed campgrounds will not degrade the land.

In accordance with Principles 2 and 3, the proposal will not damage or degrade natural features. It is in the operator's best interest to ensure the property and its natural features are maintained in an appropriate manner.

In accordance with Principle 7, the proposal will not detrimentally affect residential amenity. This is given the:

- Limited number of visitors proposed to stay on the property at any one time.
- Proposed siting of the development which is not readily visible from other dwellings within the locality and suitably setback and screened.

In accordance with Principle 14, the proposal incorporates suitable separation distances, and in some cases buffers, to avoid conflict with surrounding agricultural activities and their subsequent impacts (noise, dust, spray drift, odour and traffic). In addition, the proposal will not give rise to inappropriate infrastructure demands.

Furthermore, the visual impact of the proposed car park is considered to be unobtrusive within the locality in accordance with Principle 17. This is because the car park will be situated within an existing open clearing beside R Dewells Road.

Zone Section

Primary Production Zone Objectives 1, 3 and 5

The subject land has an approximate total area of 296,400 square metres. Of this area, approximately 172,500 square metres will be available as the general campground area.

It is possible for campers to place themselves adjacent the northern and eastern boundaries of the subject land, thus being more susceptible to the impacts of neighbouring farming/primary production activities. However this is not considered detrimental to the proposal as campers can simply relocate if needed.

At its furthest point, the campground area would be approximately 240 metres from the nearest allotment boundary or neighbouring farming/primary production activity. Thus, it is also possible for campers to reside on the land with adequate separation from neighbouring farming/primary production activities.

On this basis, it is necessary for the campground to be appropriately managed so that campers are not adversely impacted by neighbouring uses, and vice versa.

Subject to reasonable management, camping on the subject land could occur in harmony with surrounding farming and primary production uses. The proposal is considered to have a neutral economic impact upon primary production throughout the locality in accordance with Objective 1 of the Zone.

The proposal only includes use of a caravan, compostable toilet, the existing barn and tents for campers.

The existing barn will not be extended meaning its use in association with the campground will have a neutral impact upon the rural landscape.

The caravan can be readily re-located or removed and the proposed toilet will be situated away from property boundaries and screened by existing vegetation that is well established.

Tents in which campers will reside will be erected and removed at the desire of occupants and under the management of the business operators. The tents will not have a permanent or unreasonable visual impact upon the rural landscape and in any case can be easily relocated or removed.

The land to be used for the camping ground predominantly comprises scattered native vegetation thus leading to limited grazing, farming and primary production potential.

On this basis, the proposal is not considered to displace primary production and in any case, the land could easily be reverted back to a grazing type land use.

All other Objectives are deemed to comply.

Desired Character

The zone comprises a range of landscapes with varying soil quality, underground water supplies and rainfall levels. Development of grazing and broadacre farming land uses is the most appropriate form of agricultural use located within the zone, with limited opportunities for more intensive uses such as horticulture and viticulture located within the uplands areas of the zone such as the Barossa Range. Development will take into account the capability and suitability of the land for the intended use.

It is anticipated that the expansion of existing winery and industrial uses will only occur in association with improvements to the amenity, visual impact, site access and environmental protection standards of such activities.

Located within the North Mount Lofty Ranges and South Mount Lofty Ranges, small scale, low impact agricultural and home based industries are encouraged where they expand the economic base of the Mount Lofty Ranges and Barossa Valley. Industries will be limited to those based upon the processing of agricultural produce primarily from the Barossa Valley Region. Home based industries will be limited to those based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the Region. Such agricultural and home based industries will complement the character of the zone and enhance tourist or heritage activities and be compatible with local areas. Forms of large scale winery and industrial development are more appropriate within industry zones within townships or regional industrial areas established specifically for such purposes.

The zone comprises a pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures together with the isolated dwellings and scattered farm buildings. The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. There are pockets of the zone where steep slopes and stands of native vegetation are more predominant, such as the upland areas of the Barossa Ranges. Development will recognise the limitations imposed by such characteristics and prevent the further erosion of soils, or removal of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character.

The stands of existing native vegetation within and surrounding Sandy Creek Conservation Park add to the landscape character consisting of a patchwork of open cropped and grazing areas interspersed with stands of vegetation. Development will result in the protection and expansion of stands of native vegetation within and outside of the Sandy Creek Conservation Park, and across the zone generally.

Desired Character	<p>As explained above, the proposal will have a limited visual impact upon the landscape character of the locality with associated buildings, structures or tents being small scale and predominantly relocatable or readily demountable.</p> <p>The proposal will be small scale in terms of its appearance and it is proposed to retain existing vegetation on the subject land.</p> <p>In addition, the proposal will enhance tourism opportunities by providing a unique way of residing in the region and visiting nearby towns and businesses.</p> <p>The land to be used for the campground predominantly comprises scattered native vegetation thus leading to limited grazing, farming and primary production potential. On this basis, the proposal is not considered to displace primary production and in any case, the land could easily be reverted back to a grazing type land use.</p> <p>The proposal is reasonably consistent with the Desired Character of the zone.</p>
Land Use	<p>PDCs 1, 5 and 6</p> <p>Tourist accommodation, including through the diversification of exiting farming activities, is specifically envisaged in the Zone as per Principle 1.</p> <p>In accordance with PDC 5, all buildings, structures or tents will be setback from allotment boundaries and screened from public roads and adjacent land by existing vegetation.</p> <p>The proposal satisfies PDC 6 in that the proposed tourist accommodation could not be converted into a dwelling in the future.</p> <p>All other Objectives and PDCs are deemed to comply.</p>
Form and Character	<p>PDCs 10, 11, 14, 18 and 19</p> <p>In accordance with PDC 11, all components of the proposal will:</p> <ul style="list-style-type: none"> • Be single storey • Be low profile and complement the land • Be sited on a portion of the subject land that does not require excessive excavation and fill • Be screened by existing native vegetation when viewed from surrounding public road <p>Customer vehicles will not be allowed to enter the subject land beyond the proposed car parking area. As such, driveways are not proposed that would have a detrimental</p>

visual impact or lead to erosion or unreasonable excavation and filling.

In accordance with PDC's 18 and 19, the proposal will not be within 500 metres of a National Park, Conservation Park or Wilderness Protection Area and will not be situated within 300 metres of a winery or industrial activity.

All other PDCs are deemed to comply.

Table Baro/1 – Off Street
Vehicle Parking
Requirements

Tourist Accommodation is required to provide one car parking space per guest room, plus one per employee.

Up to 30 people may camp on the property at any one time.

The employees (owners of the land) will continue to reside in the existing dwelling on the land and will also park their vehicles in existing parking areas associated with the dwelling. As such, employee parking is not particularly pertinent with respect to the proposal.

Campers will park their vehicles in a clearing, situated adjacent R Dewells Road in an ad-hoc manner. This space has an approximate area of 700 square metres (35m x 20m) to enable suitable area for vehicle manoeuvring and is shown in Figure 18 below.

The proposed car parking area is currently grassed. No trees require removal to accommodate the parking of vehicles in the designated area.

Two gates are currently situated in the fence thus providing 2 driveways from R Dewells Road into the proposed car parking area. To best maintain the character of the area, the applicant does not intend to surface the car park area with bitumen. That being said, it is important that vehicle manoeuvring areas are all-weather, durable and kept free of mud and dust. It is therefore appropriate for the car parking area to be covered with compacted crushed rubble.



Figure 18: Proposed Car Parking Area

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be granted

When assessed against the relevant provisions of the Development Plan it is considered that the proposed development, on balance, warrants Development Plan Consent subject to conditions recommended below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/501/2018 by Marco Forg to undertake Tourist Accommodation (Camp Ground) with associated car parking, toilet and use of barn for extreme weather refuge when needed at 263 Laubes Road, Springton (CT 5302/69) subject to the following conditions and advisory notes:

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed (stamped) plans and documentation accompanying the application as amended and including:

- Untitled Plans
- Undated letter from Marco and Evie

unless varied by the following conditions.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by The Barossa Council.

- (2) A toilet shall be provided on-site for guests in accordance with the relevant environmental health legislation and situated:

- At least 50 metres from a bore well or watercourse identified as a blue line on a current series 1:50,000 government standard topographic map.
- In areas that are not subject to inundation by a 1 in 100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.

- (3) Prior to the issuing of Development Approval a wastewater application and engineer's report outlining the type and size of system to be installed to deal with effluent as per the *Public Health (Wastewater) Regulations 2011*, to the satisfaction of Council, must be submitted to and approved by Council. When approved, the plan will be endorsed and will then form part of this consent.

Reason: To ensure the land is developed in an orderly manner.

- (4) The use and development must be managed so that the amenity of the area is not detrimentally affected, to the satisfaction of Council, through the:

- Transport and storage of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Presence of vermin.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (5) No more than 30 guests shall reside on the land at any one time.

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (6) No sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose unless in the case of an emergency (ie bushfire warning).

Reason: To ensure that there is no adverse amenity impacts on the locality.

- (7) Rubbish, machinery or other goods (other than the personal items of campers) must not be stored or left exposed outside so as to be visible from any public road or thoroughfare, to the satisfaction of Council.

Reason: To maintain the open rural character and amenity of the locality.

- (8) A bushfire survival plan shall be prepared and supported by Council and the Country Fire Service (CFS) prior to commencement of the use and the issue of Development Approval.

Reason: To better ensure the safety of all occupants.

- (9) Grasses within the primary campground area shall be reduced to a height of 10cms during the Fire Danger Season.

Reason: To minimise bushfire risk and enhance safety.

- (10) Safe and convenient access/egress shall be provided to the primary campground area for fire-fighting vehicles as follows:

- Access shall be of all-weather construction, with a minimum formed road surface width of 4 metres and must allow forward entry and exit for large fire fighting vehicles.
- all dead end roads or tracks shall be constructed to allow large fire fighting vehicles to turn around with safety by use of either:
 - a) a turnaround area with a minimum formed road surface diameter of 25 metres; or
 - b) a "T" or "Y" shaped turnaround area with minimum formed road surface leg lengths of 7.5 metres and minimum inside road radii of 8.5 metres.
- All road curves shall have a minimum inside road radii of 8.5 metres.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVW 21 tonnes).
- Vegetation overhanging the access road shall be pruned to achieve a minimum vertical height clearance of 4 metres.

Reason: To enhance safety in the case of a fire and facilitate suitable maneuvering for fire fighting vehicles.

- (11) The subject land is located within a Medium Bushfire Risk area.

A dedicated and independent water supply shall be available at all times for firefighting purposes which;

- (a) Is located in a convenient location on the allotment and accessible to firefighting vehicles (safe and convenient access shall be provided), and

- (b) Comprises a minimum of 2000 litres of water where the property is connected to mains water, or 5000 litres in any other case (any rainwater tank used for this purpose should be dedicated entirely for firefighting and shall be of non-combustible materials).

The provision of the dedicated water supply for fighting purposes shall comply with the Ministers Specification SA 78 'Bushfire fighting equipment and water supply requirements in designated bushfire prone areas'.

Reason: To ensure an available water resource in the case of a fire.

Advisory Notes

- (1) Please note that the subject land is affected by the *Native Vegetation Act 1991* and *Native Vegetation Regulations 2017* and as such further approval from the Native Vegetation Council may be required should any native vegetation be sought to be removed or adversely affected.
- (2) In accordance with the Fire and Emergency Services Act 2005 the owner or occupier of the land must, at all times, take reasonable steps to:
 - (a) Prevent or inhibit the outbreak of fire on the land.
 - (b) Prevent or inhibit the spread of fire through the land.
 - (c) Protect property on the land from fire.
 - (d) Minimise the threat to human life from a fire on the land.
- (3) 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.

6.3 Attachment 1

DEVELOPMENT APPLICATION FORM



CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☒ Development Plan Consent (Planning Only)
☐ Building Rules Consent (Building Only)
☐ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ _____ / _____
 PROPERTY NO.: _____
 VG NO.: _____

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

APPLICANT: MARCO FORG
 Postal Address: P.O. Box 58, MOUNT PLEASANT Post Code: 5235
 Phone: 08 7512 5619 Mobile: _____ Fax: _____
 Email: marco.f1@optusnet.com.au

OWNER: MARCO TOBY FORG AND EVE MARY LOUISE FORG
 Postal Address: P.O. Box 58, MOUNT PLEASANT Post Code: 5235
 Phone: 08 7512 5619 Mobile: _____ Fax: _____
 Email: marco.f1@optusnet.com.au

ARE YOU GOING TO BE AN OWNER BUILDER? ☒ YES ☐ NO

BUILDER: N/A
 Postal Address: _____ Post Code: _____
 Phone: _____ Mobile: _____ Fax: _____
 Email: _____ Builders Licence No.: _____

Please refer to attached fact sheet "Important Information for Owners and Builders".

CONTACT PERSON FOR FURTHER INFORMATION: Name: MARCO FORG
 Phone: 08 7512 5619 Mobile: _____ Fax: _____
 Email: marco.f1@optusnet.com.au

DESCRIPTION OF PROPOSED DEVELOPMENT: CAMP GROUND ON EASTERN PART OF THE
PROPERTY
 EXISTING LAND USE: PRIMARY PRODUCTION
 AREA (m²) OF PROPOSED DEVELOPMENT: 40 ACRES (161,874 m²)

LOCATION OF PROPOSED DEVELOPMENT:
 House No: 263 Street: LAUBES ROAD Town: SPRINGTOWN
 Lot No: 1 Section: 625 Hundred: JUTLAND
 Certificate of Title(s): Volume: FP 109 Folio: 5302/69

BUILDING RULES CLASSIFICATION SOUGHT: N/A Present Classification _____
 If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____
 If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____
 If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES/NO
 HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES/NO

DEVELOPMENT COST (do not include any fit out costs): \$ 15,000 (WASTE WATER TREATMENT)

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website.
 SIGNED: Marco Forg Dated: 06/09/18



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5302 Folio 69

Parent Title(s)	CT 4075/766			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	24/10/1995	Edition 3	Edition Issued	01/11/2011

Estate Type

FEE SIMPLE

Registered Proprietor

MARCO TOBY FORG
EVE MARY LOUISE FORG
OF LOT 1 LAUBES ROAD SPRINGTON SA 5235
AS JOINT TENANTS

Description of Land

ALLOTMENT 1 FILED PLAN 109
IN THE AREA NAMED SPRINGTON
HUNDRED OF JUTLAND

Easements

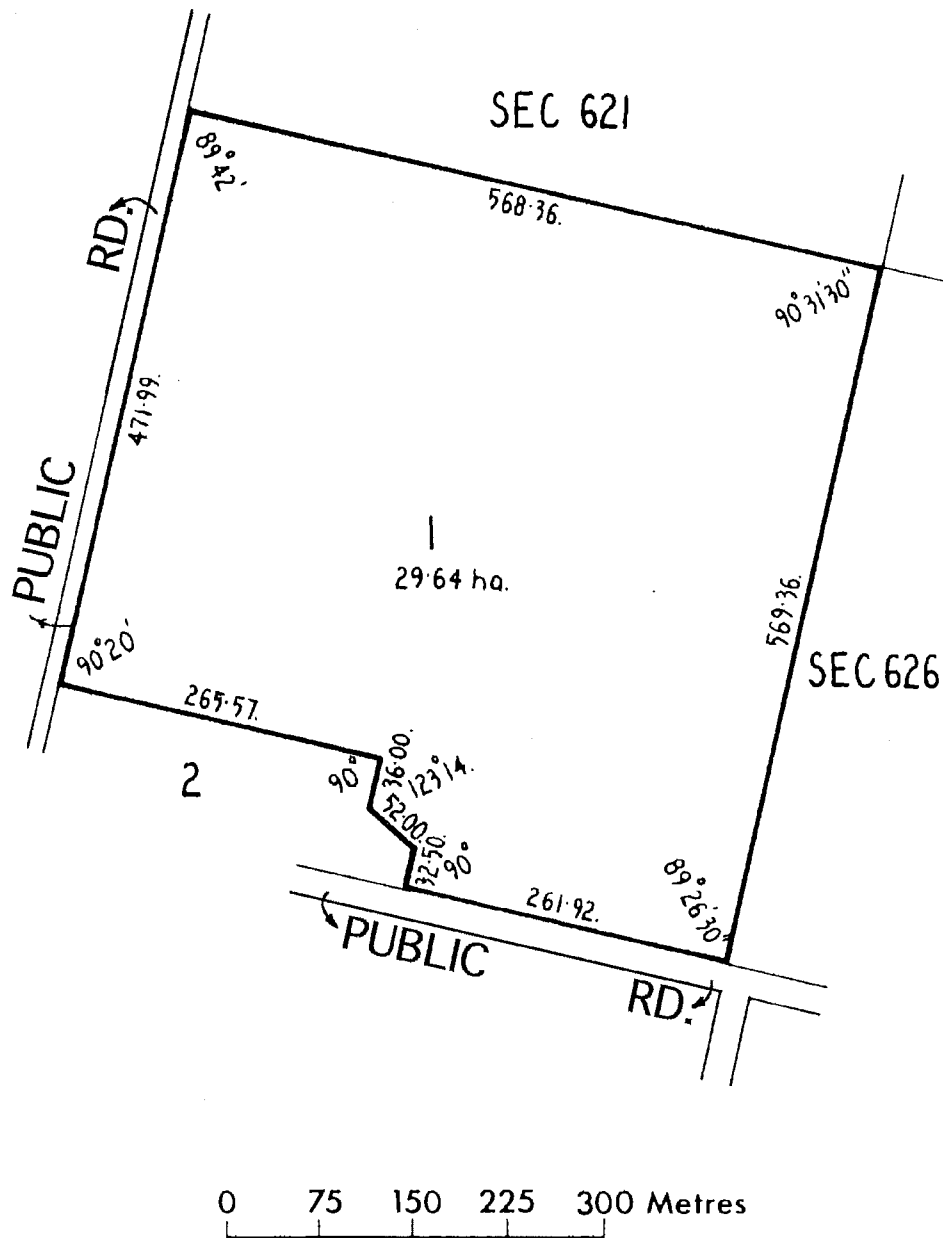
NIL

Schedule of Dealings

Dealing Number	Description
11655502	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



- No permanent structures are proposed.
- No patron's caravans or recreation vehicles are proposed to be located on the site. (Only our own caravan as an emergency room / sick room and to store / hand out food & water.)
- The maximum number of patrons will be 30.
- The parking area for patrons has been added to the overview aerial picture (please see attached).
- No major vegetation has to be removed - just some regrowth of shrub on the fire safety tracks that has to be cut as part of regular maintenance.
- No screening landscaping is proposed since the site is not visible from the road or any of the neighbour's dwellings.
- Organized Outdoor Activities will include: setting up of a tent, building a shelter from alternative materials, setting up a camp site, outdoor cooking, water purification, navigation, orienteering, starting a fire with various methods, group activities about team building & leadership, wide area games in the "Suggested General Campground Area" (see attached plan), talks about various subjects regarding emergency situation preparation in various circumstances (like bushfire, break-down or accident in remote areas, etc.).
- The barn marked on the map will be used as an extreme weather refuge.
- The "Suggested Primary Campground Area" has got vehicle access from four different directions in case of emergencies.
- Fire fighting trailer with 800 L capacity is on site during the fire ban season.

Any other questions - please let me know; also in case the above answers were not detailed enough.

Thanks a lot with Kind Regards,

Marco & Evie



370m

570m

Laubes Rd

Primary Production Area

Barn

Suggested
General
Campground
Area

Suggested Location
of Composting
Toilet

House

Primary Production Area

68m

Dam

Patron Parking Area

165m

R Dewells Rd

Agenda - Barossa Assessment Panel - 5 February 2019

Google

34°43'23"S 139°04'13"E 4,625 ft



Laubes Rd

House

Emergency Route 2: West

110m

Emergency Route 1: North

165m

Suggested
Primary
Campground
Area

550m

Dam

Emergency Route 3: South-West

Suggested Location
of Composting
Toilet

158m

Emergency Route 4: South

Patron Parking Area

R Dewells Rd

Agenda - Barossa Assessment Panel - 5 February 2019

Google

34°43'23"S 139°04'13"E 4,625 ft

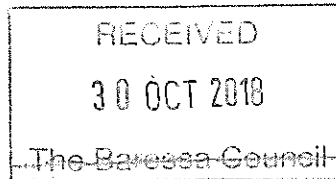




6.3 Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/501/2018 M T Forg
Name of Person(s) making Representation	Tom + Leanne Halfpenny
Address	POSTAL: Box 178 Mt Pleasant, S.A. 5235 RESIDENTIAL: 112 R. Dewells Road Springton
Email Address	—
Phone Number	08 85 68 26 26
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	Adjoining resident, landowner
Reasons for Representation Attached Sheets	<ul style="list-style-type: none"> • Fire • Noise • Privacy concerns • Traffic • Dust • Lights • Insurance concerns • Health Regulations Food & water • Toilet Health regulations • Garbage / Litter • Environmental concerns Creek • Heavy use Campsite (fauna + flora)
My Representation would be Overcome by (state action sought)	
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation : <u>YES</u>	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	
I WILL BE REPRESENTED BY (if applicable):	

SIGNED

Thomas A. Halfpenny

DATED 27-10-2018

Key concerns, which are as follows:

- Inadequate planning submission with insufficient information regarding the proposed camping area.
- Inappropriate siting for the camping area due to interface concerns with adjacent allotment and potential inundation
- Poor access and car parking location and design (not all weather and no details provided)
- No fire safety details provided (See Minister's Specifications SA 76A Fire Safety Requirements in Caravan Parks and Residential Parks, 2007)
- Inadequate information around proposed waste disposal system and associated utilities
- No Management Plan submitted with the application (including emergency plan)
- No external lighting details
- No details provided in terms of compliance with the *South Australian Public Health Act 2011*
- No details around potential environmental impacts ie impacts on flora and fauna
- Adverse amenity impacts on the locality

In summary, the application is woefully insufficient and should not be supported by Council in its current form. Further information should be submitted to enable the adjacent residents to make a full and proper assessment of the likely impacts.

*There is only 800L fire fighting water capacity. I have been advised by the CFS that this is totally inadequate for the campsite and surrounding forest.

*There will be noise from patrons' vehicles entering and leaving the car park. Noise from patrons' entertainment during the day and evening, will carry through the pine forest and will be heard from our property.

*We have concerns affecting our privacy. Noise, dust, security issues and people/groups walking along the fence line which overlooks our property. Any forms of lighting shining through the pine forest will also shine on our dwelling.

*Insurance concerns. Safety and security issues from the pine forest and patrons from the camp site, regarding our property in the event of any damage that may occur.

*Toilets. Must comply with current toilet health regulations. We are concerned about the use of a compost toilet for 30+ people and also the probability of seepage into our property, the waterways, plus the smell and it attracting flies and other insects.

*Garbage Facility. Regarding fauna, vermin, scattering rubbish, smell and flies, etc is a health issue.

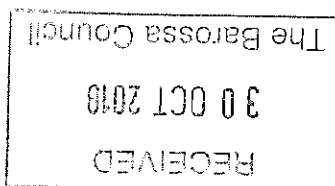
*All health regulations must meet current health and food safety. The caravan both as a sick bay and also for serving food.

*In the last 2 years and more recently we reported concerns about a potential fire hazard on the property. It was inspected by a council officer and noted on council records.

*Mr Forg has stated there are 4 emergency exit points on the arial map, which are not clearly identified. I do not believe the proposal meets health, safety and security regulations.

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/501/2018 M T Forg
Name of Person(s) making Representation	ROZLYNNE (ROZ) SEPPELT
Address	POSTAL: PO BOX 153 MT PLEASANT 5235 RESIDENTIAL: 274 LAUBIES ROAD, SPRINGTON 5235
Email Address	roz@peterseppeltwines.com.au
Phone Number	85 682 452 0427 975 311
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	ADJOINING RESIDENT
Reasons for Representation	* COVER LETTER IS ATTACHED
My Representation would be Overcome by (state action sought)	REFUSAL OF DEVELOPMENT APPLICATION.
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	YES
I WILL BE REPRESENTED BY (if applicable): ROZ SEPPELT	

SIGNED

Roz Sepelt

DATED

29/10/18



Chief Executive Officer PETER SEPPelt
The Barossa Council WINES
P O Box 867
Nuriootpa GRAND CRU ESTATE

29/10/2018

M T Forg Development No. 960/501/2018
Tourist camp ground accommodation

Key concerns, which are as follows:

- Inadequate planning submission with insufficient information regarding the proposed camping area.
- Inappropriate siting for the camping area due to interface concerns with adjacent allotment and potential inundation
- Poor access and car parking location and design (not all weather and no details provided)
- No fire safety details provided (See Minister's Specifications SA 76A Fire Safety Requirements in Caravan Parks and Residential Parks, 2007)
- Inadequate information around proposed waste disposal system and associated utilities
- No Management Plan submitted with the application (including emergency plan)
- No external lighting details
- No details provided in terms of compliance with the *South Australian Public Health Act 2011*
- No details around potential environmental impacts ie impacts on flora and fauna
- Adverse amenity impacts on the locality

In summary, the application is woefully insufficient and should not be supported by Council in its current form. More detailed information should have been submitted to enable the adjacent residents to make a full and proper assessment of the likely impacts.

Regards



Peter and Roz Seppelt

Peter Seppelt Wines, Grand Cru Estate • ABN: 46 391 838 946 • PO Box 153, Mt Pleasant, South Australia 5235

Phone/Fax: 08 8568 2452

Email: roz@peterseppeltwines.com.au ~~Web: peterseppeltwines.com.au~~



Marie Thom

From: MBX Barossa
Sent: Friday, 19 October 2018 3:12 PM
To: MBX Development and Environmental Services
Subject: FW: Comment on application 501

From: PlanningAlerts [mailto:contact@planningalerts.org.au] **On Behalf Of** Jared and Karina Smith
Sent: Friday, 19 October 2018 2:44 PM
To: MBX Barossa <MBXBarossa@barossa.sa.gov.au>
Subject: Comment on application 501

For the attention of the General Manager / Planning Manager / Planning Department

Application 501
Address 263 Laubes Road, Springton SA 5235
Description Tourist Accommodation (Campground)
Name of commenter Jared and Karina Smith
Address of commenter 54 W Dewells rd Springton
Email of commenter jaredshere2@gmail.com

Comment

We are a neighboring property and do not want a campground near us. The road is inadequate for increased traffic, we don't want increased noise and also believe that this is an unsuitable area for a campground.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Tom & Leeanne Halfpenny
PO Box 178
Mount Pleasant, SA 5235

Regarding Development Application (No. 960/501/2018):
Tourist Accommodation (Campground)

Mr Tom & Mrs Leeanne Halfpenny,

Thank you for your submission and bringing your concerns forward, which we are happy to address; following are your points from your submission in *Italics* and our response after that, starting with a "=>".

- Inadequate planning submission with insufficient information regarding the proposed camping area.

=> With this response we will try to supply sufficient information to satisfy your concerns (please see below).

- Inappropriate siting for the camping area due to interface concerns with adjacent allotment and potential inundation

=> We are not sure what the "interface concerns" and the "potential inundation" are and how it can make the siting inappropriate; but if you let us know we are happy to address them.

If "Interface between Land Uses" is meant in light of the Barossa Development Plan (page 49) this development would not detrimentally affect the locality or cause unreasonable interference through: the emission of effluent, odour, smoke, fumes, dust, other airborne pollutants, vibration, electrical interference or hours of operation. Noise, light spill, glare and traffic impacts will be addressed below.

=> In the case of Mr & Mrs Seppelt the Primary Campground area is located 450m away from their property boundary and there is no line-of-sight because of the landscape & vegetation; there should not be any traffic impact, since the car park is located on R Dewells Road 300m before their property. We cannot see how this application would interfere with Mr & Mrs Seppelt's activities on their property, being (to the best of our knowledge) viticulture, livestock keeping, hosting recreational, commercial & other events and tourist accommodation in the B&B, mainly because of the distance involved (see above) and the different target groups.

=> In the case of Mr & Mrs Halfpenny no interface between land uses is perceived with the activities on their property, being (to the best of our knowledge) grazing sheep, growing vegetables and car crash repair and spray painting.

- Poor access and car parking location and design (not all weather and no details provided)

=> The car park has not been developed yet, since we are seeking Development Approval with this application. It seems reasonable to have the car park next to the road; it is also located 200m away from the closest dwelling (Mr & Mrs Halfpenny's) with dense vegetation in between for about 150m as well as a combination of sheds.

Since no vegetation has to be removed and no excavation necessary to establish the car park it has a minimal impact on the locality.

It is suggested to have the "Entry" through the gate at the Eastern end of the car park and the "Exit" through the gate at the Western end.

As far as the design goes the "Australian/New Zealand Standard for Off-Street Car Parking" will be consulted and be consistent with the Australian Standard AS 2890 Parking Facilities as well as the Barossa Development Plan - Access and Vehicle Parking (page 91).

=> The suggested car park area has not been known to be "boggy" in the Winter months in the last seven years (since we purchased the property), nor dry & dusty in Summer; we will attempt to have a "low impact" approach and attempt to maintain a short dense grass surface, which we think is possible due to the low frequency of anticipated car movement; we anticipate to have a maximum of about 15 cars per week using the car park (with a maximum average of 10 cars per week over the year). If the above turns out to be insufficient (creating undue mud or dust) we will install an appropriate surface on the car park.

- No fire safety details provided (See Minister's Specifications SA 76A Fire Safety Requirements in Caravan Parks and Residential Parks, 2007)

=> In regards to the above mentioned specifications (which form part of the Development Act 1993) the following seems applicable:

3.2 Park Owner's Responsibility: We will ensure that the separation distances between the sites (3 metres) are maintained, the fire fighting equipment is maintained, staff will have adequate training in the use of it and Council will be informed about alterations.

5. Fire Separation:

5.1 Individual site: The 3 metre separation distance between tents will be maintained.

5.2 United site: A minimum separation distance of 4 metres shall be provided between united sites (not larger than 1000 square meters) for fire fighting vehicle access (and 6 metres between tents of neighbouring united sites).

6. Essential Safety Provisions:

6.2 Fire Extinguishers: The on-site caravan shall be fitted with a fire extinguisher with the minimum classification and rating of 10B according to Regulation 51 of the Fire and Emergency Services Regulations.

There will be an additional fire extinguisher fitted at the toilet block.

6.3 Hose Reels: A 30m hose reel with a standard 3/4" hose is fitted to the mobile fire fighting unit provided to service the individual sites.

8. Hazard Reduction: We will keep the primary campground area clear of combustible or hazardous materials.

=> In regards to the Fire & Emergency Services Regulations 2005, Division 4 - Fire Prevention, Subdivision 2 - Fires during the fire danger season, the Regulation 32A - Fires permitted (1)(a) and the Regulation 34 - Special provisions relating to cooking appliances - will be adhered to.

=> In regards to the Fire & Emergency Services Act 2005 the Division 3 - Duties to prevent fires 105F - Private Land (1) will be adhered to.

=> Furthermore we will adhere to the CFS Codes of Practice in regards to comfort/cooking fires and mowing & slashing.

- Inadequate information around proposed wastes disposal system and associated utilities

=> The Waste Water Application has been submitted to Council and is a separate document and not a direct part of the Development Application. A waste water engineer has been engaged, has visited our property and drawn up the required documents; the Council's Environmental Health Officer has also visited our property after the submission of the documentation and made an assessment.

=> The selected composting toilet system and septic tank system are short-listed Health SA approved products; it does also include a hand-wash facility. The waste water engineer and the Environmental Health Officer are ensuring that all official regulations are followed by the owner and the respective contractors, who will issue the required certification.

- No Management Plan submitted with the application (including emergency plan)

=> The emergency plans are briefly outlined here as follows:

1) Medical Emergency: Precautions will be that at least one staff member holds a current First Aid Certificate, an appropriate First Aid Kit is accessible on site and a vehicle is on site that can bring a casualty to the Mount Pleasant Hospital. Depending on the situation an ambulance will be called (Mount Pleasant is the closest station).

2) Fire Emergency: Precautions will be that the fire fighting equipment is maintained and in place, ready to be used and that trained staff is available; the fire prevention regulations and codes of practice will be adhered to (see point above).

In case of a fire getting out of control the CFS will be contacted straight away. The fire warden on duty will direct further actions on site, e.g. the use of the fire fighting equipment or the activation of the business' Emergency Evacuation Plan, like using one of the four emergency exit routes for all participants, patrons and staff; the plan will include also places of assembly and roll call to account for the individuals.

3) Other emergencies: The officer in charge will contact the respective Emergency Service and direct the necessary action on site.

- No external lighting details

=> No floodlights will be used during normal operation, but one adequate strong light will be on site for use during emergencies. Emergency low light emission lighting will be installed at the toilet block and the on-site caravan which

contains the First Aid kit (facing away from any neighbouring dwellings). Only solar or battery powered lighting will be used at the campsite at communal areas for comfort until curfew; only personal lighting (i.e. torches) will be used after curfew. There should not be any need for vehicle movement after dark (other than an emergency), so that there is no head-light impact.

- No details provided in terms of compliance with the South Australian Public Health Act 2011

=> Regulation 56 of the Act - General Duty, and Regulations 63 & 70 - Declaration of notifiable conditions - will be adhered to; these two regulations seem to be the relevant ones for the purpose of this development application.

If this point is raised in regards to the waste water disposal, please see the comments above. If general waste management is meant, an appropriate waste management system will be in place (including recycle & general waste wheelie bins). If some other specific issue is meant, please let us know, so that we can appropriately address it.

- No details around potential environmental impacts ie impacts on flora and fauna

=> The proposed area for the campground is currently an underused partial paddock with substandard deficient soil for livestock feed, for the most part populated with wild oats; there is a gum tree woodlot towards the West, a pine woodlot towards the South and a re-vegetated area containing various native trees (mainly eucalypts) towards the North, all of which are not a main part of the primary campground area.

The observed fauna in the campground area are kangaroos, rabbits, crows and foxes.

=> The low impact camping approach will ensure that there are no adverse environmental impacts; for this reason we don't intend to have patron's vehicles, trailers or caravans entering the campground area, but tents only; an important rule (Rules of Occupancy) will be to leave the area as it was found; appropriate waste management will be implemented (see above).

In the light of the above this development application does not seem to have a negative impact on the local flora & fauna.

- Adverse amenity impacts on the locality

=> Although the use for primary production in the suggested campground area is very limited, the visual amenity is quite picturesque; the area can not be seen from the road due to the pine plantation. This development application would allow tourist access to this area in line with the "Tourism Development" of the Barossa Development Plan and is in line with its objectives.

=> In particular, this development is environmentally sustainable and allows innovative tourism (with organized outdoor activities) (objective 1), it sustains or enhances the local character, visual amenity and appeal of the area (objective 3), it does not adversely affect the use of agricultural land for primary production (objective 5), it contributes to local communities by adding vitality to neighbouring townships, regions and settlements (objective 6), and it increases opportunities for visitors to stay overnight (objective 7).

=> As far as the "Principles of Development Control" in the Barossa Development Plan are concerned this development is in line with those principles, in particular it does have a functional or locational link with its natural setting (principle 1), it does not damage or degrade any significant natural and cultural features (2), it ensures that its scale, form and location will not overwhelm, over commercialize or detract from the intrinsic natural values of the land on which it is sited or the character of its locality (3) and it will add to the range of services and accommodation types available in the area (4).

Also the Barossa Development Plan's "Caravan and Tourist Park Zoning" should be considered, which includes the wider Mount Pleasant area.

**There is only 800L fire fighting water capacity. I have been advised by the CFS that this is totally inadequate for the campsite and surrounding forest.*

=> The mobile fire fighting unit has it's own 800 L capacity, but also the potential and capacity to directly draw from another water source; in case of the suggested campground the closest water tank (with 22,000 L capacity) can be drawn on from the campground area where a readily accessible connection will be available; this water tank is interconnected with another three water tanks on the property with an additional capacity of 120,000 L.

=> The fire fighting unit is fitted with a 5.5 HP Honda engine (custom fitted) and Davy pump, delivering 425 L/min at 80 psi (according to the manufacturer's specifications) through a 3/4" hose and a 30 metre hose reel. This equipment is in line with the objectives of the above mentioned Minister's Specification SA 76A Fire Safety Requirements in Caravan Parks and Residential Parks with the intent:

- (a) to minimize the risk of injury and loss of life due to fire;
- (b) to provide basic fire safety equipment for the use of occupants to extinguish small fires and protect personal property;
- (c) to provide separation between occupancies to minimize the rate of fire spread to adjoining caravans or structures and allow sufficient time for the fire authority to arrive and extinguish the fire;
- (d) to provide fire control services for use of the fire authority.

**There will be noise from patrons' vehicles entering and leaving the car park. Noise from patrons' entertainment during the day and evening, will carry through the pine forest and will be heard from our property.*

=> Car Park: The car park is located 200m away from Mr & Mrs Halfpenny's dwelling with dense vegetation (pine forest) and their crash repair & spray painting sheds in between the car park and their dwelling in direct line; we anticipate not more than 15 cars per week (with a maximum average of 10 cars per week over the year), arriving and departing during daylight; please also refer to the comments above regarding the car park.

=> Entertainment Noise: There will not be any patron's entertainment on site, neither day nor night, since it would disturb the tranquility of the locality and as such be contrary to the principles of the development.

**We have concerns affecting our privacy. Noise, dust, security issues and people/groups wandering along the fence line which overlooks our property. Any forms of lighting shining through the pine forest will also shine on our dwelling.*

=> Privacy: the fence line to your property (especially along the pine forest plantation) will not be an activity area. The emergency access track along that fence line is meant to be used as such, as well as property maintenance.

=> Noise: As mentioned above there will be no entertainment or music for the patrons; we do not have an entertainment license, nor do we wish to hold one in the future.

"No Alcohol" is part of the insurance requirements; also we do not hold a liquor license, nor do we wish to hold one in the future.

=> Dust: We do not anticipate to conduct any activity on the campground that creates dust. If the car park is meant, please see section above about the car park.

=> Light: Currently there is trees & bushes in front of the dwelling of Mr & Mrs Halfpenny (as seen from the campground), as well as coverage through their sheds and the pine forest, depending on the position. The closest point where theoretically direct light could shine through the trees & bushes in front of the dwelling is 140m away from the dwelling. Appropriate measures will be taken if light spill and glare proves to be problem, but we intend to prevent this problem to arise at all. Please also see the section above about "external lighting".

**Insurance concerns. Safety and security issues from the pine forest and patrons from the camp site, regarding our property in the event of any damage that may occur.*

=> It will be part of the operation of the business to be adequately insured for all aspects of the business, including public liability and third party property damage. In regards to the pine forest, please see comment below.

**Toilets. Must comply with current toilet health regulations. We are concerned about the use of a compost toilet for 30+ people and also the probability of seepage into our property, the waterways, plus the smell and it attracting flies and other insects.*

=> Please see section above about the waste water disposal.

**Garbage Facility. Regarding fauna, vermin, scattering rubbish, smell and flies, etc is a health issue.*

=> Two appropriate wheelie bins (recycle and general waste) will be provided. It is in our interest to keep the area appealing and free from rubbish; this again will be in the Rules of Occupancy.

**All health regulations must meet current health and food safety. The caravan both as a sick bay and also for serving food.*

=> Food Safety: Our partnership has been registered with Council as a food business for the last eight years and we are aware of the food safety regulations, including storage, selling and serving.

=> "Sick Bay": There will be a dedicated area in the caravan/caravan annex that will contain an appropriate First Aid Kit, as well as a chair/bench and/or stretcher where first aid can be administered; if necessary the casualty can then be brought to the hospital or if necessary await the arrival of the ambulance.

If a person falls sick during his/her stay, arrangements will be made for transport to his/her nominated accommodation after administering first aid as required; the sick person will be kept away from communal areas. If transport cannot happen straight away, a separate tent will be available for any further stay, away from any communal areas to prevent communication of a potential disease. Great care will be taken with this with all duty of care, as the best health of the patrons is also in our best interest.

**In the last 2 years and more recently we reported concerns about a potential fire hazard on the property. It was inspected by a council officer and noted on council records.*

=> We have taken reasonable steps to reduce the potential fire hazard through brush-cutting grass for a minimum of 6m around the pine forest, clearing an emergency access track of a minimum of 4m width, pruning all branches of the outer pine tree line to a minimum of 4m high and downing dead timber to the ground for composting.

We have also made arrangements with the Council's Regulatory Services Manager to visit our property together with a CFS officer to discuss the remaining potential fire hazard and possible further required and/or reasonable action.

**Mr Forg has stated there are 4 emergency exit points on the areal map, which are not clearly identified. I do not believe the proposal meets health, safety and security regulations.*

=> Emergency Exits: The four emergency exit points have now been marked on the map and submitted to Council. They can be described as follows (as seen from the campground):

- 1) South-East corner: Track along the Eastern boundary leading South towards R Dewells Road.
- 2) North-East corner: Track along the Eastern boundary leading North towards the Northern boundary and then leading West towards the barn and Laubes Road.
- 3) South-West corner: Track leading west-ward past the on-site caravan and the dam and then curving South towards the patrons car park and R Dewells Road.
- 4) North-West corner: Track leading west-ward, past the gum tree woodlot and then North-West up to the main dwelling on the property towards Laubes Road.

=> Health & Safety: Please see the comments above.

We hope that with this response we have supplied sufficient information to satisfy your concerns, although not all of the points are directly relevant to the development application itself. Yet we see any concern as valid to be addressed appropriately, and if you have any more concerns, please let us know.

Regards,

Marco & Evie Forg

Peter & Roz Seppelt
PO Box 153
Mount Pleasant, SA 5235

Regarding Development Application (No. 960/501/2018):
Tourist Accommodation (Campground)

Mr Peter & Mrs Roz Seppelt,

Thank you for your submission and bringing your concerns forward, which we are happy to address; following are your points from your submission in *Italics* and our response after that, starting with a "=>".

- Inadequate planning submission with insufficient information regarding the proposed camping area.

=> With this response we will try to supply sufficient information to satisfy your concerns (please see below).

- Inappropriate siting for the camping area due to interface concerns with adjacent allotment and potential inundation

=> We are not sure what the "interface concerns" and the "potential inundation" are and how it can make the siting inappropriate; but if you let us know we are happy to address them.

If "Interface between Land Uses" is meant in light of the Barossa Development Plan (page 49) this development would not detrimentally affect the locality or cause unreasonable interference through: the emission of effluent, odour, smoke, fumes, dust, other airborne pollutants, vibration, electrical interference or hours of operation. Noise, light spill, glare and traffic impacts will be addressed below.

=> In the case of Mr & Mrs Seppelt the Primary Campground area is located 450m away from their property boundary and there is no line-of-sight because of the landscape & vegetation; there should not be any traffic impact, since the car park is located on R Dewells Road before their property. We cannot see how this application would interfere with Mr & Mrs Seppelt's activities on their property, being (to the best of our knowledge) viticulture, livestock keeping, hosting recreational, commercial & other events and tourist accommodation in the B&B, mainly because of the distance involved (see above) and the different target groups.

=> In the case of Mr & Mrs Halfpenny no interface between land uses is perceived with the activities on their property, being (to the best of our knowledge) grazing sheep, growing vegetables and car crash repair and spray painting.

- Poor access and car parking location and design (not all weather and no details provided)

=> The car park has not been developed yet, since we are seeking Development Approval with this application first. It seems reasonable to have the car park next to the road; it is also located 200m away from the closest dwelling (Mr & Mrs Halfpenny's) with dense vegetation in between for about 150m as well as a combination of sheds. Since no vegetation has to be removed and no excavation necessary to establish the car park it has a minimal impact on the locality. It is suggested to have the "Entry" through the gate at the Eastern end of the car park and the "Exit" through the gate at the Western end. As far as the design goes the "Australian/New Zealand Standard for Off-Street Car Parking" will be consulted and be consistent with the Australian Standard AS 2890 Parking Facilities as well as the Barossa Development Plan - Access and Vehicle Parking (page 91).

=> The suggested car park area has not been known to be "boggy" in the Winter months in the last seven years (since we purchased the property), nor dry & dusty in Summer; we will attempt to have a "low impact" approach and attempt to maintain a short dense grass surface, which we think is possible due to the low frequency of anticipated car movement; we anticipate to have a maximum of about 15 cars per week using the car park (with a maximum average of 10 cars per week over the year). If the above turns out to be insufficient (creating undue mud or dust) we will install an appropriate surface on the car park.

- No fire safety details provided (See Minister's Specifications SA 76A Fire Safety Requirements in Caravan Parks and Residential Parks, 2007)

=> In regards to the above mentioned specifications (which form part of the Development Act 1993) the following seems applicable:

3.2 Park Owner's Responsibility: We will ensure that the separation distances between the sites (3 metres) are maintained, the fire fighting equipment is maintained, staff will have adequate training in the use of it and Council will be informed about alterations.

5. Fire Separation:

5.1 Individual site: The 3 metre separation distance between tents will be maintained.

5.2 United site: A minimum separation distance of 4 metres shall be provided between united sites (not larger than 1000 square meters) for fire fighting vehicle access (and 6 metres between tents of neighbouring united sites).

6. Essential Safety Provisions:

6.2 Fire Extinguishers: The on-site caravan shall be fitted with a fire extinguisher with the minimum classification and rating of 10B according to Regulation 51 of the Fire and Emergency Services Regulations.

There will be an additional fire extinguisher fitted at the toilet block.

6.3 Hose Reels: A 30m hose reel with a standard 3/4" hose is fitted to the mobile fire fighting unit provided to service the individual sites.

8. Hazard Reduction: We will keep the primary campground area clear of combustible or hazardous materials.

=> In regards to the Fire & Emergency Services Regulations 2005, Division 4 - Fire Prevention, Subdivision 2 - Fires during the fire danger season, the Regulation 32A - Fires permitted (1)(a) and the Regulation 34 - Special provisions relating to cooking appliances - will be adhered to.

=> In regards to the Fire & Emergency Services Act 2005 the Division 3 - Duties to prevent fires 105F - Private Land (1) will be adhered to.

=> Furthermore we will adhere to the CFS Codes of Practice in regards to comfort/cooking fires and mowing & slashing.

- Inadequate information around proposed wastes disposal system and associated utilities

=> The Waste Water Application has been submitted to Council and is a separate document and not a direct part of the Development Application. A waste water engineer has been engaged, has visited our property and drawn up the required documents; the Council's Environmental Health Officer has also visited our property after the submission of the documentation and made an assessment.

=> The selected composting toilet system and septic tank system are short-listed Health SA approved products; it does also include a hand-wash facility. The waste water engineer and the Environmental Health Officer are ensuring that all official regulations are followed by the owner and the respective contractors, who will issue the required certification.

- No Management Plan submitted with the application (including emergency plan)

=> The emergency plans are briefly outlined here as follows:

1) Medical Emergency: Precautions will be that at least one staff member holds a current First Aid Certificate, an appropriate First Aid Kit is accessible on site and a vehicle is on site that can bring a casualty to the Mount Pleasant Hospital. Depending on the situation an ambulance will be called (Mount Pleasant is the closest station).

2) Fire Emergency: Precautions will be that the fire fighting equipment is maintained and in place, ready to be used and that trained staff is available; the fire prevention regulations and codes of practice will be adhered to (see point above).

In case of a fire getting out of control the CFS will be contacted straight away. The fire warden on duty will direct further actions on site, e.g. the use of the fire fighting equipment or the activation of the business' Emergency Evacuation Plan, like using one of the four emergency exit routes for all participants, patrons and staff; the plan will include also places of assembly and roll call to account for the individuals.

3) Other emergencies: The officer in charge will contact the respective Emergency Service and direct the necessary action on site.

- No external lighting details

=> No floodlights will be used during normal operation, but one adequate strong light will be on site for use during emergencies. Emergency low light emission lighting will be installed at the toilet block and the on-site caravan which

contains the First Aid kit (facing away from any neighbouring dwellings). Only solar or battery powered lighting will be used at the campsite at communal areas for comfort until curfew; only personal lighting (i.e. torches) will be used after curfew. There should not be any need for vehicle movement after dark (other than an emergency), so that there is no head-light impact.

- No details provided in terms of compliance with the South Australian Public Health Act 2011

=> Regulation 56 of the Act - General Duty, and Regulations 63 & 70 - Declaration of notifiable conditions - will be adhered to; these two regulations seem to be the relevant ones for the purpose of this development application.

If this point is raised in regards to the waste water disposal, please see the comments above. If general waste management is meant, an appropriate waste management system will be in place (including recycle & general waste wheelie bins). If some other specific issue is meant, please let us know, so that we can appropriately address it.

- No details around potential environmental impacts ie impacts on flora and fauna

=> The proposed area for the campground is currently an underused partial paddock with substandard deficient soil for livestock feed, for the most part populated with wild oats; there is a gum tree woodlot towards the West, a pine woodlot towards the South and a re-vegetated area containing various native trees (mainly eucalypts) towards the North, all of which are not a main part of the primary campground area.

The observed fauna in the campground area are kangaroos, rabbits, crows and foxes.

=> The low impact camping approach will ensure that there are no adverse environmental impacts; for this reason we don't intend to have patron's vehicles, trailers or caravans entering the campground area, but tents only; an important rule (Rules of Occupancy) will be to leave the area as it was found; appropriate waste management will be implemented (see above).

In the light of the above this development application does not seem to have a negative impact on the local flora & fauna.

- Adverse amenity impacts on the locality

=> Although the use for primary production in the suggested campground area is very limited, the visual amenity is quite picturesque; the area can not be seen from the road due to the pine plantation. This development application would allow tourist access to this area in line with the "Tourism Development" of the Barossa Development Plan and is in line with its objectives.

=> In particular, this development is environmentally sustainable and allows innovative tourism (with organized outdoor activities) (objective 1), it sustains or enhances the local character, visual amenity and appeal of the area (objective 3), it does not adversely affect the use of agricultural land for primary production (objective 5), it contributes to local communities by adding vitality to neighbouring townships, regions and settlements (objective 6), and it increases opportunities for visitors to stay overnight (objective 7).

=> As far as the "Principles of Development Control" in the Barossa Development Plan are concerned this development is in line with those principles, in particular it does have a functional or locational link with its natural setting (principle 1), it does not damage or degrade any significant natural and cultural features (2), it ensures that its scale, form and location will not overwhelm, over commercialize or detract from the intrinsic natural values of the land on which it is sited or the character of its locality (3) and it will add to the range of services and accommodation types available in the area (4).

Also the Barossa Development Plan's "Caravan and Tourist Park Zoning" should be considered, which includes the wider Mount Pleasant area.

We hope that with this response we have supplied sufficient information to satisfy your concerns, although not all of the points are directly relevant to the development application itself. Yet we see any concern as valid to be addressed appropriately, and if you have any more concerns, please let us know.

Regards,

Marco & Evie Forg

Jared & Karina Smith
54 W Dewells Road
Springton, SA 5235

Regarding Development Application (No. 960/501/2018):
Tourist Accommodation (Campground)

Mr Jared & Mrs Karina Smith,

Thank you for your submission and bringing your concerns forward, which we are happy to address; following are your points from your submission in *Italics* and our response after that, starting with a "=>".

We are a neighboring property and do not want a campground near us. The road is inadequate for increased traffic, we don't want increased noise and also believe that this is an unsuitable area for a campground.

=> Noise: We do fully understand your concern about noise. The proposed development as a campground will be "low impact camping", which means that the patrons leave their car at the car park next to the road and will walk to the campground area further inwards of the property; so no cars, trailers or caravans are proposed to enter the campground area.

There will not be any patron's entertainment for the patrons on site, neither day nor night, since it would disturb the tranquility of the locality and as such be contrary to the principles of the development.

We do not have an entertainment license, nor do we wish to hold one in the future. "Low Noise" will also be part of the Rules of Occupancy of the campground.

"No Alcohol" is part of the insurance requirements; we also do not hold a liquor license, nor do we wish to hold one in the future.

Seeing that your dwelling is 600m away from the primary campground area, and both are separated by a hill range of 20m altitude elevation and a lot of vegetation we are confident to suggest that there will not be any noise nuisance that should disturb you.

=> Traffic: We are anticipating the maximum low volume vehicle movement of about 15 cars per week (with an average maximum of 10 cars per week over the year), mainly on the weekend and during day time. This traffic will not pass your property but pass 350m from your dwelling at the closest point.

=> Unsuitable Area: The suggested development is in accordance with the sub-section "Orderly and Sustainable Development" of the Barossa Development Plan. This development application would allow tourist access to the area on our property in line with the "Tourism Development" of the Barossa Development Plan and is in line with its objectives.

=> In particular, this development is environmentally sustainable and allows innovative tourism (with organized outdoor activities) (objective 1), it sustains or enhances the local character, visual amenity and appeal of the area (objective 3), it does not adversely affect the use of agricultural land for primary production (objective 5), it contributes to local communities by adding vitality to neighbouring townships, regions and settlements (objective 6), and it increases opportunities for visitors to stay overnight (objective 7).

=> As far as the Principles of Development Control in the Barossa Development Plan are concerned this development is in line with those principles, in particular it does have a functional or locational link with its natural setting (principle 1), it does not damage or degrade any significant natural and cultural features (principle 2), it ensures that its scale, form and location will not overwhelm, over commercialize or detract from the intrinsic natural values of the land on which it is sited or the character of its locality (principle 3) and it will add to the range of services and accommodation types available in the area (principle 4). Also the Barossa Development Plan's "Caravan and Tourist Park Zoning" should be considered, which includes the wider Mount Pleasant area.

We hope that with this response we have supplied sufficient information to satisfy your concerns; we see any concern as valid to be addressed appropriately, so if you have any more concerns, please let us know.

Regards,

Marco & Evie Forg

6.4 960/568/2018 (Lot 21 Valley Road Angaston)

Applicant: Graham Burns of MasterPlan SA Pty Ltd on behalf of Angaston Bowling Club
 Representors: Peter Miles

APPLICATION DETAILS

PROPOSAL	Construction of Two bowling greens, clubhouse (community centre), shade structures, Six light towers, associated car parking, landscaping and entrance sign
APPLICANT	Angaston Bowling Club Inc
OWNER	Angaston Bowling Club Inc
APPLICATION NO	960/568/2018
CERTIFICATE(S) OF TITLE	CT 5263/647
AREA	11,128.71 square metres
CURRENT USE	Horticulture
DEVELOPMENT PLAN VERSION	Consolidated 11 August 2016
ZONE	Primary Production Zone
POLICY/PRECINCT AREA	Precinct 4 – Barossa Range
OVERLAYS	Character Preservation District
APPLICATION TYPE	Non-Complying
CATEGORY OF DEVELOPMENT	Category 3
REFERRALS	Council – Works and Engineering Section.
PREVIOUS APPLICATIONS	960/863/2008 - Bowling Greens and associated Clubrooms car park and Lighting Towers (Non-Complying)
ASSESSING OFFICER	Dylan Grieve/Phil Harnett
RECOMMENDATION	That Development Plan Consent be GRANTED subject to the concurrence of the State Planning Commission

BACKGROUND

The Angaston Bowling Club is currently situated on the corner of Newcastle Street and Tyne Street at 24-26 Newcastle Street, Angaston. The existing club has one bowling green, no on-site car parking and limited club room facilities. As such, the Angaston Bowling Club wishes to relocate to a purpose built facility that can suitably cater for the club's needs.

The proposal is for:

- Removal of the existing vineyard on the subject land.
- Demolition of existing farm building.
- Construction of two bowling greens with associated clubhouse (community centre), shade structures, six light towers, car parking, landscaping and entrance sign.

Schedule 1 of the Development Regulations 2008 defines a "community centre" as follows:

"Community centre means land used for the provision of social, recreational or educational facilities for the local community, but does not include a pre-school, primary school, educational establishment or indoor recreation centre".

The proposed development fits within the definition of a "community centre" as per Schedule 1 of the Development Regulations 2008.

A "community centre" is prescribed as non-complying in the Zone and therefore the application has been assessed as such.

Development Plan Consent was issued for a similar proposal on 11 May 2009 as per Development Application Number 960/863/2008.

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reasons:

- (1) With respect to a non-complying application:
 - to seek concurrence from the State Planning Commission to grant consent other than which in the opinion of the sub-delegate is of a minor nature.
- (2) Where representations opposing a proposal have been received as a result of category 2 or 3 public notification and the representor has indicated a desire to be heard in support of a representation.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Primary Production Zone.

Representations:	One representation was received.
Persons wishing to be heard:	One representor identified that they wish to address the Panel. <ul style="list-style-type: none">• Mr Peter Miles
Applicant/s	Mr Graham Burns of Masterplan on behalf of the Angaston Bowling Club Inc. (the Applicant) wishes to appear to respond to the representation.
Summary of Representations:	<p>The representor raised concern regarding the following matters:</p> <ul style="list-style-type: none">• Sporting complex should not be allowed in a rural zone.• Vineyard/Wine industry should be protected.• The day to day operations of the surrounding vineyards require use of noisy equipment such as tractors, grape harvesters, irrigation pumps, bird scarers and other farm machinery.• The operation of the vineyard requires the spraying of fungicide and herbicides to protect the grape crops.• Vegetation along the boundary should have small root zones so they do not take away nutrients from the vineyard.• The Development Plan seeks substantial buffers to minimise conflict with existing land uses.

- Trucks, grape harvesters and wide load equipment frequently travel along Valley Road at any hour of the day and night (especially during vintage).
- Parking on the side of Valley Road could cause traffic problems and should be prohibited.
- The road is not wide enough and there are two 90 degree bends in Valley Road.
- Valley Road is a popular walking route and many children use it to access schools and buses.
- Significant increase in stormwater runoff from a large sealed carpark, artificial turf bowling greens and the clubhouse. This creates a high risk of flooding.
- Tourists and visitors to Irvine Wines and our vineyards admire and are attracted to our beautiful countryside, historic character and unique small village appeal that is part of Angaston and unlike any other Barossa townships.
- This appeal includes indigenous fauna (kangaroos and echidnas). The increase in human activity will encroach into their habitats seeing these animals displaced.
- The density of the proposal is not in keeping with the area.
- The development will impede the efficient use of rural land.

Applicant
Response:

The applicant's response to the representation is summarised below:

- Do not accept that a bowling club of the scale and kind proposed will be incompatible with vineyard operations to any greater degree than any other land use in the locality.
- Being a non-residential development, is likely to be more compatible with the vineyard operations than other sensitive uses such as schools and child care centres.
- Vineyard operations during the day, night or on weekend will be of no consequence to the bowling club.
- The bowling club site will be fenced for security reasons using plastic coated chain mesh to a height of 2 metres to all sides with double gates to Valley Road driveway entrance.
- The construction of a Colorbond fence as suggested by Mr Miles would be out of character with the surrounding open and rural landscape.
- Landscaping along the fence will be planted at close intervals to assist in capturing spray drift from vineyards to the north.
- **Mr Miles' contracting operations are housed in sheds** located 130 metres to the east of the proposal. The sheds are accessed from a bitumen sealed driveway extending north to Valley Road. Traffic associated with the contracting business will not travel past or even close to the proposed bowling green.
- The bowling club facility has been designed to accommodate all traffic expected to be generated, with access via a double width driveway to Valley Road.
- The new access point is well to the north of the 90 degree bend in the road.
- 88 off-street parking spaces will ensure that no visitor vehicles will need to park on the road.
- Valley Road is able to accommodate traffic generated by the proposed development.

- Rainwater tanks with a capacity up to 10,000 litres will capture stormwater runoff from the clubroom building and maintenance shed.
- Stormwater draining from other parts of the development will be directed into the adjacent watercourse in accordance with a stormwater management plan.
- The density is in keeping with the area.
- Heritage of the area will not be compromised.
- The proposal is single storey and low profile.
- The open character of the area will not be compromised.
- The areas heritage and character will be enhanced by the establishment of a much-needed sporting facility for the local community to replace the existing bowling club.

An aerial view showing the representation properties is shown in *Figure 1*.



Figure 1: Aerial of Representation Properties

A copy of the representors concerns and the applicant's response is contained in Attachment 2.

SITE AND LOCALITY

The subject land is allotment 21 (CT 5263/647) Valley Road and situated on the southern side of the Angaston Township.

Portion of the land contains an established vineyard with the remainder of the land being vacant. A shed with attached lean-to straddles the southern boundary.

The land slopes from the south-western corner to the north-eastern corner of the allotment with a fall of approximately five metres over a distance of 135 metres. A prescribed watercourse traverses the eastern property boundary.

The wider locality is characterised by well-established vineyards, scattered native vegetation, dispersed farm and winery buildings and dwellings.

A Residential Zone is located on the western side of Valley Road, immediately adjacent the subject land. This land has been approved for low density residential development and is currently being developed. The 'Rural Living Zone' and 'Precinct 19 Angaston South' (allotments not less than two hectares) abut the subject land to the south.

The closest dwelling to the subject land is located to the south-west and is approximately 60 metres from the closest property boundary. Another dwelling, with associated outbuildings and farm buildings, is sited east approximately 70 metres from the subject land.

The site is located within the Primary Production Zone, as shown in *Figure 2*.

The site is located within Precinct 4 – Barossa Range as shown in *Figure 3*.

The site is located within the Heritage and Character Preservation Overlay as shown in *Figure 4*.

An aerial view of the locality and site are shown in *Figure 5* and *Figure 6*.

Site photos are provided in *Figure 7* to *Figure 16*.

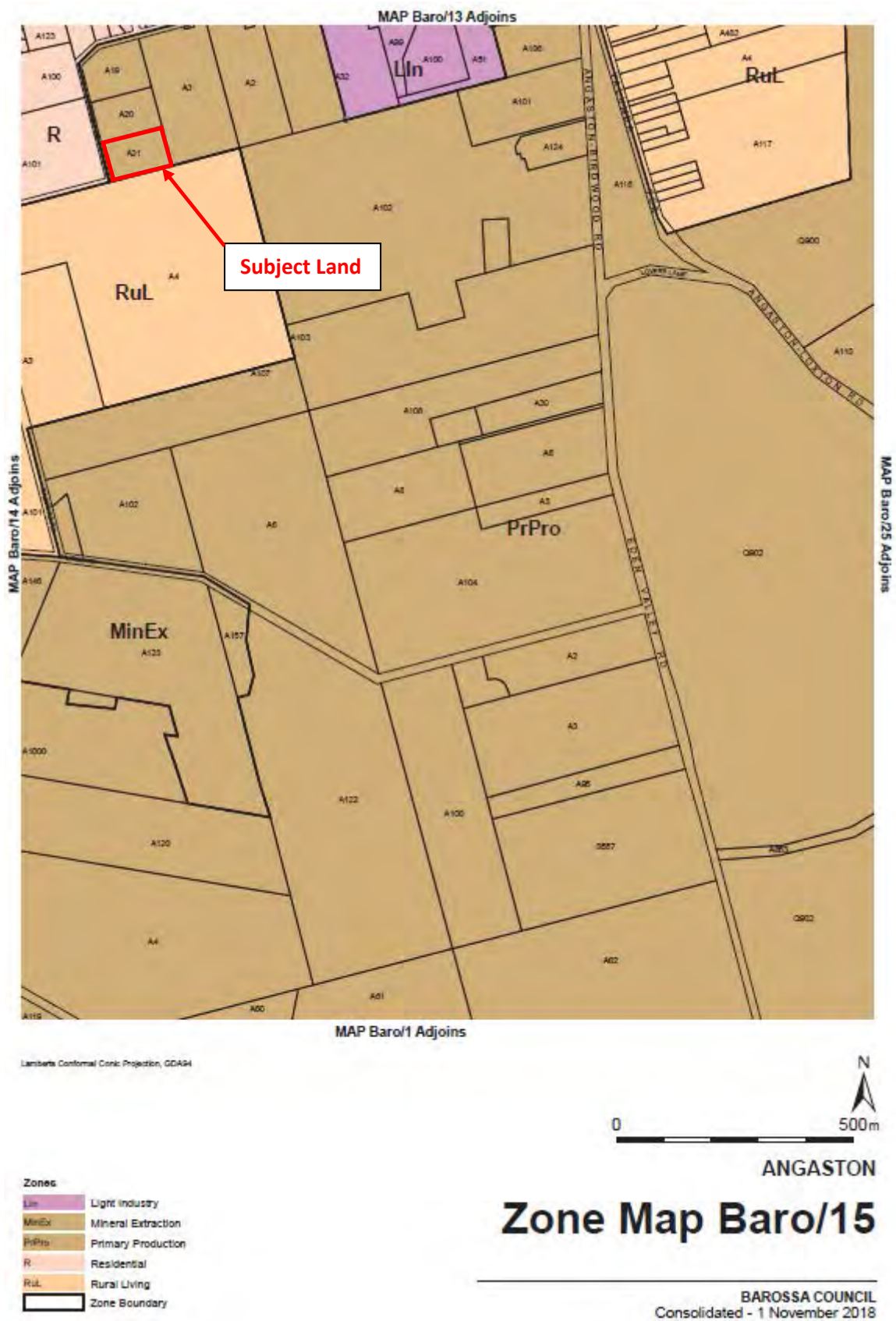


Figure 2: Zone Map

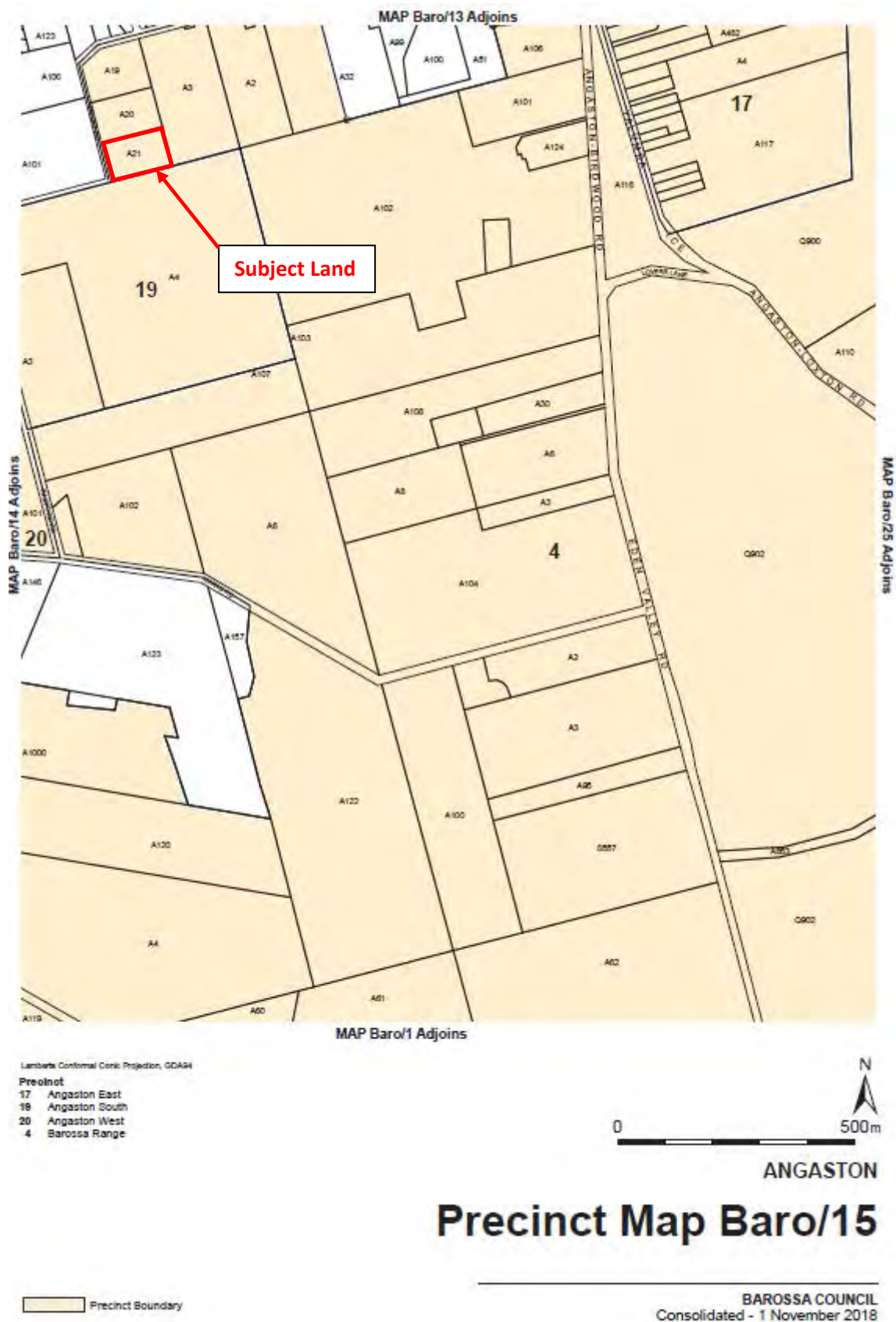


Figure 3: Precinct Map



Figure 5: Aerial – Locality



Figure 6: Aerial – Site



Figure 7: Valley Road looking South toward subject land.



Figure 8: Valley Road looking east toward subject land.



Figure 9: Adjacent residential development site within Residential Zone.



Figure 10: Adjacent residential development site within Residential Zone.



Figure 11: Valley Road looking east toward subject land.



Figure 12: View of subject land from 90 degree bend in Valley Road



Figure 13: Vacant section of subject land.



Figure 14: Existing shed and vineyard adjacent southern boundary of subject land.



Figure 15: Looking south from Valley Road over existing vineyards towards development site.



Figure 16: Looking east from Valley Road over neighbouring vineyards.

REFERRALS

No referrals are required under Schedule 8 of the Development Regulations 2008.

Internal

The application was referred to:

Works and Engineering The Bowling Club facility includes a 130 seat dining room, lounge area, bar and outdoor area. It is considered unlikely that the volume of goods required to allow the kitchen and bar facilities to function effectively could be delivered by a "small van".

It is considered likely that in addition to the three bins noted for roadside collection in Valley Road, the commercial activities of the proposal facility would require provision of an industrial/commercial bin collected by an overhead style truck.

Accordingly, safe and convenient access/egress to/from the site and manoeuvring within the site needs to be demonstrated for at least a medium rigid vehicle, in particular the sharp turn adjacent the Valley Road entrance and the sharp turn in the southwest corner of the car park.

The modified turning circle (cul-de-sac) of a nine metre radius (to gutter/face to kerb) is acceptable as a minimum.

Detailed stormwater design as a reserved matter is acceptable if it can be demonstrated that the site has a spatial and topographical capacity to accommodate the detention requirements previously advised.

NON-COMPLYING

The application is a non-complying form of development because "Community Centre" is specifically prescribed as non-complying in the Primary Production Zone. The proposed development is not listed as an exception.

Administration resolved, under delegation to proceed with an assessment of the proposal on 6 November 2018. The application is now presented to the Panel for a decision.

The reasons for proceeding with the assessment pursuant to Regulation 17(3)(b) of the Development Regulations include.

- The subject land is unlikely to be of a size suitable for primary production.
- The clubhouse (community centre) comprises a low scale building using traditional building materials using colorbond "dune" roofing and cladding.
- The area to be occupied by the building does not appear to be used for active primary production, but regardless the increase in the non-primary production footprint would be negligible.
- The proposal will potentially provide for the economic well-being of the community by increasing recreation opportunities.

- Pursuant to Section 6-(2) of the *Character Preservation (Barossa Valley) Act 2012*, the proposed development will not have an adverse effect on the special character of the district and will not detract from the special character of the district.

The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008*, which is included in *Attachment 1*. Should the Panel resolve to approve the application, the concurrence of the State Planning Commission is required. Alternatively, should the Panel refuse the application, no appeal rights are afforded to the applicant.

ASSESSMENT

Quantitative Criteria

The proposal is assessed for consistency with the quantitative requirements of the Development Plan as outlined in the table below:

DEVELOPMENT PLAN PROVISIONS	STANDARD	ASSESSMENT
CARPARKING SPACES General Section PDC 31 (unless otherwise specified in zone requirements)	10 spaces required per 100 square metres of total floor area. Total clubroom floor area = 585 sqm. 60 car parking spaces required (rounded up).	88 provided (including two disabled car parking spaces) Complies with standard: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Character Preservation District

Objective 1
PDC 1

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the assessing officer has had regard to the objects of the Act and, in determining this application, whether it seeks to further the objects of the Act.

The objects of the Act are:

- (e) To recognise, protect and enhance the special character of the district whilst at the same time providing for the economic, social and physical wellbeing of the community.
- (f) To ensure that the activities that are unacceptable in view of their adverse effects on the special character of the district are prevented from proceeding.

- (g) To ensure that future development does not detract from the special character of the district.
- (h) Otherwise to ensure the preservation of the special character of the district.

The following considerations are most relevant in relation to the proposal:

- The siting and appearance of the proposed development with respect to the "special character" of the district.
- The economic, social and physical outcomes of the proposed development.
- The impact of the use upon the "special character" of the district.

The following are noted with respect to each consideration:

- The proposed clubroom building is low scale and appropriately sited within the allotment to reduce its prominence. The building will not skyline or sit upon a ridge, rather it will be nestled below the elevation of land immediately east, south and west.
- The design and appearance of the clubroom building is appropriate to the character of the district with a **traditional roof form and broad verandah's**.
- The proposed bowling greens and the car parking area will require substantial excavation and fill however the proposed levels are not considered to have an adverse effect upon the appearance of the locality.
- The proposal, including its ancillary components (light poles, car parking and shade structures) will modify the character of the allotment. That being said, the subject land is a small piece of the overall district and the proposal is not considered to adversely effect upon the "special character of the district" which will remain throughout much of Valley Road.
- The proposal will socially benefit the district by contributing to the well-being of the community through recreation and general interaction with others.
- The proposal will economically benefit the district by potentially drawing more people to Angaston and providing employment opportunities during construction.

General Section

Advertisements
Safety
Free-standing
Advertisements.

Objectives 1, 2 and 3
PDCs 1, 2, 4, 5, 6, 9, 10, 12, 14 and 15

The proposal includes a low level block wall (one metre high x five metres wide) in which a sign will be placed. The sign will be situated beside the entrance to the property and will incorporate the club logo and 'Angaston Bowling Club' lettering.

In accordance with the Objectives and Principles listed above, the proposed sign:

- Is of a size, design and shape that will complement the proposal.
- Is discreet so as to be subservient to the rural landscape.
- Will be completely contained within the boundaries of the subject land.
- Does not create clutter, disorder or untidiness of buildings and their surrounds.
- Will only convey the legitimate use of the land.
- Will not be illuminated or create hazard.
- Will be of a small scale.

All other Objectives and PDCs are deemed to comply.

Community Facilities

Objectives 1 and 2
PDCs 1, 2 and 3

The subject land is situated approximately 930 metres from the District Town Centre Zone of Angaston, however is situated adjacent the Residential Zone on the opposite side of Valley Road and the Rural Living Zone to the south. The proposal is therefore considered to be conveniently accessible in accordance with Objective 1.

Valley Road does not have footpaths or bike lanes on either side, yet is considered accessible by pedestrians given the intensity of its use and clear sight lines for motorists and pedestrians. This is despite the future development of the adjacent Residential Zone.

The design of the clubroom building is largely open plan with a kitchen, bar, toilets, meeting and storage rooms. The proposed floor plan is considered flexible and adaptable for a range of uses over time in accordance with Principle 3.

All other Objectives and PDCs are deemed to comply.

Crime Prevention

Objectives 1
PDCs 1, 2, 3, 4, 5, 6, 7, 8 and 10

The proposed clubroom will have extensive windows and deck/verandah areas that will face north, east and west to overlook the proposed bowling greens and sections of the proposed car parking area when the facility is being used.

The proposed bowling greens will be illuminated, however no lights are proposed over the car parking areas. It is acknowledged that some light spill may pass into the car parking area when the facility is being used up until 10.00 pm at the latest each night.

The proposal, and the materials used on the clubroom building, are considered robust so as to resist vandalism and graffiti.

Design and
Appearance
Building Setbacks from
Road Boundaries

The proposal does not include pedestrian entrapment areas and is predominantly open.

The bowling club site will be fenced for security reasons using plastic coated chain mesh to a height of two metres to all sides with double gates to the Valley Road driveway entrance. Open style fencing is preferred to retain an open rural character.

All other Objectives and PDCs are deemed to comply.

Objectives 1 and 2

PDCs 1, 2, 3, 5, 7, 9, 10, 11, 12, 13, 14, 15, 17 and 18

The proposed bowling greens are situated at ground level and typical in appearance.

Light poles will have a height of eight metres, be slender with a Colorbond finish to blend with the club room building and be discreet in the landscape.

Proposed fencing will be up to two metres in height (consistent with residential style fencing) and be open to best suit the character of the locality and allow visual permeability beyond the site boundaries.

In accordance with the Objectives and Principles listed above, the proposed clubroom building:

- Is single storey and low scale. The proposed eave height is 2.7 metres and the total building height (to the ridge of the roof) is 5.6 metres.
- Will have a traditional roof form with Colorbond external finish. This suits the rural character of the locality.
- Is sympathetic to the scale of development in the locality.
- Does not include extensive areas of uninterrupted walling. The building is well articulated with windows, door and **broad verandah's overlooking** the proposed bowling greens.
- Is designed to reduce visual bulk with appropriate heights, articulation, external colours and finishes.
- Is appropriately sited within the allotment to reduce prominence in the landscape.

In addition, outdoor storage and loading areas are situated away from Valley Road and suitably screened from public view.

All other Objectives and PDCs are deemed to comply.

Energy Efficiency
On-site Energy
Generation

Objectives 1 and 2
PDCs 1, 2 and 3

The proposed clubroom building will have extensive north facing windows to ensure winter sunlight along with extensive verandah's to provide shade during summer.

The orientation of the clubroom building and the roof form allows suitable space for future solar panels and on-site energy generation.

All other Objectives and PDCs are deemed to comply.

Infrastructure

Objectives 1, 2, 3, 4 and 5
PDCs 1, 2, 3, 4, 6, 7 and 8

Adequate provision of the following can be provided in an economical and environmentally sensitive manner that does not pose an unreasonable impact upon the surrounding character.

- Electricity
- Water Supply
- Drainage and stormwater systems
- Telecommunications

In addition, Valley Road is able to provide safe and convenient movements to the land for all anticipated transport modes.

The land is not currently connected to the SA Water sewer system however it is acknowledged that on-site waste water disposal could be an option explored by the applicant. A reserved matter regarding waste is recommended should the panel resolve to grant Development Plan Consent and seek concurrence.

All other Objectives and PDCs are deemed to comply.

Interface between Land
Uses
Noise
Rural Interface

Objectives 1 and 2
PDCs 1, 2, 3, 5, 6, 7, 8, 9, 10 and 12.

The proposal will not detrimentally affect the amenity of the locality through:

- The emission of effluent, odour, smoke, fumes, dust or other airborne pollutants. Effluent will be managed either via the Angaston SA Water sewer system or via an on-site waste water management system.

The car parking area will be sealed with bitumen to prevent dust and mud nuisance.

The use will not produce smoke or fumes.

All rubbish bins will have a lid and be stored within the proposed maintenance shed to control any odours. However, the proposal will not generate or use any unusual materials likely to cause odour.

- Vibration or electrical interference. The proposed use will not require special machinery which will cause these effects.
- Light spill and glare. A condition is appropriate to prevent light spill should the proposal be issued Development Plan Consent with concurrence sought.
- Hours of operation. The proposal, including proposed flood lighting, will be able to operate from 6.00 am to 10.00 pm daily. Flood lights will only be turned on when necessary.
- Traffic Impacts. The proposal will most commonly receive domestic vehicles which can be accommodated by Valley Road and safely parked within the subject land.

The applicant has indicated that the largest type of vehicle servicing the site will be a small van making occasional deliveries to the site. Council's engineering staff have confirmed that this size vehicle can be accommodated within the proposed car parking and driveway area in accordance with the relevant Australian Standards.

Rubbish bins are proposed to be wheeled to Valley Road on a weekly basis for collection. As such a rubbish truck does not need to enter the subject land. A reserved matter regarding rubbish collection is recommended should the panel resolve to issue Development Plan Consent and seek concurrence.

- Overlooking into adjacent residential properties. The proposal will not unreasonably impact upon the privacy of nearby residential uses.
- Noise. Common noises from the proposal are likely to be vehicles entering and exiting the site, car doors within the parking area and people playing lawn bowls (generally a quite game).

The applicant has not indicated an intent to play loud music or have musical entertainment associated with the proposal.

The representor has indicated that the proposal will impede the efficient use of surrounding rural land. Principle 10 states:

“Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development”.

The proposal will not be unreasonably impacted by existing activities on neighbouring properties because it is not

considered to be a “sensitive” land use for the following reasons:

- The proposal will not be permanently occupied like a dwelling in which occupants require privacy or a quiet environment.
- Surrounding vineyards, when situated next to any land use (including other forms of primary production), must only spray when conditions are appropriate to limit drift. Spray drift should not be an issue subject to sound management practices.
- Use of farm machinery from existing rural land uses can occur at any time, however will be intermittent. It is acknowledged that vineyards on 63 Valley Road, Angaston, to the east, are approximately 50 metres from the subject land boundary and separated by a watercourse. Vineyards directly about the northern and southern boundary, however the proposed land use can operate cohesively with these uses.

All other Objectives and PDCs are deemed to comply.

Landscaping, Fences
and Walls

Objectives 1 and 2
PDCs 1, 2, 3 and 4

Trees will be planted around the perimeter of the allotment and between the proposed car parking area and the bowling greens. A condition upon the proposal ensuring that trees are native, nurtured and of a suitable height when planted is appropriate should the proposal be issued Development Plan Consent.

Proposed fencing will be up to two metres in height (consistent with residential style fencing) and be open to best suit the character of the locality.

All other Objectives and PDCs are deemed to comply.

Natural Resources
Water Sensitive Design
Water Catchment Areas
Biodiversity and Native
Vegetation
Soil Conservation

Objectives 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and 13.
PDCs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 20, 21, 22, 23, 25, 27, 33, 34, 37, 38, 39 and 40

A watercourse traverses the south-eastern corner of the allotment before crossing into 63 Valley Road and travelling parallel with the eastern boundary of the subject land.

The following is acknowledged in relation to the Objectives and Principles listed above:

- A stormwater management system that is consistent with the Principles of water sensitive design, preserves the rural landscape and protects water quality (particularly within the adjacent watercourse) can be developed on the land and support the proposal.
- On this basis, a reserved matter should be applied if Development Plan Consent is granted. This requires the

applicant to provide a stormwater drainage design including a stormwater and site management plan with supporting computations prior to the issue of Building Rules Consent, to the satisfaction of Council.

- The development will not damage or modify the banks of the nearby watercourse despite being situated nearby. Fill will be battered to integrate into the natural slope of the land without any physical alterations to the watercourse banks.
- The proposal does not include the removal of native vegetation and no evidence suggests the proposal will disturb or result in the loss of native fauna.
- It is appropriate to ensure that any landscaping does not increase the potential spread of pest plants. For this reason landscaping should include native plants only or plants to the satisfaction of council.
- Proposed excavation and fill is considered acceptable and will not have a detrimental impact upon the character of the locality. Proposed site levels are considered acceptable.
- Any fill adjacent the nearby watercourse can be battered and landscaped with grass and plants to minimise risk of erosion. A condition to this effect is reasonable should Development Plan Consent be granted.

All other Objectives and PDCs are deemed to comply.

Orderly and Sustainable Development

Objectives 1, 2, 3, 4, 6 and 7
PDCs 1, 2, 3, 4, 6, 8, 9 and 10

Importantly, the relevant Objectives and Principles listed above state:

- Development that does not jeopardise the continuance of adjoining authorised land uses.
- Development that does not prejudice the achievement of the Development Plan.
- Development of rural land primarily for primary production and other uses compatible with maintaining rural productivity.
- Land outside of townships and settlements should primarily be used for primary production.
- Development which would remove productive land from agriculture or diminish its overall productivity for primary production should not be undertaken unless the land is required for essential public purposes.

As discussed above, the proposal is not considered to jeopardise the continuance of authorised land uses. The proposed use is not considered sensitive to surrounding land uses and can operate cohesively.

Although not a primary production or farming use, the proposal will not prejudice the achievement of the Development Plan. This is because the land, when operated

on its own, is not of a size that is suitable for economic and efficient primary production.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2

PDCs 1, 2, 3, 4, 5, 6, 7 and 9

The proposed clubroom building is appropriately sited within the subject land and has been designed to suit the rural character of the locality and minimise its visual impact.

The proposed bowling greens are of a nature that will not in themselves have an obtrusive visual impact, however when viewed together, including the associated components (light towers, shade structures, car parking, fencing), the proposal will modify the subject land and change its character. That being said, the appearance of the proposal is not of a scale that would unreasonably impact the visual amenity and rural character of the locality. This is because:

- The proposed clubroom is appropriately designed to suit the rural character.
- The bowling greens themselves are situated at ground level.
- The proposal is situated in a valley, below any ridgelines and will not skyline.
- The proposal is appropriately setback from Valley Road.
- External materials and finishes are appropriate to blend with the landscape.
- Proposed driveways are acceptable.

On this basis, the visual amenity of the locality is considered to be sufficiently protected so that the appearance of the proposal is not unreasonable.

All other Objectives and PDCs are deemed to comply.

Sloping Land

Objectives 1

PDCs 1, 2, 3, 4 and 7

The land slopes from the south-western corner to the north-eastern corner of the allotment with a fall of approximately five metres over a distance of 135 metres. A prescribed watercourse traverses the eastern property boundary.

The land will be filled approximately 1.1 metres before sloping down gradually to the existing watercourse via batter.

The majority of the land will be excavated to approximately 2.5 metres at its deepest point. The perimeter of the land will be gradually battered upward to the existing level adjacent Valley Road. Contrary to Principle 7(a) the proposal will include excavation greater than 1.5 metres.

The following components of the proposal will have the following associated levels:

- Clubroom = 10.00
- Car Park = 9.90
- Bowling Green's = 9.10

Comparatively, Valley Road will have a level that ranges from 11.00 up to 12.60.

The levels of the proposal will therefore vary to minimise unreasonably alteration of the natural land form immediately adjacent each component of the proposal. The proposed slope of the land and the proposed excavation and fill arrangements will not impose an unreasonable visual impact.

All other Objectives and PDCs are deemed to comply.

Transportation and
Access
Land Use
Movement Systems
Cycling and Walking
Access
Access for People with
Disabilities
Vehicle Parking

Objectives 1, 2 and 3
PDCs 1, 2, 3, 5, 6, 8, 10, 12, 13, 17, 19, 22, 23, 29, 30, 31, 32, 33, 34, 36, 37, 38 and 39

Valley Road, Angaston is bitumen sealed and speed limited to 50km/h. The 90 degree bends in Valley Road are signed with a recommended speed limit of 25km/h.

The proposed entry/exit point onto Valley Road ensures all-weather access to the proposal has been suitably situated to ensure safe and convenient sight lines for motorists.

Council's Works and Engineering section have confirmed that Valley Road can accommodate the vehicle movements associated with the proposal.

In addition, the proposal:

- Provides a suitable number of on-site car parking spaces in accordance with the Development Plan.
- Provides internal driveways, car parking spaces and turning areas that comply with the relevant Australian Standards for the anticipated type of vehicles explained by the applicant (up to a small van).

All other Objectives and PDCs are deemed to comply.

Waste
Wastewater
Waste Treatment
Systems

Objectives 1 and 2
PDCs 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14 and 15.

The proposal will produce the following kinds of waste:

- Rubbish (bottles, packaging, kitchen waste etc.)
- Liquid waste (sewage, kitchen water and other liquids etc.)

Rubbish bins will be stored within the proposed maintenance shed. Without indicating the size of bins, the applicant has

stated that the club currently has two bins (one general waste and one recycling) and at most will have three associated with the proposed use.

The applicant has indicated that the bins will be wheeled to Valley Road for collection by council and returned to the maintenance shed once they have been emptied.

The proposed method of collection is suitable depending on the size of bins and the ability of council vehicles to collect. Regardless, it is acknowledged that rubbish from the proposal can be collected in a reasonable manner, whether by council or private contractor. On this basis, a reserved matter is recommended if Development Plan Consent is granted and concurrence sought. This requires more information from the applicant regarding the method of rubbish collection.

Regarding liquid waste, the subject land is not currently connected to the SA Water sewer system that services Angaston. The applicants can however liaise with SA Water regarding a possible extension of the sewer system if they wish.

Alternatively, the applicants will need to lodge and have approved by Council, a waste system application for an on-site disposal system with suitable separation from the nearby watercourse.

Either method is deemed acceptable subject to either:

- The authorisation of SA Water
- The authorisation of Council's Environmental Health Officers.

On this basis, a reserved matter is recommended if Development Plan Consent is granted and concurrence sought. This requires the proposal to be connected to the SA Water sewer system or a waste system that complies with the relevant public and environmental health legislation to the satisfaction of Council, prior to the issue of Development Approval.

All other Objectives and PDCs are deemed to comply.

Zone Section

Primary Production Zone Objectives 1, 3 and 5

The Zone Objectives seek to ensure economically productive, efficient and environmentally sustainable primary production. It can be argued that the proposal will reduce potential primary production productivity given its consumption of available land within the Zone. However, when used alone, the land is not economically viable for primary production purposes given its size.

Objective 3 states:

"Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes".

"Incompatibility" is determined by the potential impacts of the proposed use upon surrounding land uses and vice versa.

Land to the west is residentially zoned and is under development. The proposal will not be incompatible with land within the Residential Zone.

Land to the south is situated within the Rural Living Zone which accommodates residential land uses and rural activities. In this case, a dwelling and vineyard are situated adjacent the southern boundary of the subject land.

Land north and east of the proposal is situated within the Primary Production Zone as per the subject land. These properties currently comprise vineyards, a dwelling, winery and open spaces.

For the reasons explained within this report, particularly the **"interface between land uses" section**, the proposal will not unreasonably impact upon surrounding land uses.

Likewise, the proposal will not be impacted by existing activities on neighbouring properties because it is not considered to be a sensitive land use for the following reasons:

- The proposal will not be permanently occupied like a dwelling in which occupants require privacy or a quiet environment.
- Surrounding vineyards, when situated next to any land use, must only spray when conditions are appropriate to limit drift.
- Use of farm machinery from existing rural land uses will be intermittent. It is acknowledged that vineyards on 63 Valley Road, Angaston to the east are approximately 50 metres from the subject land boundary and separated by a watercourse.

All other Objectives are deemed to comply.

Desired Character

The zone comprises a range of landscapes with varying soil quality, underground water supplies and rainfall levels. Development of grazing and broadacre farming land uses is the most appropriate form of agricultural use located within the zone, with limited opportunities for more intensive uses such as horticulture and viticulture located within the uplands areas of the zone such as the Barossa Range. Development will take into account the capability and suitability of the land for the intended use.

It is anticipated that the expansion of existing winery and industrial uses will only occur in association with improvements to the amenity, visual impact, site access and environmental protection standards of such activities.

Located within the North Mount Lofty Ranges and South Mount Lofty Ranges, small scale, low impact agricultural and home based industries are encouraged where they expand the economic base of the Mount Lofty Ranges and Barossa Valley. Industries will be limited to those based upon the processing of agricultural produce primarily from the Barossa Valley Region. Home based industries will be limited to those based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the Region. Such agricultural and home based industries will complement the character of the zone and enhance tourist or heritage activities and be compatible with local areas. Forms of large scale winery and industrial development are more appropriate within industry zones within townships or regional industrial areas established specifically for such purposes.

The zone comprises a pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures together with the isolated dwellings and scattered farm buildings. The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. There are pockets of the zone where steep slopes and stands of native vegetation are more predominant, such as the upland areas of the Barossa Ranges. Development will recognise the limitations imposed by such characteristics and prevent the further erosion of soils, or removal of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character.

The stands of existing native vegetation within and surrounding Sandy Creek Conservation Park add to the landscape character consisting of a patchwork of open cropped and grazing areas interspersed with stands of vegetation. Development will result in the protection and expansion of stands of native vegetation within and outside of the Sandy Creek Conservation Park, and across the zone generally.

Other than within Precinct 4 Barossa Range, Precinct 6 Moculta and Precinct 7 Paper Town, there are opportunities for additional dwellings to be established within the zone, however only where it can be demonstrated that they do not conflict with the use of land for primary production purposes and maintain the open landscape character. Additional dwellings within Precinct 4 Barossa Range and Precinct 6 Moculta will be limited so as to maximise farm productivity and prevent incremental erosion of the existing landscape character. It is anticipated that buildings in the zone will be limited to single-storey in height, be designed and located so that they are not visible from public roads, particularly the Barossa Valley Highway, scenic or tourist routes, or from vistas within townships. Buildings will be designed to minimise the disturbance to the natural ground levels, utilising design techniques to reduce bulk and massing and be constructed using materials and finishes of a low reflective nature and subdued colour to match those found located within the landscape in order to be inconspicuous in appearance. Buildings will be designed and constructed with environmentally sustainable principles in mind, including passive solar techniques, use of renewable energy and harvesting of stormwater for re-use located within the dwelling and surrounds.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. It is expected that broadacre farming and horticultural land use will not take place on land containing stands of mature native vegetation. Development will result in the conservation of existing stands of native vegetation and increase the planting of locally indigenous vegetation in important locations, such as along watercourses. Development involving the construction of buildings or structures will include the planting of additional locally indigenous species to increase biodiversity.

and habitats for fauna, as well as screen the buildings and structures from views in the locality.

Desired Character

The proposal has been carefully designed and the proposed clubroom has a form and mass that is appropriate to the locality. In addition, the proposed clubroom will be single storey in height and have appropriate levels to minimise visual impact and alteration to the land form. Materials will be low-light reflective and external colours will be subdued.

The Zone desires that farm productivity be maximised to prevent incremental erosion of the existing landscape character, particularly within Precinct 4 – Barossa Range. The proposed land use is not particularly envisaged within the Zone and will displace the potential use of the land for farming, horticulture and other forms of primary production. On this basis, the appropriateness of the land use on the subject land is questionable despite being appropriately designed.

That being said, it is acknowledged that the subject land is unviable for economic primary production purposes when operated alone. The land would need to be used in connection with other allotments to increase yield.

The proposal is considered acceptable with regard to the Desired Character Statement given its appropriate design and ability to cohesively operate with surrounding land uses ie it is not considered a sensitive land use.

Land Use

PDCs 1, 2 and 5

The proposal is not specifically envisaged within the Zone. Rather, the proposal is considered to be "generally inappropriate" in accordance with Principle 2 because it is a non-complying form of development.

Principle 5 guides that buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production and residential outbuildings. The proposal does not satisfy Principle 5.

Notwithstanding Principles 1, 2 and 5, the proposed land use is considered to be acceptable on the subject land for the following reasons:

- It is acknowledged that the subject land is unviable for economic primary production purposes when operated alone. The land would need to be used in connection with other allotments to increase yield.
- The proposal will be situated adjacent authorised residential development (currently under construction). This means that the future character of the locality will become more urbanised further reducing the visual presence of the proposal by changing its context.

- The proposal is not considered to adversely effect upon the “special character of the district” as described throughout this report.
- The proposal will socially benefit the district by contributing to the well-being of the community.
- The proposal will economically benefit the district by potentially drawing more people to Angaston and providing employment opportunities during construction.
- All components of the proposal will have an appropriate design and appearance.
- The proposal will not detrimentally affect the amenity of the locality.
- The proposal will not jeopardise the ongoing operation of surrounding land uses.
- The proposal will not jeopardise the achievement of the Development Plan.

All other Objectives and PDCs are deemed to comply.

Form and Character

PDCs 10, 11 and 14

The proposals performance against the desired character of the Zone is discussed above.

In accordance with Principle 11 the proposed building will:

- Be single storey
- Be low profile with appropriate roof lines
- Comprise variations to minimise mass
- Incorporate large eaves and verandas
- Utilise non-reflective materials and be finished in colours that blend with the natural environment

The proposed driveways are acceptable with regard to Principle 14 because they do not impose an unreasonable visual impact and do not require unreasonable excavation and fill.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be granted

When assessed against the relevant provisions of the Development Plan it is considered that the proposed development, on balance, warrants Development Plan Consent subject to conditions recommended below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the development proposal is not seriously at variance to The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/568/2018 by Angaston Bowling Club Inc. to undertake Construction of two bowling greens, clubhouse (community centre), six light towers, associated car parking, landscaping and entrance sign at allotment 21 Valley Road, Angaston (CT 5263/647) subject to the concurrence of the State Planning Commission, and subject to the following conditions and advisory notes:

Reserved Matters

- (1) A stormwater drainage design including a Stormwater and Site Management Plan with supporting computations must be submitted to and approved by Council prior to the issue of Building Rules Consent and to the satisfaction of Council. The stormwater drainage design shall comply with the requirements listed below.
 - The plan shall at least include existing contours, features, existing stormwater infrastructure, proposed site works details, levels and grading, proposed stormwater drainage system, details of detention facility including volumes and discharge controls, proposed building floor levels, proposed paving and connection details to and any upgrading if required of the existing external drainage systems.
 - Detention shall be provided to limit the 1% AEP post-development peak discharge to the 5% pre-development peak discharge from the site.
 - No stormwater runoff from the site shall be permitted to discharge onto any adjacent property or the footpath verge, however;
 - The controlled discharge from the site shall be connected safely to the adjacent watercourse, and shall be consistent with the capacity of the system.
 - The discharge point to the watercourse shall incorporate scour protection measures and shall not obstruct flows in the watercourse.
 - All necessary approvals from the relevant authority must be sought for discharging into the watercourse.
 - Pollution control devices shall be incorporated within the development to provide for the removal of gross pollutants, silt, grease and oil and possible harmful chemical pollutants.
- (2) The development must be connected to the SA Water sewer system or a waste system that complies with the relevant public and environmental health legislation to the satisfaction of Council.

Prior to the issue of Building Rules Consent the applicant shall satisfy either 'a' or 'b' below:

- (a) Liaise with SA Water and provide written confirmation to Council that the proposal will be connected to the SA Water sewer system at the applicants expense.

Please note: It is understood that the subject land does not currently have a connection to the SA Water sewer. A connection may be available in the future however its timing and the possibility of connection based on the design is unknown.

- (b) Lodge and obtain approval for an on-site waste management and disposal system that complies with the relevant public and environmental health legislation.
- (3) Prior to the issue of Building Rules Consent and to the satisfaction of Council, the applicant shall provide a rubbish collection plan which clearly details:
- (a) The type and size of bins to be used and collected.
- (b) The location of their collection.
- (c) The contractor to be used, if not council collection.

Council Conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation accompanying the application, as amended and including:
- Statement of Support prepared by MasterPlan SA Pty Ltd dated October 2018.
 - Statement of Effect prepared by MasterPlan SA Pty Ltd dated 6 November 2018.
 - Coversheet, Perspective and Block Plan prepared by JBG Architects - Drawing Number A000 – Issue E.
 - Site Plan prepared by JBG Architects - Drawing Number A002 – Issue E.
 - Floor Plan Presentation prepared by JBG Architects - Drawing Number A100 – Issue E.
 - Floor Plan prepared by JBG Architects - Drawing Number A101 – Issue D.
 - Reflected Ceiling Plan and Roof Plan prepared by JBG Architects - Drawing Number A131 – Issue D.
 - Elevations Presentation prepared by JBG Architects - Drawing Number A201 – Issue E.
 - Sections prepared by JBG Architects - Drawing Number A301 – Issue D.
 - Detail Plans prepared by JBG Architects - Drawing Number A401 – Issue D.
 - Wet Area Details prepared by JBG Architects - Drawing Number A701 – Issue B.
 - Perspectives Exterior prepared by JBG Architects - Drawing Number A901 – Issue D.
 - Perspectives interior prepared by JBG Architects - Drawing Number A911 – Issue D

Unless varied by the following conditions.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by The Barossa Council.

- (2) The premises shall not be used outside the hours of 6.00 am and 10.00 pm daily.

Reason: To maintain the amenity of the locality with respect to lighting and noise.

- (3) Any musical entertainment associated with the proposed use shall be contained indoors and limited to non-amplified acoustic music within the authorized hours of operation.

Reason: To minimise noise impacts upon the locality.

- (4) Any metal roof and wall cladding shall be of a 'Colorbond' type of finish (or a similar factory applied colour finish) in a muted green, brown, beige or other colour to blend with the natural features of the landscape or nearby buildings.

Reason: To ensure all buildings and structures are sympathetic to the locality.

- (5) All of the car park, driveway and vehicle maneuvering areas shall be sealed with bitumen, brick paving or concrete, line-marked and appropriately drained to ensure safe and convenient vehicle movements free of dust and mud, prior to the occupation of the use. For this purposes, the car park and vehicle maneuvering areas shall be maintained in suitable condition at all times.

Reason: To ensure safe and convenient vehicle movements that do not impact upon the amenity of the locality.

- (6) Each car parking space or area abutting a walkway, footpath, landscaped area or fence shall be provided with a vehicle wheel stop prior to the occupation of use of the development.

Reason: To ensure safe and convenient vehicle movements.

- (7) All lighting shall be directed and shaded in such a manner so as to cause no light spill nuisance to any person living in the vicinity of the subject land or to nearby vehicular traffic. Flood lights shall be turned off outside of the authorised operating hours (6.00am to 10.00 pm daily).

Reason: To prevent light nuisance to neighboring properties.

- (8) The landscaping as detailed in the application for development shall comprise locally indigenous species and be established prior to occupation/use of the development. Landscaping shall be maintained in good health and condition at all times with any such vegetation replaced if and when it dies or becomes seriously diseased with others of the same, or similar, respective varieties.

Reason: To enhance the appearance of the property and maintain the amenity of the locality.

- (9) Any battered land shall be planted with locally indigenous vegetation to stabilise soil from any erosion. The vegetation shall be planted prior to occupation/use of the development.

Reason: To prevent long term erosion and enhance the appearance of the resulting landform.

- (10) Dust emissions from the site shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of Council.

Reason: To minimize dust nuisance to surrounding properties.

- (11) During construction or installation of all works associated with the development and proposed roads and utility services:

- Dust generated at the site shall be reasonably controlled at all times to prevent nuisance to occupants of adjoining land.
- Noise generated at the site shall be kept to the minimum level that is reasonably practicable.
- Appropriate erosion control measures shall be employed to prevent soil removal from the site by stormwater runoff, and to prevent siltation of watercourses, to the reasonable satisfaction of Council's Director – Works and Engineering.
- Any dirt or debris from the site deposited onto existing roadways by the applicant's contactors or sub-contractors shall be cleared immediately.

Reason: To minimise nuisance to surrounding properties during construction.

- (12) Temporary debris and sediment control measures shall be installed to prevent debris and sediment from entering Council's drainage system during all construction stages. Control measures shall be in accordance with a Site Management Plan which shall provide such pollution prevention measures as required to comply with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice".

- For the Community
- For Local, State and Federal Government
- For the Building and Construction Industry

Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. Prior to a Development Approval being granted a copy of the site management plan shall be lodged with and approved by Council.

Reason: To prevent pollution to the nearby watercourse and to ensure sound site management practices.

Advisory Note

- (a) 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.

6.4 Attachment 1

DEVELOPMENT APPLICATION FORM

COUNCIL: THE BAROSSA COUNCIL

APPLICANT: ANGASTON BOWLING CLUB INC

Postal Address: C/- MASTERPLAN SA PTY LTD

33 CARRINGTON STREET ADELAIDE SA 5000

OWNER: ANGASTON BOWLING CLUB INC

Postal Address: 2 TYNE STREET

ANGASTON SA 5353

BUILDER: TO BE ADVISED

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION:

Name: GRAHAM BURNS - MASTERPLAN SA PTY LTD

Telephone: 8193 5600

Email: GRAHAMB@MASTERPLAN.COM.AU

Mobile: 0413 832 602

EXISTING USE:

REMNANT VINES AND VACANT LAND

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

☐ Complying

☐ Non-complying

☐ Notification Cat 2

☐ Notification Cat 3

☐ Referrals/Concurrence

☐ DA Commission

Application forwarded to DA

Commission/Council on:

/ /

Decision:

Type:

Date:

/ /

	Decision	Fees	Receipt No	Date
Planning:				
Building:				
Land Division:				
Additional:				
Dev Approval:				

DESCRIPTION OF PROPOSED DEVELOPMENT 2 BOWLING GREENS, CLUBHOUSE BUILDING, ASSOCIATED PARKING & LANDSCAPING

LOCATION OF PROPOSED DEVELOPMENT:

House No: _____ Lot No: 21 Street: VALLEY ROAD Town/Suburb: ANGASTON

Section No (full/part): _____ Hundred: _____ Volume: 5263 Folio: 647

LAND DIVISION:

Site Area (m²): _____ Reserve Area (m²): _____ No of Existing Allotments: _____

Number of Additional Allotments - (Excluding Road and Reserve): _____ Lease: YES: ☐ NO: ☐

BUILDING RULES CLASSIFICATION SOUGHT:

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Female: _____ Male: _____

If Class 9a classification is sought, state the number of persons for whom accommodation is required: _____

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES: ☐ NO: ☒

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES: ☐ NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$1,100,000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE: _____

Dated: 9 OCTOBER 2018

MASTERPLAN SA PTY LTD FOR ANGASTON BOWLING CLUB INC.

DEVELOPMENT REGULATIONS 2008

Form of Declaration

(Schedule 5, Clause 2A)

To: The Barossa Council

From: MasterPlan SA Pty Ltd on behalf of Angaston Bowling Club Inc.

Date of Application: 9 October 2018

Location of Proposed Development:

House Number:	-	Lot Number:	21
Street:	Valley Road	Town/Suburb:	Angaston
Section No (full/part):	-	Hundred:	Moorooroo
Volume:	5263	Folio:	647

Nature of Proposed Development:

2 bowling greens, clubhouse building and associated off street parking and landscaping for Angaston Bowling Club.

I, Graham Burns of MasterPlan SA Pty Ltd, being the person acting for the applicant for the development described above, declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*. I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

9 October 2018

Date



Signed

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in Section 4(1) of the *Development Act 1993*), other than where the development is limited to:

- an internal alteration of a building; or
- an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of Section 86 of the *Electricity Act 1996* do not apply in relation to:

- a fence that is less than 2.0 m in height; or
- a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

Information brochures 'Powerline Clearance Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from Council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

STATEMENT OF SUPPORT

Proposed Lawn Bowls Facility

at Allotment 21 Valley Road, Angaston
for Angaston Bowling Club Incorporated



Prepared by
MasterPlan SA Pty Ltd
ABN 30 007 755 277, ISO 9001:2015 Certified
33 Carrington Street, Adelaide SA 5000
Telephone: 8193 5600, masterplan.com.au

October 2018



1.0 INTRODUCTION

MasterPlan SA Pty Ltd has been requested by Angaston Bowling Club to prepare this Statement of Support for its application to develop a new bowling club and associated greens at Allotment 21 Valley Road Angaston. The Statement of Support has been prepared in accordance with Regulation 17(1) of the *Development Regulations 2008*.

We have:

- inspected the subject land and its locality, and the Club's existing facility;
- met with senior members of the Club;
- reviewed the plans and details forming part of the proposal prepared by JBG Architects;
- had regard to The Barossa Council Development Plan (consolidated version dated 11th August 2016); and
- had regard to all other relevant information/material, including a similar application made by the Club in 2008 to develop the Valley Road site as a lawn bowls facility (DA 960/00863/08).

2.0 BACKGROUND

Angaston Bowling Club is an incorporated body. It has been in existence since 1922.

The Club's current bowling facility is located on four allotments bounded by Newcastle, Tyne and Cross Streets in Angaston. This facility consists of a bowling green of 7 rinks, and a clubroom facility accommodating a maximum of 80 persons. The clubroom is licensed under the *Liquor Licensing Act 1997* to serve alcohol in accordance with the terms and conditions of Limited Club License 51305592.

The Newcastle Street facility was sold approximately three years ago and is to be redeveloped for elderly persons' housing by the new owner. Until that development happens, the Club operates from that site under the terms of an annually renewable licence agreement.

Currently the club has 120 registered members and social players. Games are played in four separate competitions over three days of the week. In addition to regular competitions, the club holds two Sunday Tournaments per year. Social competitions and events are held as requested.

With only one green, the Club cannot accommodate any further growth in the number of club members, nor can it accommodate large tournaments or finals, because these events require two bowling greens.

The current clubroom furthermore is undersized and has outdated facilities for the needs and expectations of its members.



The Club purchased Allotment 21 Valley Road in 2008. It received Development Plan Consent in March 2009 (DA 960/00863/08) to develop a new clubhouse, two bowling greens and associated off-street parking, but the development did not proceed due to the Global Financial Crisis. The approved development subsequently lapsed.

With the Newcastle Street site now sold and scheduled for redevelopment, it is now necessary to reactivate plans to develop the Valley Road site as Angaston Bowling Club's new home.

3.0 PROPOSED DEVELOPMENT

The proposal is shown on the **attached** set of plans prepared by JBG Architects (Revision C 31 August 2018).

The small vineyard which partly occupies the site will be removed to accommodate the new facilities. An abandoned farm building which straddles the southern boundary will be demolished.

The new facility will allow the Angaston Bowling Club to expand its current membership base and host more competitions, including tournaments which require two greens.

The nature of the proposed development is best described as the development of a lawn bowls facility, incorporating two bowling greens, a clubroom building, light towers, car parking and landscaping.

The proposed bowling greens will be surfaced with artificial turf. Each green covers an area of approximately 1,600 square metres, having dimensions of 40 metres by 40 metres. There are 7 rinks per green, with small shade structures at both ends of each green. Six (6) light poles will be installed to facilitate night time use.

The proposed clubroom building, inclusive of verandahs, will be 29.6 metres in length and 18.79 metres wide. It will have a total area of 556.2 square metres. It will incorporate an open multi-use floor space, bar, kitchen, office, store and amenities.

The building is setback more than 38 metres from the Valley Road frontage.

Provision is to be made for 88 off-street vehicle parking spaces and two disabled access spaces close to the clubroom entrance. Access to the building from these spaces will be via an appropriately graded walkway ramp. The number of parking spaces will exceed the club's peak requirements, based on a high degree of shared car usage where three to four players typically travel in one car. The Club expects this travel pattern will continue.

Both greens will be surfaced with synthetic grass. Both greens will be formed to a height of RL 9.10 metres. The greens will be established partly on cut and partly on fill as shown on the Site Plan.



4.0 DEVELOPMENT SITE AND LOCALITY

The development site is located on the eastern side of Valley Road, and on the southern fringe of Angaston township.

The site is formally described as Allotment 21 in DP 1252 and is contained in Certificate of Title Volume 5263 Folio 647. A copy of the Certificate of Title is **attached**. The development site has an 85.5 metre frontage to Valley Road and an average depth of 133.2 metres, yielding a site area of 11,388.6 square metres (1.14 hectares).

The site is partly planted with vines, and the only other improvement is a farm building/former shearing shed straddling the southern boundary.

The site has a gentle slope from the road frontage to the eastern (rear) boundary. A shallow, tree lined watercourse runs adjacent to the rear boundary through adjoining land.

Access to the subject land is gained via Valley Road. Valley Road is a well maintained sealed rural road.

The western side of Valley Road is in the Residential Zone. Land on the opposite side of the site in the Residential Zone is currently being developed for residential purposes in accordance with a plan of division approved by Council in February 2017 for CR Lindner Pty Ltd. The first stage of that approved division – now known as Angas Views Estate - has been constructed, and infrastructure to service the land division has been installed across the site.

The general locality is characterised by viticultural and residential development. Within close proximity to the subject land to the east and south-west are single dwellings with associated farm buildings set amongst vineyards. The recently approved residential land division is to the west, on the opposite side of Valley Road.

Approximately 150 metres to the north of the subject land is the southern edge of the developed area of the Angaston township. Residentially zoned land stretches as far south as the subject land and Rural Living zoned land adjoins the southern boundary.

The Yalumba winery complex is located within 300 metres of the subject land to the east.

The development site in relation to its surroundings is shown on the **attached** Site and Locality Plan.

5.0 ZONING

The development site is in the Primary Production Zone and Precinct 4 – Barossa Range of The Barossa Council Development Plan, consolidated on 11 August 2016. The Residential Zone is immediately to the west of the site, and a Rural Living Zone occupies land to the south.



The Zone's objectives identify the primary land-uses as being for broadacre farming, viticulture and winery development.

6.0 NATURE AND CLASSIFICATION OF DEVELOPMENT

The nature of the proposed development is best described as the establishment of a lawn bowls facility incorporating two bowling greens and a clubhouse with associated car parking and landscaping.

All kinds of development are non-complying in the Primary Production Zone, except for those listed in the 'Non-complying Development' Table. The proposed development is not one of those listed developments. Accordingly, the proposal is a non-complying development in the Primary Production Zone.

7.0 MERITS OF THE PROPOSED DEVELOPMENT

Notwithstanding the 'non-complying' assignment of the application but having considered the relevant provisions of The Barossa Council Development Plan, I am of the opinion that the proposed development exhibits considerable merit to warrant more detailed assessment.

The particular merits of the proposal are as detailed below.

7.1 Previously Approved Development

The Barossa Council Development Assessment Panel at its meeting held on 3 March 2009 resolved to approve DA 960/00863/08 by Angaston Bowling Club to develop an almost identical proposal on the development site. The (then) Development Assessment Commission concurred with the granting of consent to that application. The approved development lapsed, largely because of the Global Financial Crisis.

When the proposal was approved in 2009, the development site was located in the Rural (Barossa Range) Zone. The Rural (Barossa Range) Zone was replaced with the Primary Production Zone when the *Better Development Plan and General DPA* was authorised on 18 August 2011.

At that time, land to the west of the site in the Residential Zone was still being used for viticultural purposes. Vines have subsequently been cleared from that land to make way for Angas Views Estate.



The proposal which is the subject of this application is broadly similar to the approved development, namely:

- two bowling greens each containing 7 rinks;
- a clubroom building located on the south side of the greens, and comprised of general seating, bar, kitchen, office and amenities;
- off-street parking for players, guests and spectators to the west and south of the clubroom building; and
- illumination of both greens to facilitate twilight competitions and associated events.

Although circumstances have changed since the proposal was approved in 2009, those changes are positive and favourable, in that the proposal is expected to be patronised by residents of the new residential estate now under development on the western side of Valley Road (Angas Views Estate).

It is also relevant that the club no longer owns the site in Angaston township, having sold approximately three years ago. With redevelopment of that site imminent, the Club now wishes to accelerate plans for the development of the new facility.

7.2 Classification of Proposed Use

The proposal is a kind of development which cannot be easily anticipated or provided for in a Development Plan.

In most circumstances, the Development Plan lists those kinds of development that are non-complying in a particular zone. Developments not included in that list are consequently assessed *on-merit* (ie they are not non-complying). In the Primary Production Zone however, the reverse drafting convention has been adopted, whereby all kinds of development are listed as non-complying except those listed. This 'catch-all' approach results in many more kinds of development being 'caught' than would otherwise occur.

It is perhaps also relevant to note that the type of development proposed by the Club is not even envisaged in Angaston's Residential Zone. The Residential Zone's envisaged forms of development are listed in PDC 1 as:

- PDC 1 The following forms of development are envisaged in the zone:**
- affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - open space
 - primary and secondary school
 - recreation area
 - supported accommodation.



The proposal is not a recreation area, as that term is used in PDC 1 above, because “recreation area” is defined in Schedule 1 of the Development Regulations to mean *“any park, garden, children’s playground or sports ground that is under the care, control and management of the Crown, or a Council, and is open to the public without payment of a charge, but does not include a stadium”*.

A similar approach applies to the District Town Centre Zone, where the proposal is not listed as an envisaged form of development in that Zone either.

7.3 Land Availability

The nature of the proposed use is one which requires a substantial area of relatively flat land upon which to construct two bowling greens (each green covers approximately 1,600 square metres) and associated facilities. At least 1.1 hectares of land is required, but sites of such proportions do not exist in Angaston township.

7.4 Zone Objectives

The nature of the proposed development, in both a land use and built form sense, is one which will not prejudice the attainment of the ‘primary production’ objectives of the Primary Production Zone, as the site has been partly cleared of vines and the site is owned by Angaston Bowling Club. Importantly, the proposal furthermore does not include any kind of residential use which might otherwise prejudice the continuing use of surrounding land for viticultural purposes.

The open nature of the bowling greens coupled with the design and setback of the proposed clubrooms will furthermore not detract from the zone’s rural landscape character.

7.5 Locational Attributes

The development site is located on the southern fringe of Angaston township. It also abuts land in both the Residential and Rural Living Zone.

The subject land is one of six allotments ranging in size from approximately 1.0 to 4.0 hectares in the Primary Production Zone, and is surrounded by Residential, Light Industry and Rural Living Zoned land (refer to Locality Plan).

The small area of each of the three allotments closest to the Residential Zone limits the practical ability to utilise them independently for rural or viticultural pursuits as sought by the objective of the Rural (Barossa Ranges) Zone without compromising the objectives of the adjoining residential zone.

The proposed use of the land for lawn bowls will also be an appropriate transitional use between residential development to the west, and viticultural development to the east and north.



The recent approval of the Lindner land division directly to the west will furthermore place the proposed bowling club within convenient walking and travelling distance of this new estate, and other parts of the town.

8.0 CONCLUSION

Notwithstanding the non-complying assignment of the application due to the drafting convention used for the Primary Production Zone, it is considered that the proposed development, whilst not explicitly or contemplated in the Primary Production Zone, will nevertheless not prejudice the attainment of the objectives for this zone.

The Council Development Plan provides little or no guidance on the location and siting of a new sporting/recreation facility such as that proposed by Angaston Bowling Club.

Few opportunities are readily or economically available to develop new privately owned (i.e. non-Council owned) sporting/recreation facilities with existing township of the scale required.

The subject land is suitably located and has acceptable area and topography to accommodate the existing and anticipated needs of Angaston Bowling Club.

Given the nature of the proposed land use and the built form proposed it is considered that the proposal is an acceptable and appropriate form of development in this locality.

When a determination has been made by Council to proceed with a full assessment of the application further detailed information will be provided to Council, including:

- a Statement of Effect prepared in accordance with Regulation 17(5) of the *Development Regulations, 1993*; and
- any further information which may be requested by Council pursuant to Section 39(3)(a) of the *Development Act, 1993*.

Should you require any further information or clarification please do not hesitate to contact me.

Graham Burns FPIA CPP
B/A in Planning

9 October 2018

enc: Set of plans prepared by JBG Architects.
Certificate of Title.
Site and Locality Plan.



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5263 Folio 647

Parent Title(s)	CT 479/63		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	27/04/1995	Edition 4	Edition Issued 12/09/2008

Estate Type

FEE SIMPLE

Registered Proprietor

ANGASTON BOWLING CLUB INC.
OF 2 TYNE STREET ANGASTON SA 5353

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 1252
IN THE AREA NAMED ANGASTON
HUNDRED OF MOOROOROO

Easements

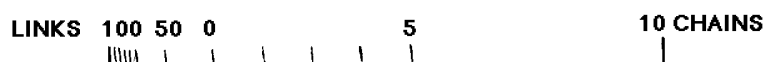
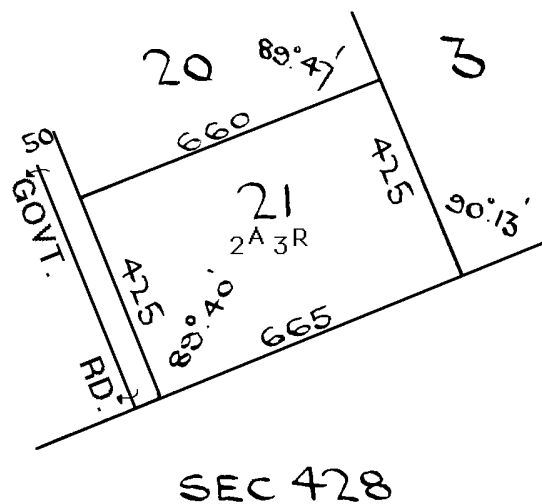
NIL

Schedule of Dealings

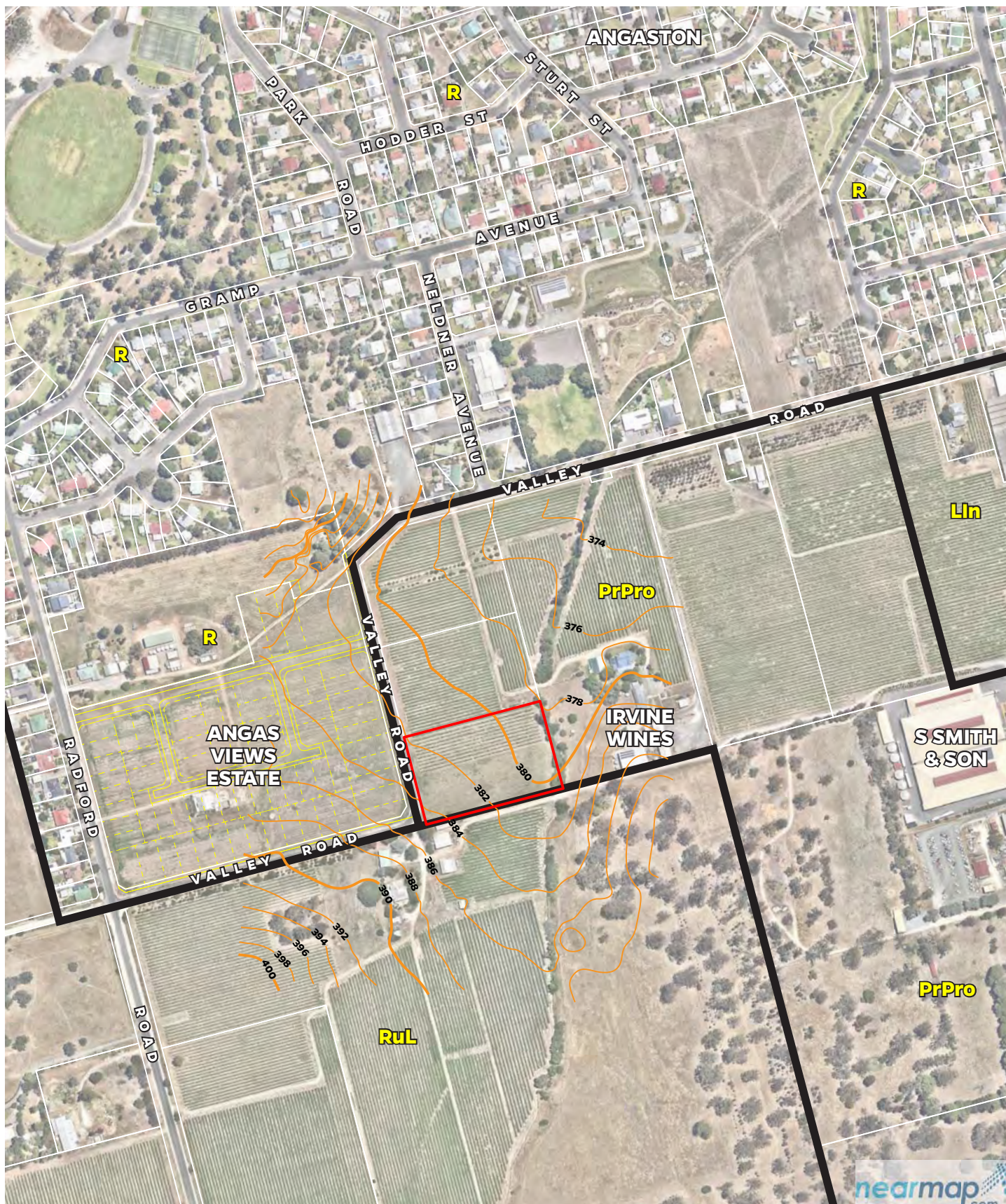
Dealing Number	Description
11029073	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (SINGLE COPY ONLY)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



FOR METRIC CONVERSION	
1 LINK	= 0.201168 metres
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 hectares
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²



- Subject Land
- Zone Boundary
- LIn Light Industry Zone
- R Residential Zone
- RuL Rural Living Zone

Locality Plan

LAWN BOWLS FACILITY

Allotment 21 Valley Road
ANGASTON

for Angaston Bowling Club Inc.



1:5000 @ A4
0 100m

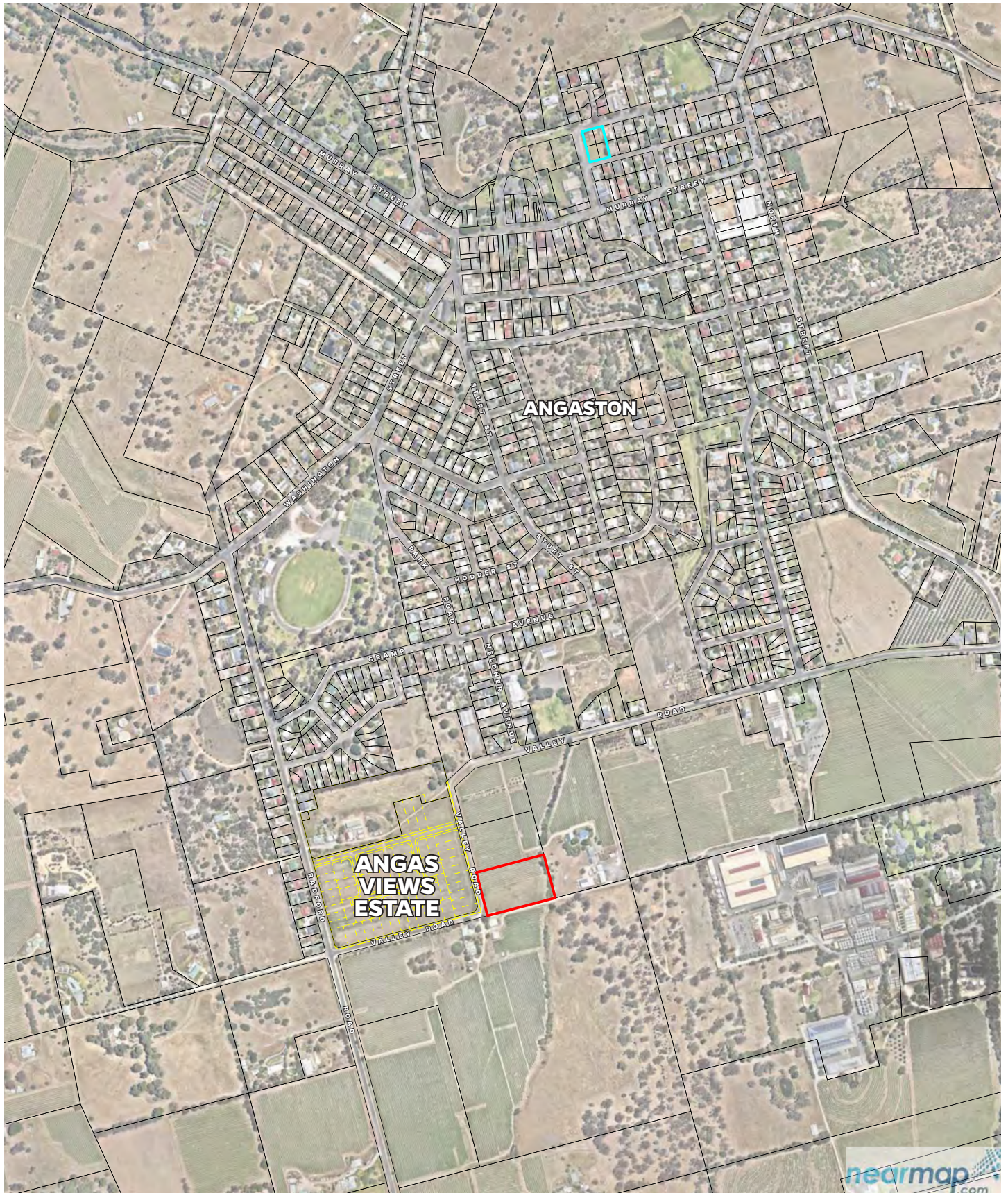
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Agenda - Barossa Assessment Panel - 5 February 2019

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239



- Subject Land
- Existing Facility

Context Plan

LAWN BOWLS FACILITY

Allotment 21 Valley Road
ANGASTON

for Angaston Bowling Club Inc.



1:10000 @ A4
0 200m

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STATEMENT OF EFFECT

PROPOSED LAWN BOWLS FACILITY

AT: ALLOTMENT 21 VALLEY ROAD ANGASTON

FOR: ANGASTON BOWLING CLUB

1.0 INTRODUCTION

This Statement of Effect has been prepared in relation to an application by Angaston Bowling Club Incorporated to develop a bowling clubroom building with associated greens at Allotment 21 Valley Road Angaston.

The proposal is shown on drawings prepared by JBG Architects and is described in our Planning Statement dated October 2018. Our Planning Statement should be read as the applicant's Statement of Support in accordance with sub-regulation 17(1) of the *Development Regulations 2008*.

The Barossa Council has classified the proposal as a "Community Centre", which is listed as a non-complying development throughout the Primary Production Zone. Accordingly, we now submit this Statement of Effect in accordance with sub-regulation 17(5).

2.0 NATURE OF DEVELOPMENT AND NATURE OF LOCALITY

2.1 Development

The proposal is shown on the **attached** set of plans prepared by JBG Architects (Revision C 31 August 2018).

The small vineyard which partly occupies the site will be removed to accommodate the new facilities. An abandoned farm building which straddles the southern boundary will be demolished.

The new facility will allow Angaston Bowling Club to expand its current membership base and host more competitions, including tournaments which require two greens. The Club's existing facility in Angaston only has a single green.

The nature of the proposed development is best described as the development of a lawn bowls facility, incorporating two bowling greens, a clubroom building, light towers, car parking and landscaping.



The proposed bowling greens will be surfaced with artificial turf. Each green covers an area of approximately 1,600 square metres, having dimensions of 40 metres by 40 metres. There are seven rinks per green, with small shade structures at both ends of each green. Six light poles will be installed to facilitate evening use.

The proposed clubroom building, inclusive of verandahs, will be 29.6 metres in length and 18.79 metres wide. It will have a total area of 556.2 square metres. It will incorporate an open multi-use floor space, bar, kitchen, office, store and amenities.

The building is setback more than 38 metres from the Valley Road frontage.

Provision is to be made for 88 off-street vehicle parking spaces and two disabled access spaces close to the clubroom entrance. Access to the building from these spaces will be via an appropriately graded walkway ramp. The number of parking spaces will exceed the Club's peak requirements, based on a high degree of shared car usage where three to four players typically travel in one car. The Club expects this travel pattern will continue.

Both greens will be surfaced with synthetic grass. The greens will be formed to a height of RL 9.10 metres. They will be established partly on cut and partly on fill as shown on the Site Plan.

2.2 Locality

The development site is located on the eastern side of Valley Road, and on the southern fringe of Angaston township.

The site is formally described as Allotment 21 in DP 1252 and is contained in Certificate of Title Volume 5263 Folio 647. A copy of the Certificate of Title is **attached**. The development site has an 85.5 metre frontage to Valley Road and an average depth of 133.2 metres, yielding a site area of 11,388.6 square metres (1.14 hectares).

The site is partly planted with vines, and the only other improvement is a farm building/former shearing shed straddling the southern boundary.

The site has a gentle slope from the road frontage to the eastern (rear) boundary. A shallow, tree lined watercourse runs adjacent to the rear boundary through adjoining land.

Access to the subject land is gained via Valley Road. Valley Road is a well maintained sealed local road.

The western side of Valley Road is in the Residential Zone. Land on the opposite side of the site in the Residential Zone is currently being developed for residential purposes in accordance with a plan of division approved by Council in February 2017 for CR Lindner Pty Ltd. The first stage of that approved division – now known as Angas Views Estate – has been constructed, and infrastructure to service the land division has been installed across the site.



The general locality is characterised by viticultural and residential development. Within close proximity to the subject land to the east and south-west are single dwellings with associated farm buildings set amongst vineyards. The recently approved Angas Views Estate residential land division is to the west, on the opposite site of Valley Road.

Approximately 150 metres to the north of the subject land is the southern edge of the developed area of the Angaston township. Residentially zoned land stretches as far south as the subject land and Rural Living zoned land adjoins the southern boundary.

The Yalumba winery complex is located within 300 metres of the subject land to the east.

The development site in relation to its surroundings is shown on the **attached** Site and Locality Plan.

3.0 RELEVANT PROVISIONS OF THE DEVELOPMENT PLAN

The proposal is best described as a sporting facility. The Council has classified it as a community centre. On the basis of Council's classification, the relevant provisions of the Development Plan are:

- General Section: Centres and Retail Development Objective 7;
- General Section: Community Facilities Objectives 1 and 2 and Principles 1, 2 and 3;
- General Section: Infrastructure Principle 1(h);
- General Section: Transportation and Access Principles 6, 8, 13, 22, 23, 31, 32, 33, 34, 37 and 39;
- General Section: Design and Appearance Principle 15 and Interface Between Land Uses Principle 1(e);
- Primary Production Zone Objectives 3 and 5;
- Primary Production Zone Desired Character paragraphs 4 and 6; and
- Primary Production Zone Principles 2, 5, 10, 11 and 15.

4.0 EXTENT OF PROPOSAL'S COMPLIANCE WITH DEVELOPMENT PLAN

4.1 Strategic Context

The Development Plan envisages community facility development being "*conveniently accessible to the population they serve*" and being "*accessible by pedestrians, cyclists and public and community transport*" (General Section Community Facilities Objective 1 and Principle 1).

The proposal is located at the southern edge of Angaston township where it can be conveniently accessed by residents living in and around the town. It will also be particularly accessible to future residents of the adjacent Angas Views Estate which is being developed on the western side of Valley Road adjacent to the development site.



General Section: Centres and Retail Development Objective 7 advises that *"Nuriootpa, Tanunda and Angaston townships [will] be the main location for.... community.... facilities serving the surrounding hinterland"*. In Angaston, no suitable land is available in the Town Centre Zone to accommodate the Club's spatial requirements for a clubroom, two greens and associated off-street parking. That is the reason why the Club made the decision to purchase Allotment 21 Valley Road. It is also assumed that this is the reason why Council approved an earlier application for an almost identical facility on this site in 2009.

It is also relevant to note that the District Town Centre Zone for Angaston is substantially developed for business-related purposes, with no land available in that zone which would be suitable for the development of the kind proposed. This includes *"the area bounded by Washington Street, Sturt Street and Holmes Street [which] will be retained as a focus for the town for community uses"* (Desired Character Statement District Town Centre Zone). However, this area is occupied by buildings, some of which are heritage listed, including Angaston Town Hall and Angaston Church, Uniting Church Manse and Stables, leaving insufficient land area for the development of sporting club facilities, particularly two bowling greens which require a level rectangular shaped area of 80 metres by 40 metres.

4.2 Community Facilities

General Section: Community Facilities Principle 2 requires community facilities to be *"integrated in their design to promote efficient land use"*, and Principle 3 in the same section requires community facilities to be designed to *"encourage flexible and adaptable use of open space and facilities for a range of uses over time"*. The proposal has been specifically designed for the Club's needs, namely two bowling greens to allow the club to host major competitions, and a clubroom building which can accommodate players, visiting teams, officials and visitors.

The clubroom facility could however be adapted for a range of other uses over time should the need arise, including for a range of more conventional community services. The two bowling greens are similarly easily adaptable for other purposes, occupying level sites each with a 40 metre by 40 metre footprint with convenient access to Valley Road and views east and north across vineyards.

4.3 Access, Parking and Loading

Provision is made for the off-street parking of eighty-eight (88) parking spaces, including two access spaces close to the clubroom entrance. The car park will be accessed from a double width (7.0 metre wide) driveway entrance onto Valley Road which is located as far north as possible from the bend in the road. Each parking space will be 2.7 metres wide and 5.5 metres deep, with concrete wheel-stops at the end of each space. The internal driveways and parking spaces will be sealed.



Tale Baro/1- Off Street Vehicle Parking Requirements states that a Community Centre should be provided with 10 parking spaces for every 100 square metres of total floor area. As the Clubhouse will have a total floor area of 396 square metres (this excludes the verandahs of 189 square metres) the proposal requires 39.6 (say, 40) parking spaces. The proposal comfortably exceeds the Development Plan's requirements.

The car park will furthermore be line marked, sealed and provided with wheel-stops thereby conforming to General Section: Transportation and Access Principles 30, 31, 32, 33, 34, 37 and 39.

The 7.0 metre wide driveway entrance to Valley Road has been designed to conform to General Section: Transportation and Access Principles 22 and 23.

4.4 Lighting

As with the Bowling Green facility approved by Council in 2008, the proposal includes six (6) light towers at the corner of each green. The light towers will project approximately 2.0 metres higher than the Clubroom roof ridge (5.6 metres).

The 2008 consent included the following condition:

- 10 *Any lighting associated with the development shall be directed and shaded in such a manner as to cause no light spill nuisance to any person or adjoining land in the vicinity or nearby vehicular traffic.*

If a similarly worded condition is imposed on the current application, this will ensure that the proposal satisfies the 'light-spill' provisions of the Development Plan, namely General Section: Design and Appearance Principle 15, and General Section: Interface between Land Uses Principle 1(e).

4.5 Primary Production Zone

The development site is located in the Primary Production Zone, and in Barossa Range Policy Area 4 of that zone. Immediately to the south of the site is the Rural Living Zone, and to the west is the Residential Zone.

Zone Objective 1 encourages economically productive, efficient and environmentally sustainable primary production. The development site is rectangular in shape, with a frontage to Valley Road of 85.496 metres and a depth of 132.77 metres. It has an overall area of 11,351 square metres.

The site is therefore very small by conventional primary production standards, and could not viably sustain more intensive forms of production such as viticulture unless operated in association with other nearby properties. In its current configuration, the site is incapable of being economically, efficiently or environmentally used for sustainable forms of primary production.



Zone Objective 3 calls for primary production to be protected from encroachment by incompatible land uses, and for the protection of the scenic qualities of rural landscapes. The proposal is small in scale and the clubhouse building is low in profile. It will furthermore be developed without the need to remove native vegetation or require excess cut and fill. Scenic views of surrounding rural areas from Valley Road will furthermore be available. The use of the site for bowling club purposes will furthermore not be incompatible with the use of surrounding land for viticulture and other forms of primary production.

The clubhouse building will furthermore be sited as far south as possible on the site to maintain scenic distant views of primary production from Valley Road. With an overall building footprint of only 552 square metres, the clubroom building will cover less than 5 percent of the site *"to complement the open landscape character"* of the Zone.

The site boundaries will also be landscaped to maintain the locality's *"pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures..."* (Desired Character Statement).

The clubhouse building will furthermore be low in profile, single storey and externally clad with low reflective materials as required by Zone Principle 11. It furthermore incorporates wide eaves, verandahs and pergolas to create shadowed areas to assist in reducing its bulky appearance (Zone Principle 11(e)) and will be well screened from Valley Road by perimeter landscaping (Zone Principle 11(g)).

5.0 EXPECTED SOCIAL, ECONOMIC AND ENVIRONMENTAL EFFECTS

Social Effects: the proposal is expected to have a positive social effect on its locality by delivering a purpose designed sporting facility for the local community. The proposal will also permit the local community to participate in competitions with other clubs in the wider region, which in turn is expected to enhance the Club's standing and status as a leading sporting facility. The clubhouse's use for ancillary social purposes will also contribute towards the town's social infrastructure.

Economic Effects: the proposal will deliver a number of economic benefits including creating jobs at the construction stage for local tradespersons and suppliers of goods and services, and creating employment when the facility is operational. The proposal will also ensure that the site is efficiently and economically used (currently it is vacant) and maintained to an appropriate standard once operational.

Environmental Effects: the proposal is expected to have a positive environmental effect on its locality because no native vegetation will need to be removed, and the vegetated banks of the watercourse to the east of the site will be maintained. Although the development site is excluded from the bushfire protection planning provisions (see BPA Map Baro/5) the proposal includes a 22,000 litre rainwater tank behind the Maintenance Shed that can be accessed by fire fighting vehicles if necessary.



6.0 ANY OTHER INFORMATION

No further information has been requested by the relevant planning authority.

7.0 CONCLUSIONS

It is concluded that the proposed Lawn Bowls Facility for Angaston Bowling Club at Allotment 21 Valley Road Angaston is not seriously at variance with the Development Plan and is deserving of Development Plan Consent, even though it has been classified as a non-complying development by the Council.

Kindly proceed with the further processing of the application, including Category 3 notification.

Graham Burns FPIA
B/A in Planning

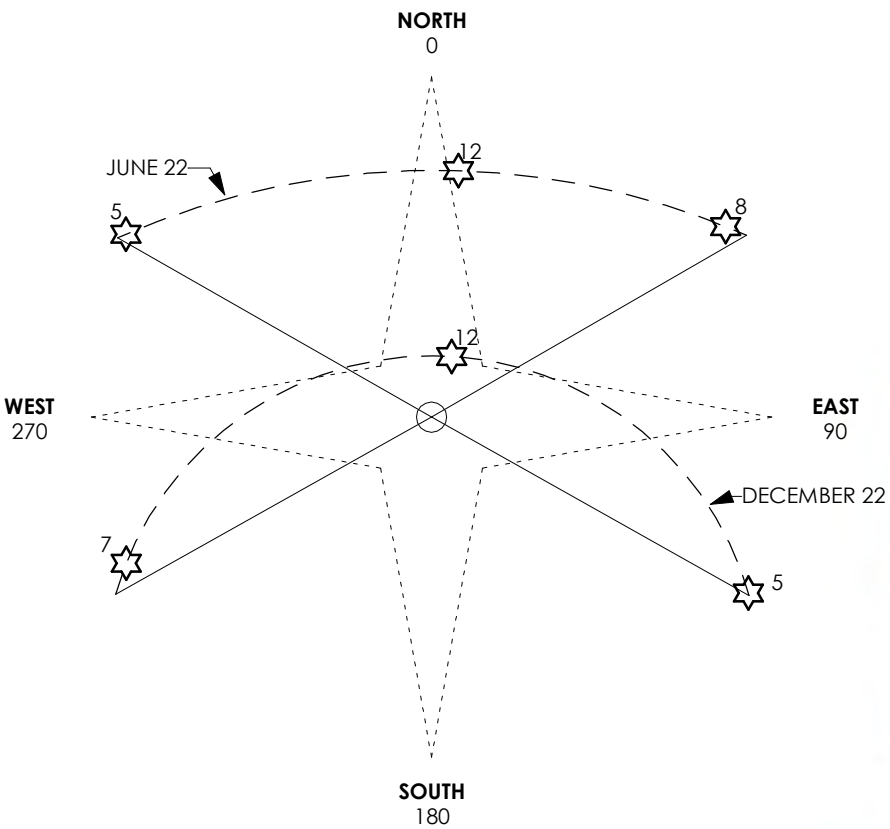
6 November 2018

ANGASTON BOWLING CLUB

NEW HOME

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET, PERSPECTIVE + BLOCK PLAN	E	14.01.19	REVISED PLANNING
A002	SITE PLAN	E	14.01.19	REVISED PLANNING
A100	FLOOR PLAN PRESENTATION	E	14.01.19	REVISED PLANNING
A101	FLOOR PLAN	D	14.01.19	REVISED PLANNING
A131	REFLECTED CEILING PLAN + ROOF PLAN	D	14.01.19	REVISED PLANNING
A201	ELEVATIONS PRESENTATION	E	14.01.19	REVISED PLANNING
A301	SECTIONS	D	14.01.19	REVISED PLANNING
A401	DETAIL PLANS	D	14.01.19	REVISED PLANNING
A701	WET AREA DETAILS	B	14.01.19	REVISED PLANNING
A711	ACCESS TOILETS	B	14.01.19	REVISED PLANNING
A901	PERSPECTIVES EXTERIOR	D	14.01.19	REVISED PLANNING
A911	PERSPECTIVES INTERIOR	D	14.01.19	REVISED PLANNING



ABN 31 852 116 195
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WARNING
DIAL BEFORE YOU DIG
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Services shown on this drawing are approximate only. The exact locations to be confirmed on site the contractor prior to the commencement of work

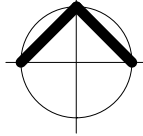
Issue	Issued For	By	Chkd	Date
A	PRELIMINARY REVIEW	WS	WS	03.07.18
B	CLIENT REVIEW	TN	WS	25.07.18
C	FOR PLANNING	TN	WS	31.08.18
D	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
E	REVISED PLANNING	LK	WS	14.01.19

SITE AREA COVERAGE	m²
PROPOSED BUILDING	
INTERNAL	396
VERANDA (EXTRNAL)	189
TOTAL NEW BUILDING WORKS	585

PROPOSED CARPARKS	
CARPARKS	86
ACCESS CARPARKS	2
TOTAL PROPOSED CARPARKS	88



1 BLOCK PLAN
A201 1 : 500
0 5m 10m 15m 20m 25m
1:500 @ A1, 1:1000 @ A3





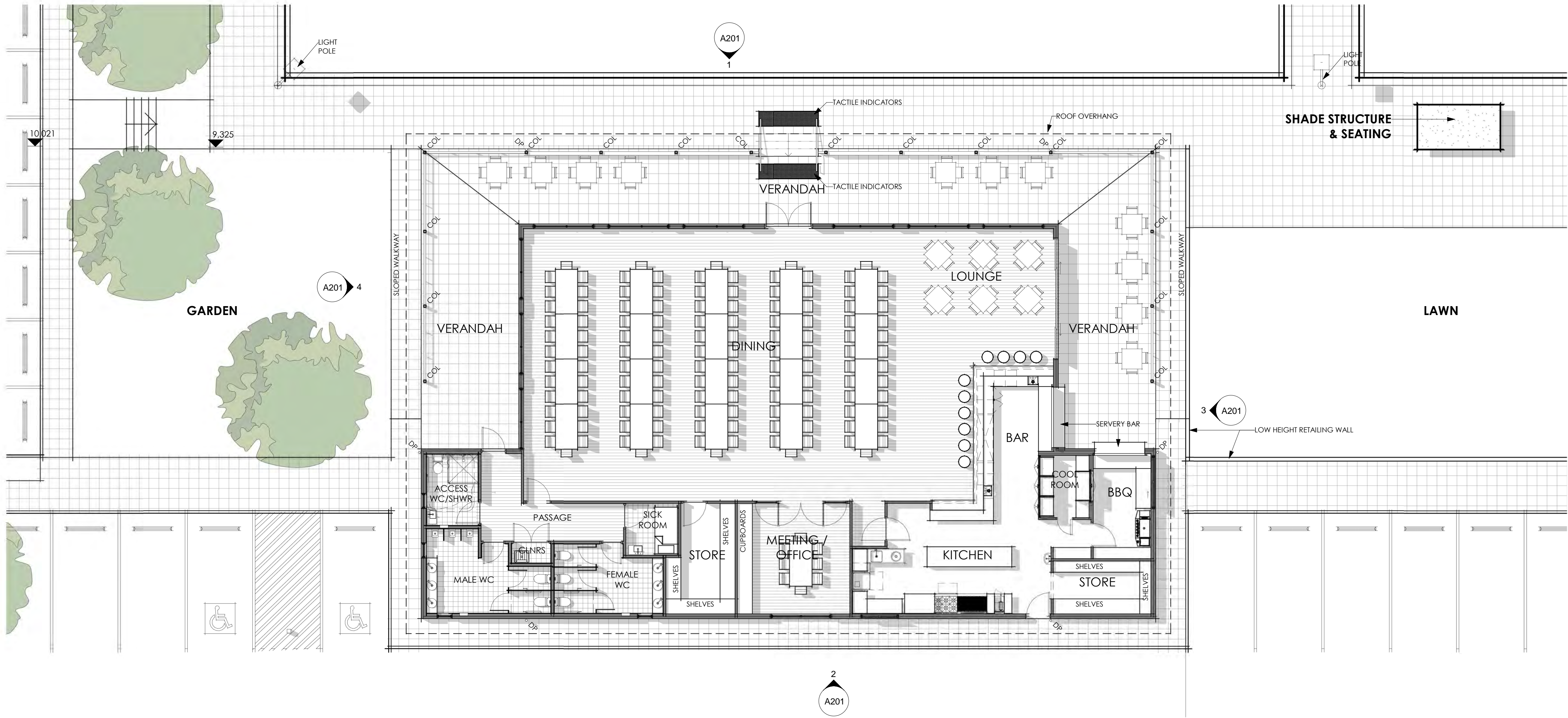
Architect
J B G ARCHITECTS PTY LTD
residential - commercial - winery - planning - architecture - interiors - landscape
38 MURRAY STREET TANUNDA 5352
P. 08 8563 1155 E. admin@jbgarchitects.com
Project Name
ANGASTON BOWLING CLUB
NEW HOME

Project Address
LOT 21 VALLEY RD ANGASTON 5353

Drawing Title COVERSHEET, PERSPECTIVE + BLOCK PLAN	Project Number 1816	Drawn by TN Approved by WS Issue E
Drawing Number A000		



NOT FOR CONSTRUCTION



1 PRESENTATION PLAN - GROUND
A201 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3

NOTES
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Issue	Issued For	By	Chkd	Date
A	PRELIMINARY REVIEW	WS	WS	03.07.18
B	CLIENT REVIEW	TN	WS	25.07.18
C	FOR PLANNING	TN	WS	31.08.18
D	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
E	REVISED PLANNING	LK	WS	14.01.19



Architect
J B G ARCHITECTS PTY LTD
residential - commercial - winery - planning - architecture - interior - landscape

38 MURRAY STREET TANUNDA 5352
P. 08 8563 1155 E. admin@jbgarchitects.com

Project Name
**ANGASTON BOWLING CLUB
NEW HOME**

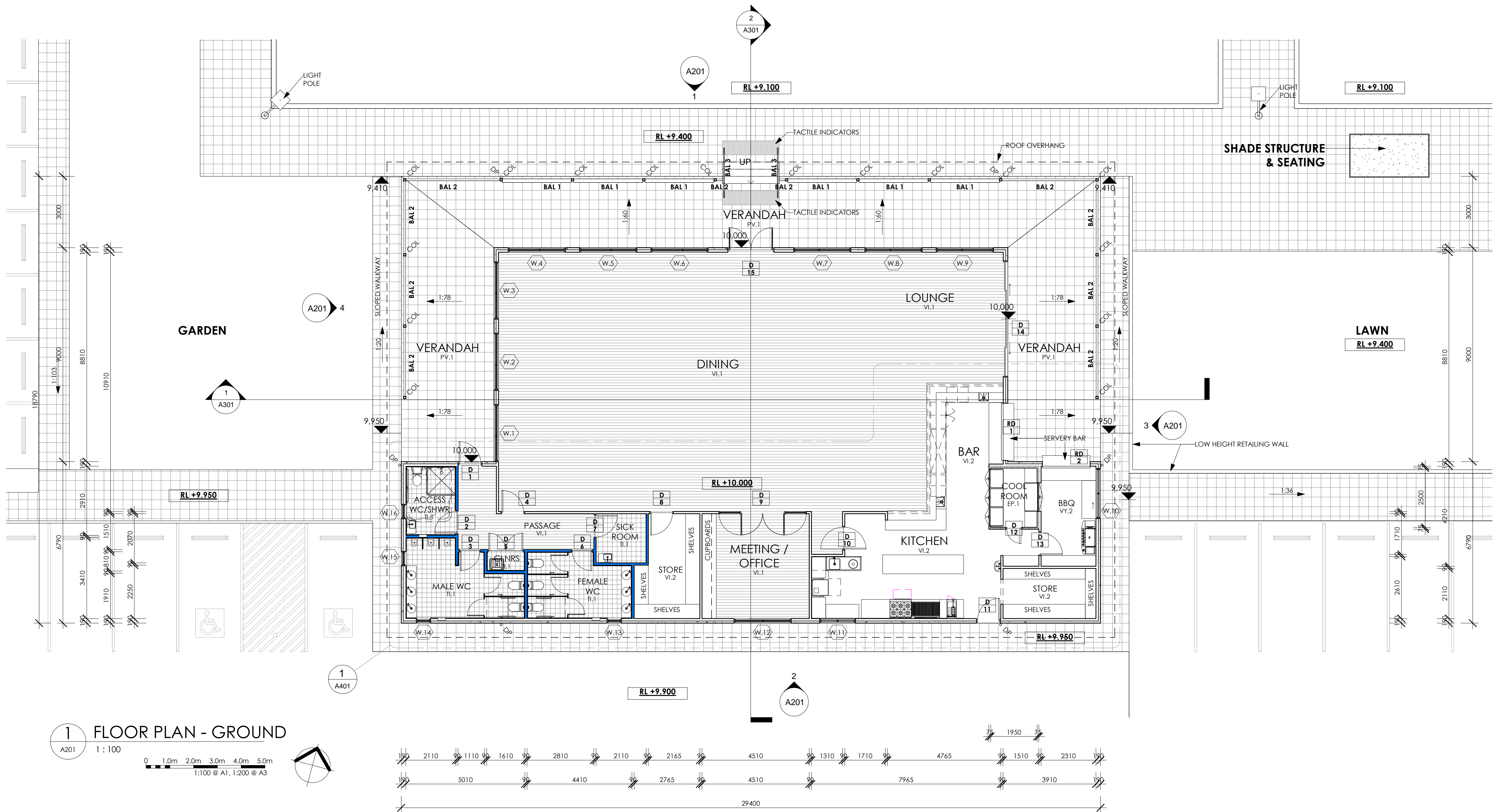
Project Address
LOT 21 VALLEY RD ANGASTON 5353

Drawing Title
**FLOOR PLAN
PRESENTATION**

Project Number 1816	Drawn by TN Approved by WS Issue E
Drawing Number A100	



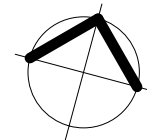
NOT FOR CONSTRUCTION



1 FLOOR PLAN - GROUND

1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3



PLAN NOTES

FOOTINGS:

- OFF-FORM EXPOSED CONCRETE FOOTING : EXPOSED EDGE TO FOOTING TO BE STEEL-TROWEL FINISHED TO PROVIDE TRUE + CLEAN EDGE.
- PROVIDE SLAB SETDOWNS TO LAUNDRY, ENS, BATHROOMS TO ENGINEERS DETAILS FOR FLOOR DRAINAGE GRADING.
- PROVIDE APPROPRIATE SETDOWNS + FLOOR GRADES TO WET AREAS, REFER DRAWING WET AREA DETAILS- A701 + A702 FOR MORE DETAILS.

FLOOR FINISHES:

- FFL DENOTES: FINISHED FLOOR LEVEL
- CONFIRM ALL FLOOR SELECTIONS WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS

FLOOR FINISH LEGEND:

- CA.01 CARPET + UNDERLAY
- CO.01 CONCRETE
- CT.01 CEMENTITIOUS TOPPINGS + SURFACE MODIFIERS
- DK.01 TIMBER DECKING
- PV.01 PAVERS
- TI.01 WET AREA FLOOR TILES
- TM.01 HARDWOOD TIMBER FLOORBOARDS
- VL.01 VINYL

WALLS:

- ALL FINISHES AS SCHEDULED ON DRAWING A201 ELEVATIONS.
- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS1684.
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.
- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.
- PROVIDE BITUMEN TANKING SOLUTION TO WATERPROOF CELLAR WALL/ FLOOR JUNCTIONS AS REQUIRED

INTERNAL WALL TRIMS + FINISHES:

- CORNICE: SQUARE SET TO ALL LIVING/ DINING/ KITCHEN AREAS + 90mm 'COVED' CORNICE ELSEWHERE (GIVE INFO)
- ARCHITRAVES: 120x19 /or 90x19 /or 50x19' MDF TRIM (GIVE INFO): ALLOW FOR A TIMBER INTERNAL SILL TO ALL WINDOWS
- SKIRTINGS: 190x19 /or 140x19 /or 50x19' SPLATED MDF SKIRTING (GIVE INFO)
- CONFIRM SELECTIONS WITH OWNER PRIOR TO INSTALLATION.NS

DOOR + WINDOW NOTES:

- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN
- MEASURE + CONFIRM ALL WINDOW + DOOR STRUCTURAL OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION
- CONFIRM ALL DOOR + WINDOW HARDWARE SELECTIONS WITH OWNER PRIOR TO FABRICATION. ENSURE HARDWARE SUIT FRAME THICKNESS + CLEARANCES TO WALL STRUCTURE

EXTERNAL DOORS + WINDOWS:

- FIT WITH MATCHING INSECT SCREENS AND SELECTED HARDWARE TO OWNERS REQUIREMENTS.
- PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS
- FOR ALL OPERABLE WINDOWS GREATER THAN 2000MM ABOVE EXTERNAL GROUND LEVEL: RESTRICT OPENING OF WINDOW SASH TO 125MM MAX. OR FIT WITH A SECURE SCREEN CAPABLE OF RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN CAN BE REMOVED.
- ALL CASEMENT WINDOWS TO USE TRUTH HARDWARE- ENCORE HINGE OPERATORS

ALUMINIUM FRAMES:

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL OR EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH OWNER.

INTERNAL DOORS:

- 2040 (GIVE INFO) HIGH 'SOLID CORE' TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWGS- PRIMED DOOR FACE TO OWNERS SELECTION
- FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO OWNERS SPECIFICATION.
- FOR ALL W.C.'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR FRAME IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT 'FROSTED' GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH OWNER.

GLAZING:

- ALL GLAZING SHALL BE IN ACCORDANCE WITH THE EXTERNAL GLAZING CALCULATIONS IN THE ENERGY EFFICIENCY REPORT
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288 + WIND SPEEDS AS PER ENGINEERS CALCULATIONS.
- GENERALLY CLEAR GLASS THROUGHOUT + SEMI-TRANSLUCENT 'FROSTED' GLASS TO PRIVACY AREAS OF BUILDING- CONFIRM AREAS WITH OWNER.

JOINERY + FIXTURE FITOUT:

- THE FOLLOWING TYPICALLY APPLIES TO KITCHEN/LDRY/BATHROOM/ETC FITOUT:
- BUILDER TO CONFIRM ALL FINISHES + SELECTION OF FIXTURES AND HARDWARE + OTHER SPECIALITY JOINERY DETAILS WITH OWNER
- MEASURE + CONFIRM ALL JOINERY/FIXTURE DIMENSIONS ON SITE PRIOR TO FABRICATION
- INSTALLATION OF ALL FIXTURES/FITTINGS TO MANUFACTURERS SPECIFICATIONS

BALUSTRADE + HANDRAIL NOTES:

- BALUSTRADE SHALL BE MIN 1000mm HIGH PROPRIETARY TYPE BALUSTRADE SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 1170.1.
- ALL OPENINGS WITHIN BALUSTRADE SHALL NOT PERMIT A SPHERE OF 125mm DIAM TO PASS THROUGH IT AT ANY POINT.
- HANDRAILS TO BE IN ACCORDANCE WITH BCA CLAUSE D3.3 AND CLAUSE 12 OF AS1428.1

PROPRIETARY BALUSTRADE WITH:

- HAND RAIL - 50DIAM STAINLESS STEEL HAND RAIL FIXED 50mm CLEAR OF WALL AND 900mm ABOVE NOSING ; EXTENDING 300mm PAST TOP RISER AND 300mm PLUS ONE TREAD WIDTH BEYOND BOTTOM RISER.
- STAINLESS STEEL BALUSTRADE CABLES - AT 80mm MAX SPACINGS APART.

DESIGN FOR ACCESS AND MOBILITY:

- PROVIDE SANITARY FIXTURES / HANDRAILS / DOORS / RAMPS- SUITABLE FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH AS 1428.1 (DESIGN FOR ACCESS AND MOBILITY-GENERAL REQUIREMENTS FOR ACCESS-NEW BUILDING WORK). FIXTURES TO OWNERS SELECTIONS

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Issue	Issued For	By	Chkd	Date
A	CLIENT REVIEW	TN	WS	25.07.18
B	FOR PLANNING	TN	WS	31.08.18
C	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
D	REVISED PLANNING	LK	WS	14.01.19

COLD/FREEZER ROOM NOTES

A REFRIGERATED OR COOL ROOM WHICH IS OF SUFFICIENT SIZE FOR A PERSON TO ENTER MUST HAVE:

- A DOOR WHICH IS CAPABLE OF BEING OPENED ONLY BY HAND FROM THE INSIDE WITHOUT A KEY; AND
- INTERNAL LIGHTING CONTROLLED ONLY BY A SWITCH WHICH IS LOCATED ADJACENT TO THE ENTRANCE DOORWAY INSIDE THE ROOM; AND
- AN INDICATOR LAMP POSITIONED OUTSIDE THE ROOM WHICH IS ILLUMINATED WHEN THE INTERIOR LIGHTS ARE SWITCHED ON; AND
- AN ALARM THAT IS LOCATED OUTSIDE BUT CONTROLLABLE ONLY FROM WITHIN THE ROOM AND BE ABLE TO ACHIEVE A SOUND PRESSURE LEVEL OUTSIDE THE ROOM OF 90dB(A) WHEN MEASURED 3m FROM THE SOUNDING DEVICE.

THE DOOR TO THE ROOM MUST HAVE A DOOR WITH A CLEAR WIDTH OF NOT LESS THAN 600mm AND A CLEAR HEIGHT NOT LESS THAN 1500mm.



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Project Name
**ANGASTON BOWLING CLUB
NEW HOME**

Project Address
LOT 21 VALLEY RD ANGASTON 5353

Drawing Title
FLOOR PLAN

Project Number 1816	Drawn by TN Approved by WS
Drawing Number A101	Issue D



NOTES

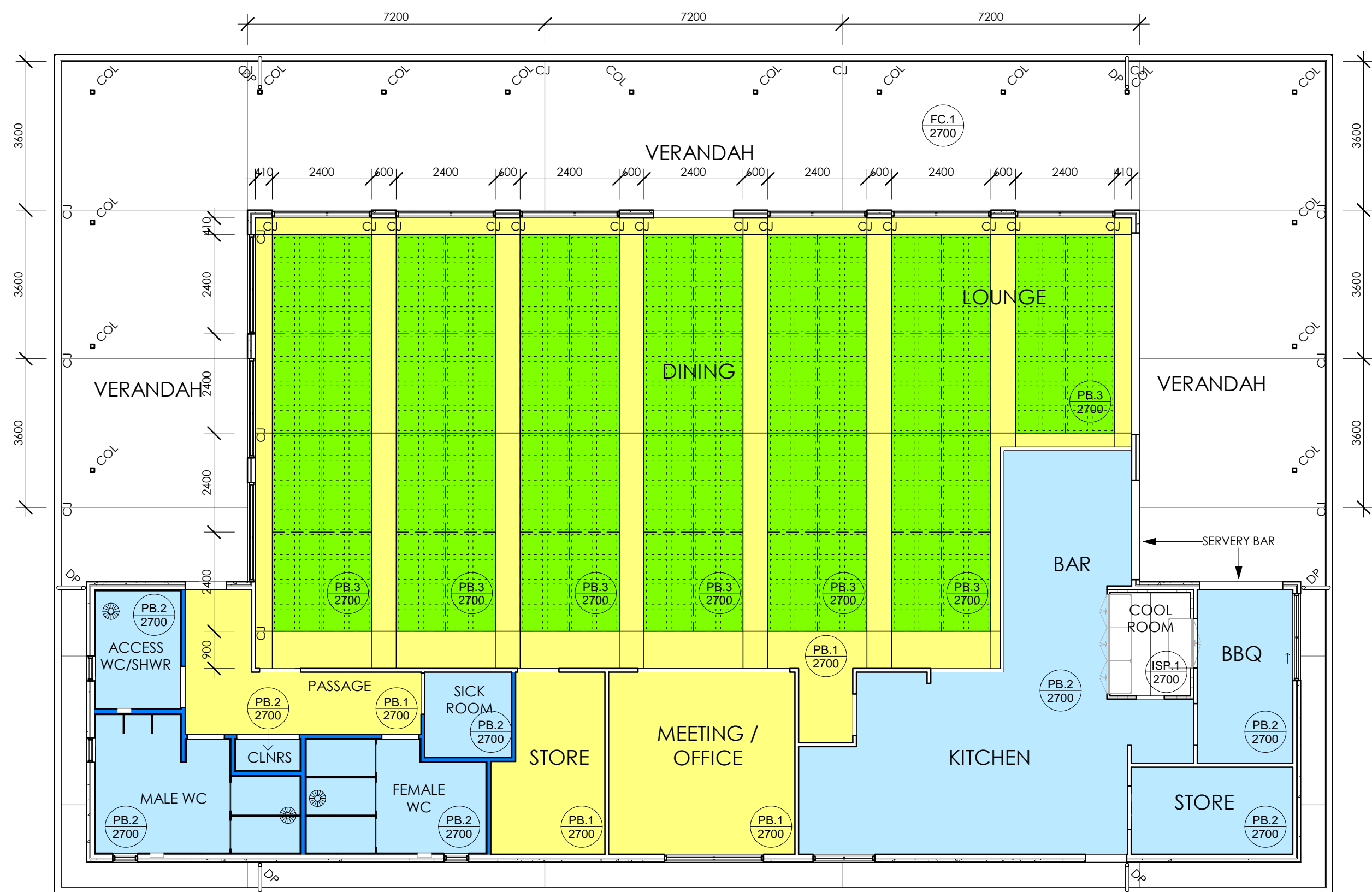
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CEILING / SOFFIT NOTES:

- XXXX ← DENOTES CEILING MATERIAL
 - ← DENOTES CEILING LEVEL-ABOVE FINISHED FLOOR LEVEL

CEILING LEGEND:

- PB.1 PAINTED 13mm PLASTERBOARD WITH FLUSH SET JOINTS ON TOPHATS/SUSPENDED METAL FRAMING, AND SHADOW LINE EDGE
- PB.2 PAINTED 13mm MOISTURE RESISTANT PLASTERBOARD WITH FLUSH SET JOINTS ON TOPHATS/SUSPENDED METAL FRAMING, AND SHADOW LINE EDGE DETAIL
- PB.3 PAINTED PERFORATED PLASTERBOARD (USG BORAL) "ECHOSTOP SQUARE HOLE (12mm" (16% OPEN AREA)) WITH FLUSH SET JOINTS TOPHATS/SUSPENDED METAL FRAMING, WITH ACOUSTIC INSULATION OVER
- FC.1 "CSR CEMINTEL SOFFITLINE SYSTEM" - FLASH SET SOFFIT LINING (MAX SIZE BETWEEN CONTROL JOINTS 7200 x 3600)
- ISP.1 BONDER OR SIMILAR
- EJ EXPRESSED JOINTS
- PBB PAINTED 13mm PLASTERBOARD BULKHEAD WITH FLUSH SET JOINTS & SHADOW LINE DETAIL ON SUSPENDED METAL FRAMING
- FCB PAINTED 9mm FC BULKHEAD WITH EXPRESS 10mm SHADOWLINES AS SETOUT ON DRAWINGS

GENERAL NOTES:

- WHERE EDGE DETAIL IS NOT NOTED ASSUME SHADOW LINE DETAIL
- PROVIDE EXPANSION JOINTS IN CEILING SHEETING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- PROVIDE CEILING ACCESS HATCHES TO ATTIC ROOF SPACE, MIN 550x550 IN SIZE, PLACED IN A DISCREET LOCATION.

SECURITY:

- BUILDER TO CONFIRM IF A SECURITY ALARM SYSTEM IS REQUIRED BY THE OWNER FOR THE BUILDING PRIOR TO COMMENCING WORK.



VENTILATION NOTES:

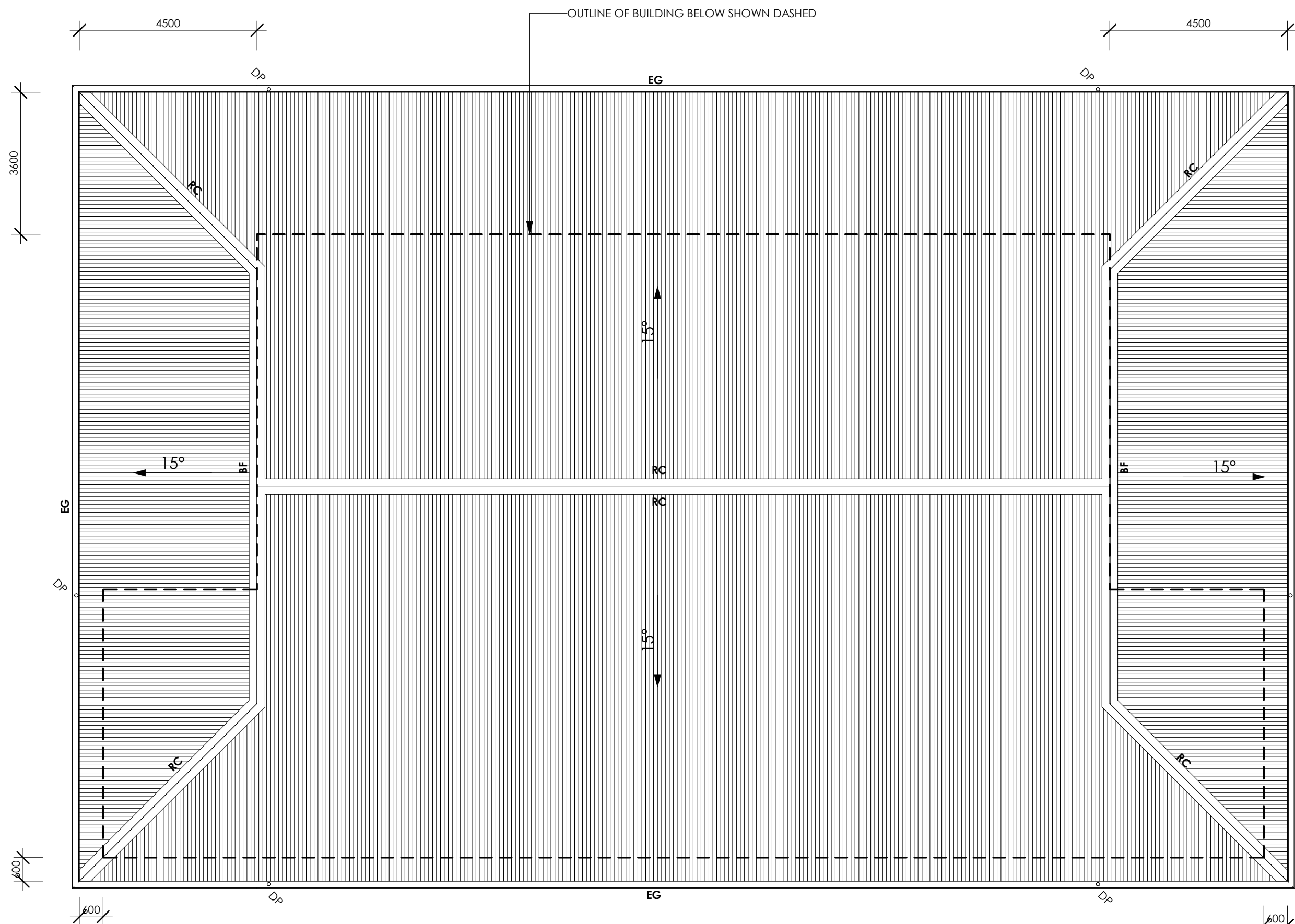
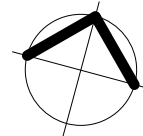
- MIN REQUIRED AIR FLOW- 20 L/s PER EACH FIXTURE
- REQUIRED EXHAUST FANS IN ACCORDANCE WITH AS 1668.2 TO A SANITARY COMPARTMENT MUST VENTILATE EITHER TO OUTSIDE OF BUILDING BY WAY OF DUCTS OR INTO ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR MINIMUM OF 2 ROOF VENTS

DENOTES ELECTRICAL EXTRACTOR

1 RCP - GROUND LEVEL

A201 1 : 100

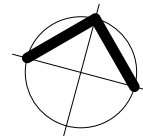
0 1.0m 2.0m 3.0m 4.0m 5.0m
 1:100 @ A1, 1:200 @ A3



2 ROOF PLAN

A201 1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
 1:100 @ A1, 1:200 @ A3



ROOF PLAN NOTES

GUTTERS:

- COLORS/FINISHES AS SCHEDULED ON ELEVATIONS DRAWING A.202.
- GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
- ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH

DOWNPIPES + RAINHEADS:

- REFER TO FLOOR PLAN/ELEVATION DRAWINGS FOR LOCATIONS.
- DOWNPIPE SIZE + FINISH AS SCHEDULED ON ELEVATION DRAWINGS A.201

HEAD VENTS:

- CONFIRM LOCATION OF SANITARY PLUMBING HEAT VENTS THROUGH ROOF WITH OWNER PRIOR TO INSTALLATION.
- VENTS TO TERMINATE AT MINIMUM RECOMMENDED HEIGHT

ROOF PLAN LEGEND

- BF COLORBOND BARGE FLASHING
 BG1 BOX GUTTER, OVERFLOWS BOTH ENDS - REFER DETAIL
 CG ALUMINIUM CEILING VENTILATION GRILLE
 COL STRUCTURAL COLUMN
 CS CORRUGATED COLORBOND STEEL SHEET
 CS2 PROFILED COLORBOND SHEET FOR 2° PITCH
 DP 90mm PVC DOWNPIPE INSIDE 100mm GALVANISED PIPE.
 PVC TO BE SEALED FROM GUTTER TO RAINWATER TANK
 DT DECKTIGHT FLASHING AROUND FLUE
 EG EAVE GUTTER - COLORBOND FINISH
 RC RIDGE CAPPING SCRIBED TO ROOF SHEET PROFILE - COLORBOND FINISH
 SHW SOLAR HOT WATER PANELS (WATER STORAGE TANK ON GROUND)
 VG VALLEY GUTTER ON GUTTER BOARD - COLORBOND FINISH
 VBG VALLEY BOX GUTTER

NOTE:

- PROVIDE A PVC SEALED SYSTEM FROM EAVE GUTTERS TO RAINWATER TANKS.
- BURY STORMWATER BELOW GROUND. PROVIDE A PIPE FLUSH SYSTEM TO PIPE BEFORE RISING TO TANK INLET (IE A SCREW TOP SEWER IP OR SIMILAR)
- PROVIDE A BALANCING PIPE & ISOLATING VALVE BETWEEN EACH RAINWATER TANK



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Project Name

**ANGASTON BOWLING CLUB
 NEW HOME**

Project Address

LOT 21 VALLEY RD ANGASTON 5353

Drawing Title

**REFLECTED CEILING
 PLAN + ROOF PLAN**

Project Number

1816

Drawing Number

A131

Drawn by

TN

Approved by

WS

Issue

D

NOT FOR CONSTRUCTION

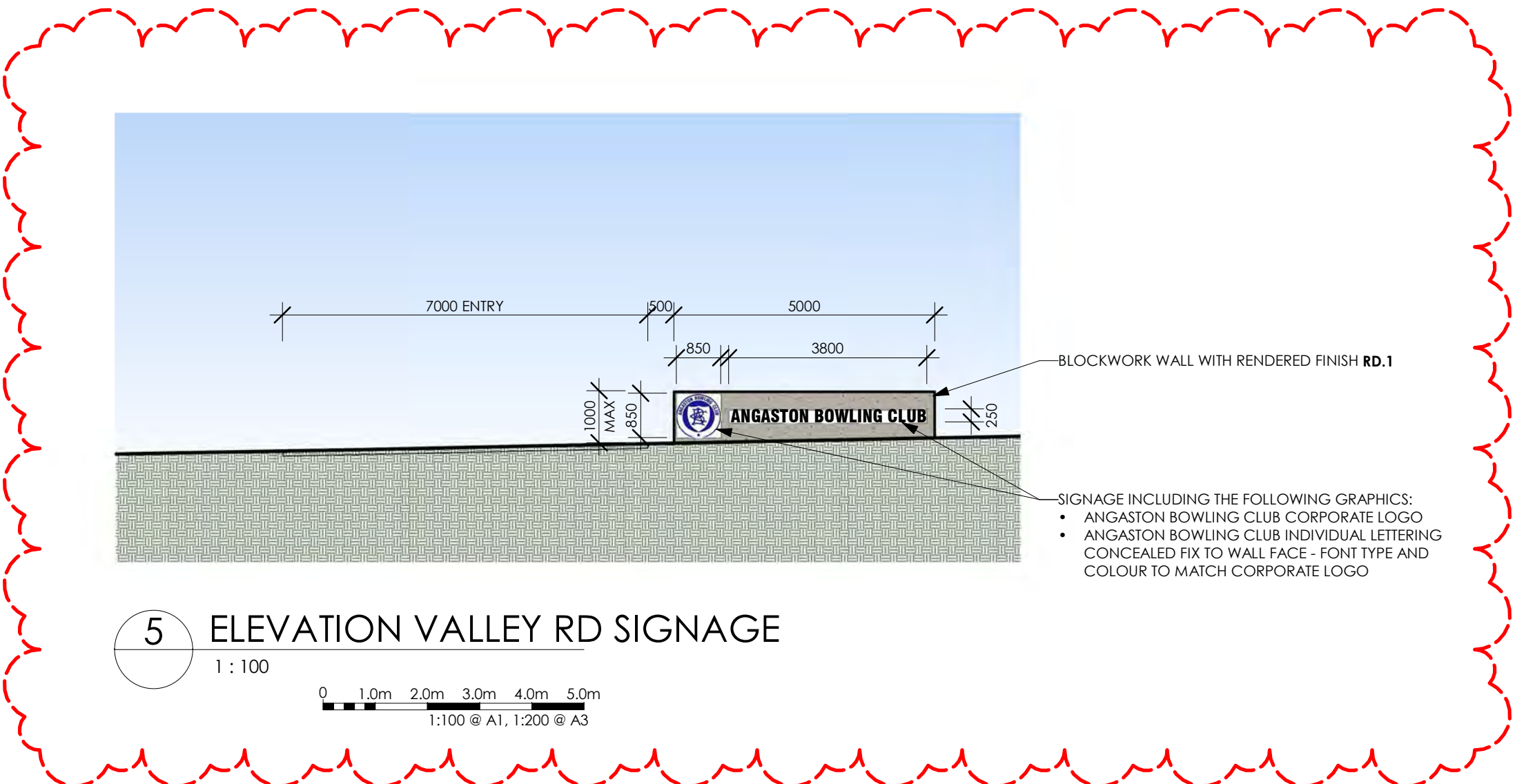




1 ELEVATION NORTH
A100 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3



2 ELEVATION SOUTH
A100 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3



5 ELEVATION VALLEY RD SIGNAGE
1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3



3 ELEVATION EAST
A100 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3



4 ELEVATION WEST
A100 1:100
0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3

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A	PRELIMINARY REVIEW	WS	WS	03.07.18
B	CLIENT REVIEW	TN	WS	25.07.18
C	FOR PLANNING	TN	WS	31.08.18
D	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
E	REVISED PLANNING	LK	WS	14.01.19

EXTERNAL FINISHES SCHEDULE

ROOF & TRIMS:
SHEET CLADDING:
RF.1: ROOF CLADDING
• CUSTOM ORB SHEET CLADDING WITH MATCHING FLASHINGS.
• FINISH: DUNE
• SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

FASCIAS & BARGE BOARDS:
• FASCIA FINISH: PAINTED COLORBOND COLOUR DUNE

GUTTERS:
RG: ROOF GUTTER
• 125mm QUAD GUTTERS
• GUTTER FINISH: WALLABY
• GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPipes.
• ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

DOWNPipes/RAINHEAD:
DP: DOWNPIPE
• 90dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
• DOWNPIPE LOCATIONS AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART - EACH DP TO SERVICE NOT MORE THAN 70M2 OF ROOF AREA.
• DOWNPIPE LOCATIONS HAS BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL.
• DOWNPIPE FINISH: TO MATCH COLORBOND COLOUR WALLABY

SOFFITS/ EAVES LINING:
FC.1: FIBRE CEMENT SHEETS
• FIBRE CEMENT SHEETS WITH JOINING STRIPS SETOUT EVENLY.
• PAINTED FINISH: TO MATCH COLORBOND COLOUR SURFMIST
• REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION
• PROVIDE EAVES TO WALL TRIMS AT JUNCTION AS REQUIRED

WALLS:
RENDER FINISH:
RD.1: RENDER FINISH
• RENDER/ TEXTURE COAT FINISH TO WALLS. FINISH: TO MATCH COLORBOND COLOUR DUNE

RD.2: RENDER FINISH
• RENDER/ TEXTURE COAT FINISH TO WALLS. FINISH: TO MATCH DULUX COLOUR RED OCHRE

FC.2: WEATHERBOARD CLADDING
• JAMES HARDIE 'SCYON LINEA' WEATHERBOARD CLADDING 150MM PLANKS. FINISH: COLORBOND COLOUR SURFMIST

EXPOSED STEELWORK:
• STEELWORK IN PAINTED FINISH: TO MATCH COLORBOND COLOUR WALLABY

WINDOWS & DOORS:
ALUMINIUM FRAMES:
• ALUMINIUM FRAME IN POWDERCOAT FINISH: COLORBOND WALLABY

BALCONIES/BALUSTRADES:
BL.1: BALUSTRADE TYPE 1
• BALUSTRADE EXTENT AND CONSTRUCTION AS SCHEDULED ON FLOORPLAN DRAWINGS

FENCES & SCREENS:
FEN.1: FENCE
• FINISH: (GIVE INFO)

RAINWATER TANKS:
RWT: RAIN WATER TANK
• FINISH: WALLABY

SITE SHED:
• SHED TO BE CUSTOM ORB WALLABY

EXTERIOR LIGHTING:
• LIGHT POLE FINISH: TO MATCH COLORBOND COLOUR MONUMENT

GENERAL NOTES:
SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.

THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE OWNER PRIOR TO ORDERING.



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Project Name
**ANGASTON BOWLING CLUB
NEW HOME**

Project Address
LOT 21 VALLEY RD ANGASTON 5353


Drawing Title
**ELEVATIONS
PRESENTATION**

Project Number 1816	Drawn by TN Approved by WS Issue E
Drawing Number A201	

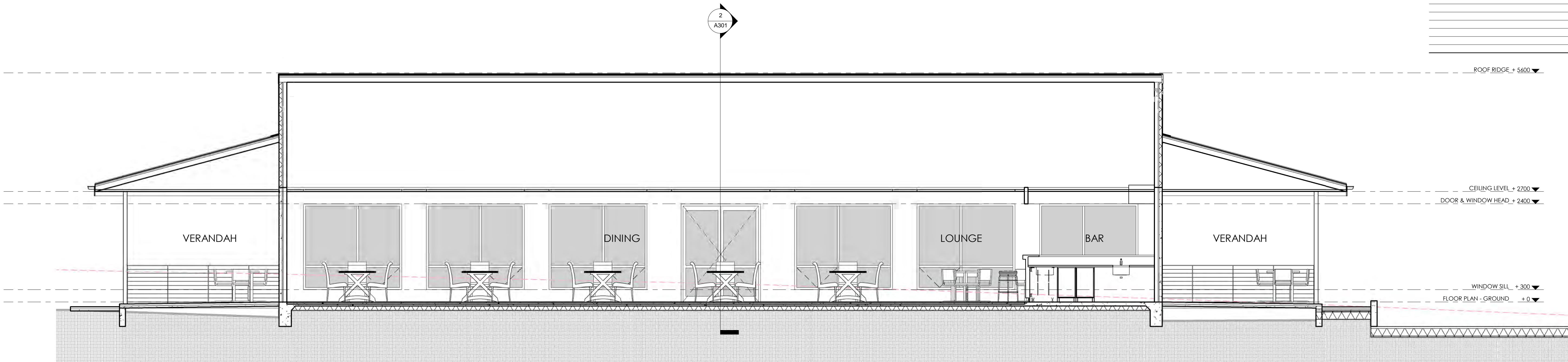


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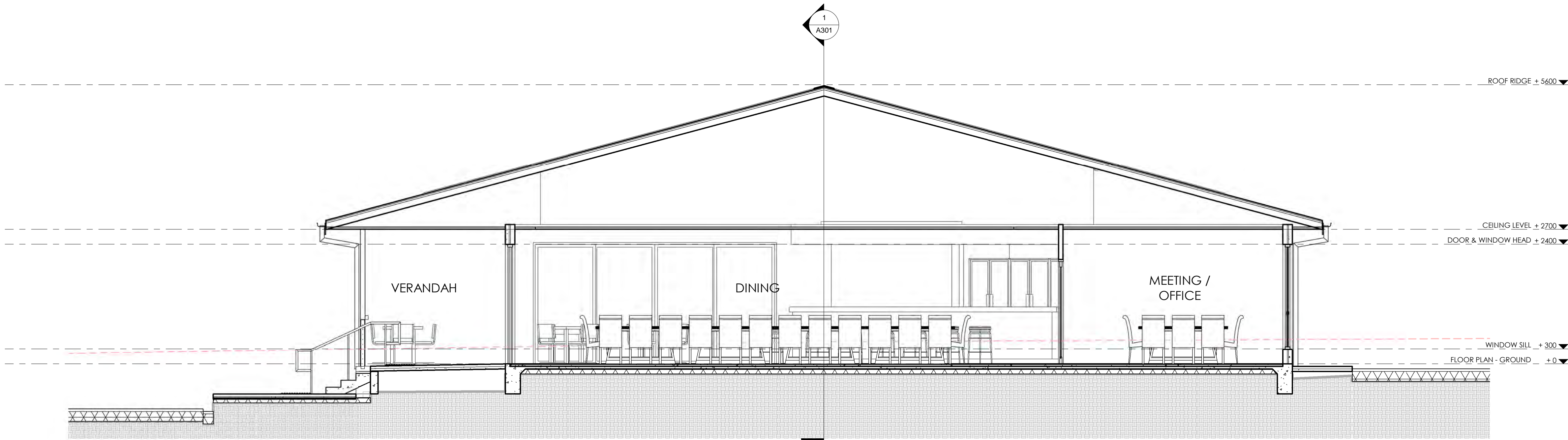
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B	FOR PLANNING	TN	WS	31.08.18
C	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
D	REVISED PLANNING	LK	WS	14.01.19



1 SECTION AA
A101 1 : 50
0 0.5m 1.0m 1.5m 2.0m 2.5m
1:50 @ A1, 1:100 @ A3



2 SECTION BB
A101 1 : 50



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Project Name
**ANGASTON BOWLING CLUB
NEW HOME**

Project Address
LOT 21 VALLEY RD ANGASTON 5353

Drawing Title
SECTIONS

Project Number 1816	Drawn by TN Approved by WS Issue D
Drawing Number A301	



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ABN 31 852 116 195

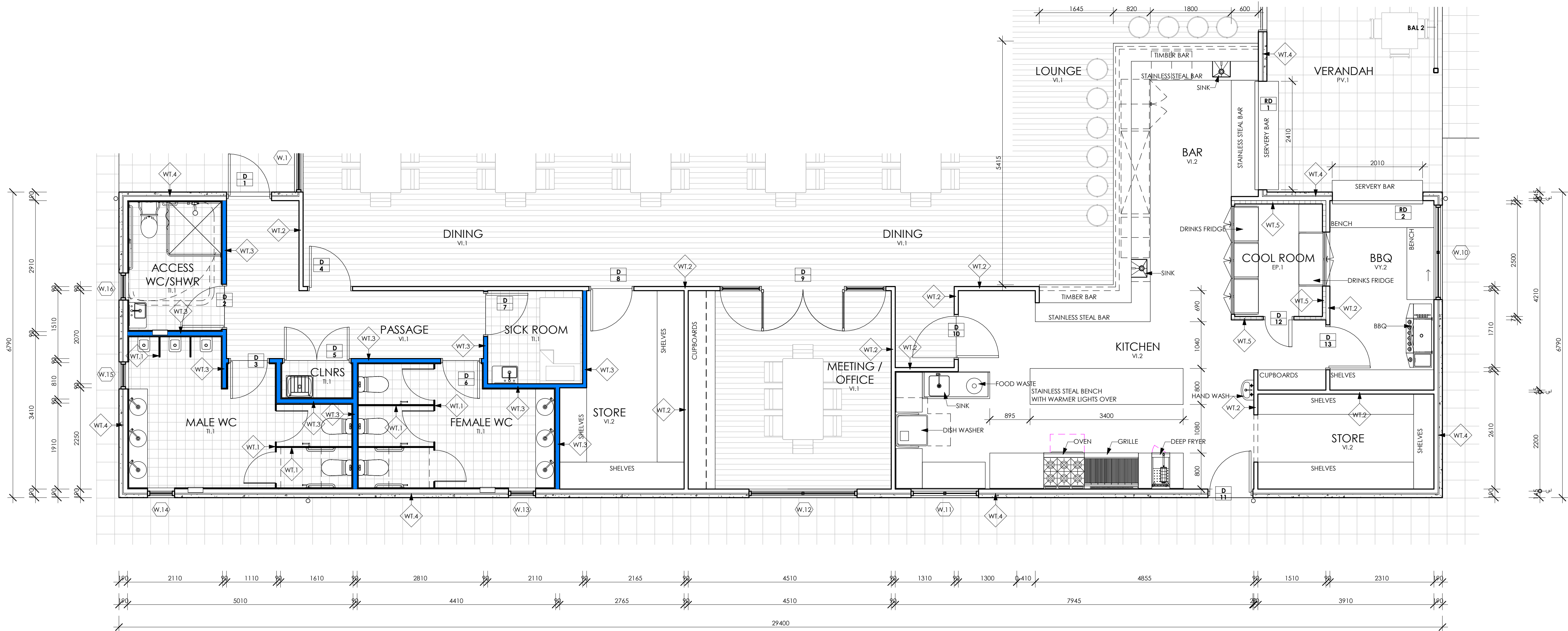
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D	REVISED PLANNING	LK	WS	14.01.19



1 DETAILED FLOOR PLAN

A101 1 : 50

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3



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Project Name

ANGASTON BOWLING CLUB

NEW HOME

Project Address

LOT 21 VALLEY RD ANGASTON 5353

Drawing Title

DETAIL PLANS

Project Number	Drawn by
1816	TN
	Approved by
	WS
Drawing Number	Issue
A401	D



NOT FOR CONSTRUCTION

WATER PROOFING OF WET AREAS IN BUILDINGS

GENERAL:
WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA VOL 2, PART 3.8.1 + AS 3740. THIS SPECIFICATION RELATES TO THE METHODS OF CONSTRUCTION AND MATERIALS TO BE USED FOR THE WATERPROOFING OF CERTAIN ROOMS AND FACILITIES, AS REQUIRED BY THE BUILDING CODE OF AUSTRALIA (INCLUDING SOUTH AUSTRALIAN VARIATIONS + ADDITIONS).
REFER TO CHART [WATERPROOFING REQUIREMENTS TO WET AREAS] THIS PAGE FOR METHOD OF WATERPROOFING TO SPECIFIC ROOMS/WET AREAS.

REFER TO DRAWING SET FOR SCHEDULE OF FLOOR AND WALL FINISHES + MATERIALS.

WATERPROOF FLOORS:
FLOORS TO BE CONSTRUCTED BY APPROVED MATERIALS TO AS 3740.
SETDOWN TO RECESSED SHOWER AREAS TO BE 25mm MIN. WATERPROOF ENTIRE SHOWER AREA.
REFER FIGURE 2 FOR SHOWER WITH HOB.
REFER FIGURE 6 FOR SHOWER WITH SETDOWN.
NOTE: WATERPROOF ENTIRE FLOOR AREA TO TIMBER FLOORED WET AREAS-INCLUDING PARTICAL BOARD + PLYWOOD MATERIALS.

FLOOR DRAINAGE:
ALL FLOOR GRADES TO DRAIN TOWARDS A FLOOR WASTE TRAP.
• FALLS IN FLOORS TO THE SURFACE OF A WET AREA MUST DRAIN AT A GRADIENT OF BETWEEN 1:80 AND 1:100.
• FALLS IN FLOORS TO THE SURFACE OF A SHOWER AREA MUST DRAIN AT A GRADIENT OF BETWEEN 1:60 AND 1:80.
PROVIDE FLOOR WASTES IN ACCORDANCE WITH BCA VOL 2 PART SA3.2.2.
A DRAINAGE FLANGE IS REQUIRED TO ALL SHOWER FLOOR WASTE TRAPS- REFER FIGURE 2.
REFER FIGURE 3 FOR FLOOR GRADES TO URINALS.

WATERPROOF WALL TO FLOOR JUNCTIONS:
WHERE A WALL TO FLOOR JUNCTION IS REQUIRED TO BE WATERPROOF IT MUST BE SEALED-
• AS A PART OF THE WATERPROOF MEMBRANE SYSTEM, OR
• BY THE INSTALLATION OF A PERIMETER HORIZONTAL FLASHING TO THE WALL AND FLOOR THAT HAS A VERTICAL LEG A MINIMUM OF 25mm ABOVE THE FINISHED FLOOR LEVEL (EXCEPT AT DOORWAYS) AND THE HORIZONTAL LEG MUST BE A MINIMUM OF 50mm FROM THE LINE OF THE WALL SUBSTRATE.

PROVIDE APPROPRIATE BOND BREAKERS WHERE APPLICABLE. REFER FIGURE 2.

WATER RESISTANT WALL TO FLOOR JUNCTIONS:
WHERE A WALL JUNCTION IS REQUIRED TO BE WATER RESISTANT IT MUST BE SEALED WITH SEALANT APPLIED TO THE JUNCTION BETWEEN THE WALL WATER RESISTANT SURFACE MATERIAL AND THE FLOOR WATER RESISTANT SURFACE MATERIAL.

WATER RESISTANT WALL MATERIAL:
NOTE: WATER RESISTANT PLASTERBOARD FOR LIGHTWEIGHT FRAMED WALLS TO BE PROVIDED AS FOLLOWS :
• BATHROOM/ EN SUITE/ SHOWER AREAS : TO ALL WALLS AND CEILINGS.
• KITCHEN/ LAUNDRY/ WC /VANITY/ POWDER RM: TO + 1200mm ABOVE FLOOR LEVEL.

WATER PROOF WALL TO WALL JUNCTIONS:
TO SHOWER AREAS: WALL TO WALL JUNCTIONS MUST BE WATERPROOFED TO A HEIGHT OF 1800mm MIN ABOVE FINISHED FLOOR LEVEL. INTERNAL SHOWER CORNERS 400mm MIN EITHER SIDE OF WALL JUNCTIONS.
PROVIDE APPROPRIATE BOND BREAKERS WHERE APPLICABLE. REFER FIGURE 8.
WATER RESISTANT WALL JUNCTIONS TO FIXTURES:
REFER FIGURE 4. FOR WATER RESISTANCE TO SHOWER AREAS.
REFER FIGURE 5. FOR WATER RESISTANCE TO WALL HUNG URINALS.
REFER FIGURE 7. FOR WATER RESISTANCE TO BASINS + BATHS.

SEALANTS + JOINTS:
ALL SEALANTS USED MUST BE, WATERPROOF, FLEXIBLE, MOULD RESISTANT + COMPATIBLE WITH ADJACENT MATERIALS. THE JUNCTION BETWEEN A WALL SURFACE AND A BENCHTOP CONTAINING A SANITARY FIXTURE OR SINK OR A SANITARY FIXTURE OR SINK FITTED TO A WALL, MUST BE A MINIMUM OF 3mm WIDE AND MUST BE SEALED WITH SEALANT FOR THE FULL WIDTH OF THE SANITARY FIXTURE OR SINK OR BENCHTOP- WHICHEVER IS THE GREATER, IN ACCORDANCE WITH FIGURE 1.

PENETRATIONS:
ALL PENETRATIONS OF MECHANICAL FIXINGS OR FASTENINGS TO WET AREAS ARE TO BE WATERPROOFED. SHOWER AREAS: PENETRATIONS FOR TAPS AND SHOWER NOZZELS, ETC SHALL BE WATERPROOFED BY SEALING WITH PROPRIETARY FLANGE SYSTEMS OR SEALANT. ENSURE THAT THE WALL SPINDLE CAN BE REMOVED FOR MAINTENANCE TO THE FIXTURE.
OTHER AREAS: TAP PENETRATIONS ON HORIZONTAL SURFACES SURROUNDING BATHS AND SPAS SHALL BE WATERPROOFED BY SEALING WITH PROPRIETARY FLANGE SYSTEMS OR SEALING THE TAP BODY TO THE SUBSTRATE. REFER FIGURE 9.

SANITARY FIXTURES:
ALL SANITARY FIXTURES/ BATHS/ SPAS/ ETC TO BE INSTALLED TO THEIR MANUFACTURES SPECIFICATIONS. THE ENCLOSED SPACE UNDER EVERY CAST IRON OR PRESSED METAL BUILT-IN BATH, SPA OR SIMILAR FIXTURE MUST BE VENTILATED BY:
• TWO VENT TILES; OR
• AN EXTERNAL WALL CAVITY; OR
• A VENTILATED UNDER-FLOOR SPACE

WATER PROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS					
per BCA VOL 2, TABLE 3.8.1.1					
VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS + JOINTS	WALL / FLOOR JUNCTIONS	PENETRATIONS
SHOWER AREA (ENCLOSED AND UNENCLOSED)					
WITH HOB	WATERPROOF FLOOR IN SHOWER AREA (INCLUDING ANY HOB OR STEP-DOWN)	(a) WATERPROOF ALL WALLS IN SHOWER AREA TO A HEIGHT THE GREATER OF: (i) NOT LESS THAN 150MM ABOVE FLOOR SUBSTRATE; OR (ii) NOT LESS THAN 25MM ABOVE MAXIMUM RETAINED WATER LEVEL; AND (b) WATER RESISTANT WALLS IN SHOWER AREA TO NOT LESS THAN 180MM ABOVE FINISHED FLOOR LEVEL OF THE SHOWER.	WATERPROOF WALL JUNCTIONS WITHIN SHOWER AREA	WATERPROOF WALL/ FLOOR JUNCTIONS WITHIN SHOWER AREA	WATERPROOF PENETRATIONS IN SHOWER AREA
WITH STEP-DOWN					
WITHOUT HOB OR STEP-DOWN					
WITH PREFORMED SHOWER BASE	N/A	WATER RESISTANT WALLS IN SHOWER ARE TO NOT LESS THAN 180MM ABOVE FINISHED FLOOR LEVEL OF THE SHOWER	WATERPROOF WALL JUNCTIONS WITHIN SHOWER AREA	WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA	WATERPROOF PENETRATIONS IN SHOWER AREA
AREA OUTSIDE SHOWER AREA					
FOR CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORING	WATER RESISTANT FLOOR OF THE ROOM	N/A	N/A	WATERPROOF WALL / FLOOR JUNCTIONS	N/A
FOR TIMBER FLOORS INCLUDING PARTICLE BOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF FLOOR OF THE ROOM				
AREAS ADJACENT TO BATHS AND SPAS					
FOR CONCRETE AND COMPRESSED FIBRE-CEMENT SHEET FLOORING	WATER RESISTANT FLOOR OF THE ROOM	(a) WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150MM ABOVE THE VESSEL. FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75MM OF A WALL	WATER RESISTANT JUNCTIONS WITHIN 150MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL	WATER RESISTANT WALL / FLOOR JUNCTIONS FOR THE EXTENT OF THE VESSEL	WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN HORIZONTAL SURFACES
FOR TIMBER FLOORS INCLUDING PARTICAL BOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF FLOOR OF THE ROOM	(b) WATER RESISTANT ALL EXPOSED SURFACES BELOW VESSEL LIP			
INSERTED BATHS AND SPAS	(c) WATERPROOF SHELF AREA INCORPORATING WATERSTOP UNDER THE BATH LIP	(c) WATERPROOF TO NOT LESS THAN 150MM ABOVE LIP OF BATH OR SPA; AND	(c) WATERPROOF JUNCTIONS WITHIN 150MM ABOVE BATH OR SPA; AND	N/A	WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN HORIZONTAL SURFACES
	(b) NO RETIREMENTS UNDER BATH	(b) NO REQUIREMENT UNDER BATH	(b) NO REQUIREMENT UNDER BATH		
NOTE: WHERE A SHOWER IS ABOVE A BATH OR SPA, USE REQUIREMENTS FOR SHOWER					
OTHER AREAS					
LAUNDRIES AND WCS	WATER RESISTANT FLOOR OF THE ROOM	FOR ROOMS WITH A WASHING MACHINE, THE WALL AREA FROM FINISHED FLOOR LEVEL TO A MINIMUM OF 75mm ABOVE AND 75mm EACH SIDE OF THE WASHING MACHINE. TAP OUTLETS MUST BE WATER RESISTANT	N/A	WATERPROOF WALL / FLOOR JUNCTIONS	
WALLS ADJOINING OTHER VESSELS (E.G SINK, BASIN, OR LAUNDRY TUB)	N/A	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150MM ABOVE THE VESSEL, WHERE THE VESSEL IS WITHIN 75MM OF A WALL	WALL JUNCTIONS AND JOINTS WITHIN 150MM ABOVE THE VESSEL, MUST BE WATER RESISTANT FOR THE EXTENT OF THE VESSEL. PERIMETER EDGES OF THE VESSEL MUST BE WATER RESISTANT FOR THE EXTENT OF THE VESSEL. SEE FIGURE 1	N/A	WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF
URINALS	WATERPROOF TO 400mm BEYOND EDGE OF URINAL OR WATERPROOF STEP. WATER RESISTANT TO REMAINDER OF FLOOR.	WATER RESISTANT BEHIND WALL HUNG URINALS FROM FINISHED FLOOR TO 150MM MIN ABOVE THE TOP OF THE FIXTURES AND TO 400mm CLEAR WIDTH EITHER SIDE OF THE URINAL (REFER FIGURE 5)	WATER PROOF WALL WALL TO FLOOR JUNCTIONS AND SEAL AROUND SANITARY FIXTURES ABUTTING WALLS	WATERPROOF WALL / FLOOR JUNCTIONS	N/A

REFER NEXT PAGE FOR ADJOINING WET AREA FIGURES

WATER PROOFING OF WET AREAS IN BUILDINGS

FIGURE 1 - BENCHTOPS + SANITARY FIXTURES ABUTTING WALLS

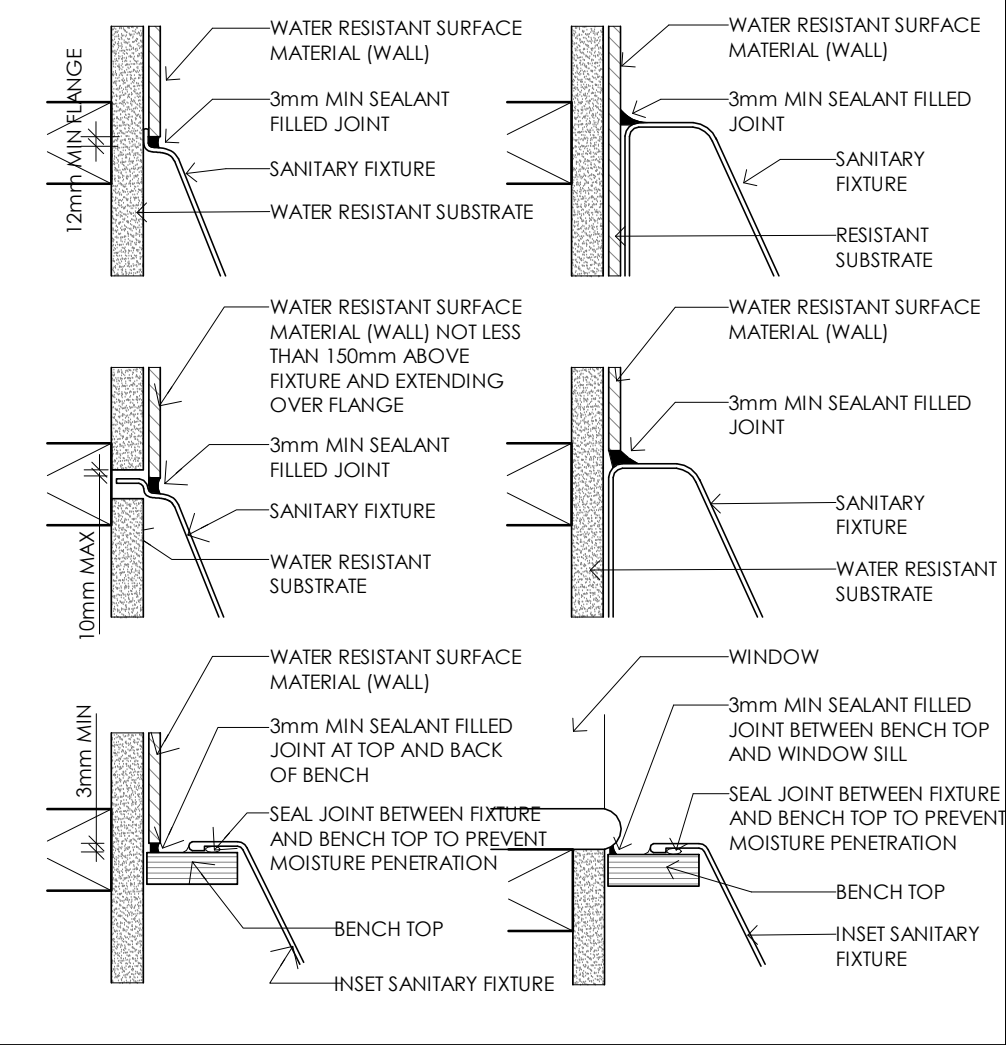


FIGURE 2 - WATERPROOF WALL TO FLOOR JUNCTIONS + FLOOR DRAINAGE (TO SHOWER AREA)

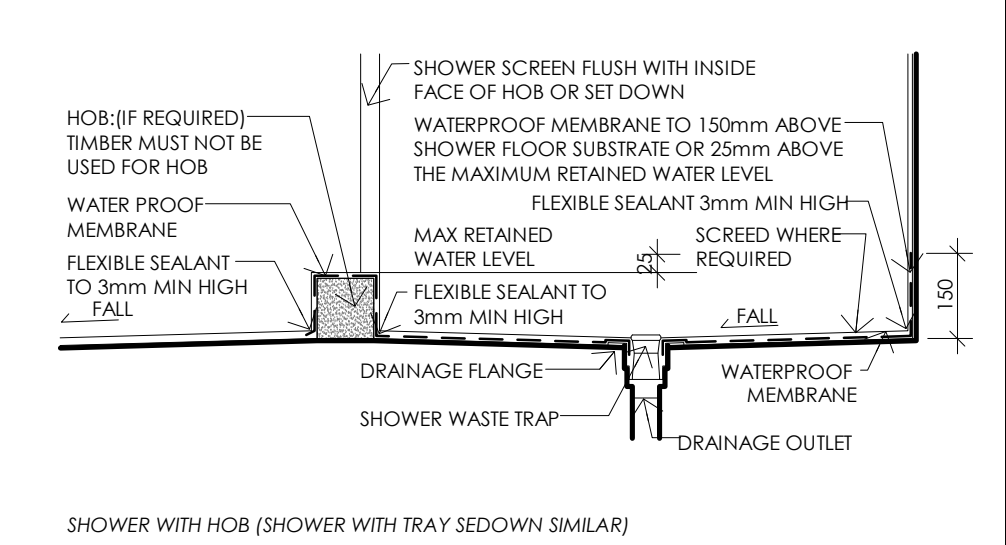


FIGURE 3 - TROUGH URINAL TO FLOOR DETAILS

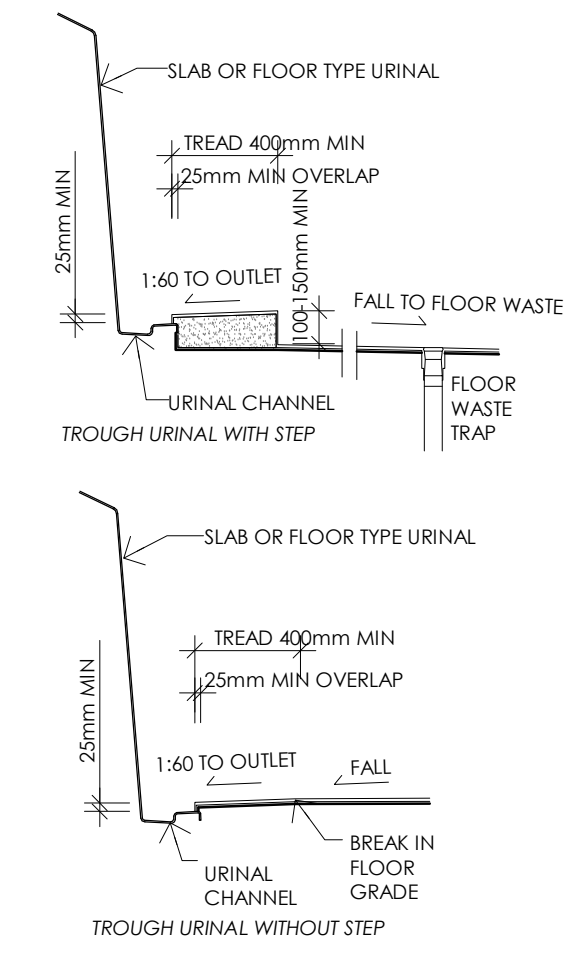


FIGURE 4 - SHOWER AREAS

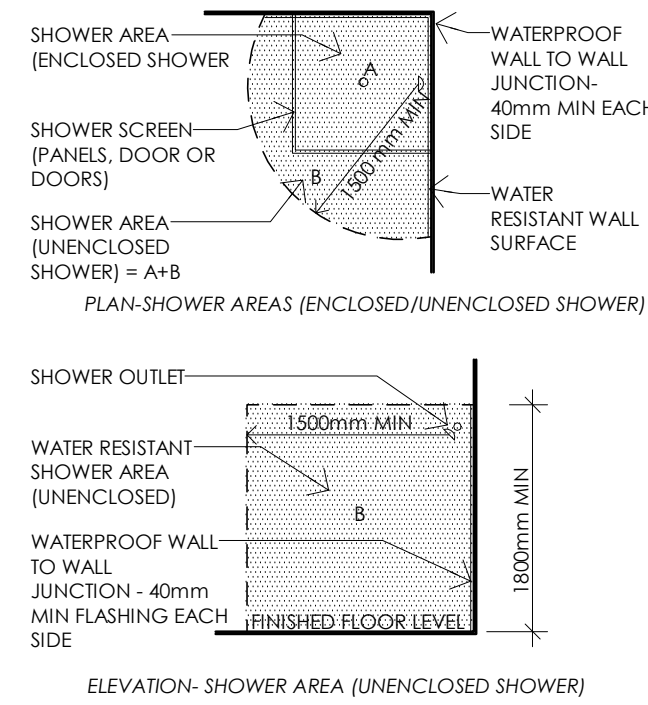


FIGURE 5 - WALL HUNG URINAL DETAILS

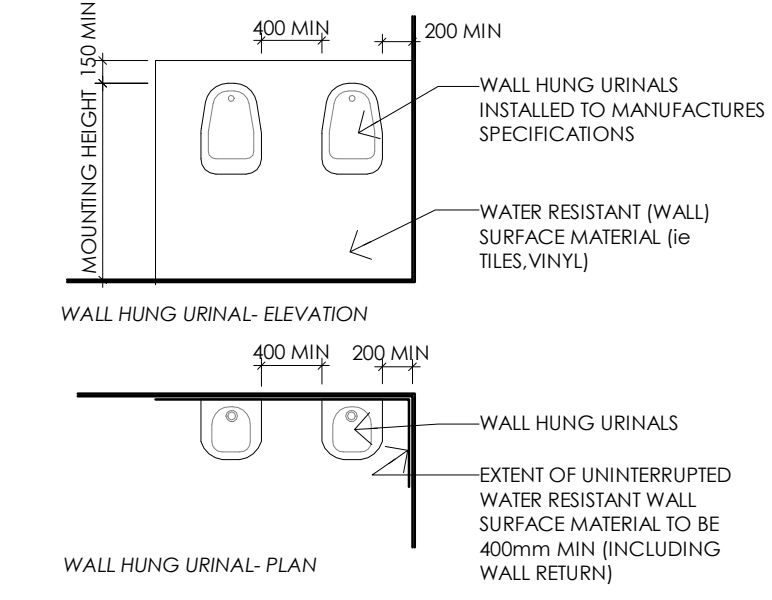


FIGURE 6 - TYPICAL ENCLOSED SETDOWN SHOWER

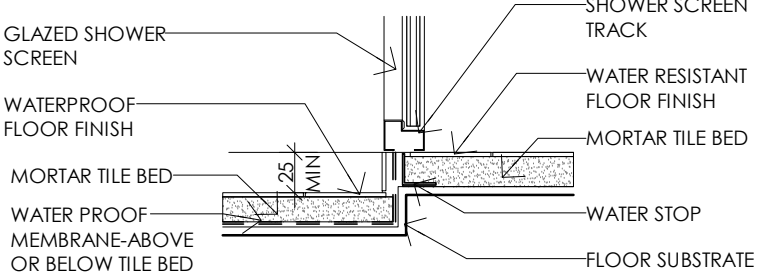


FIGURE 7 - WATER RESISTANCE TO BASINS + BATHS

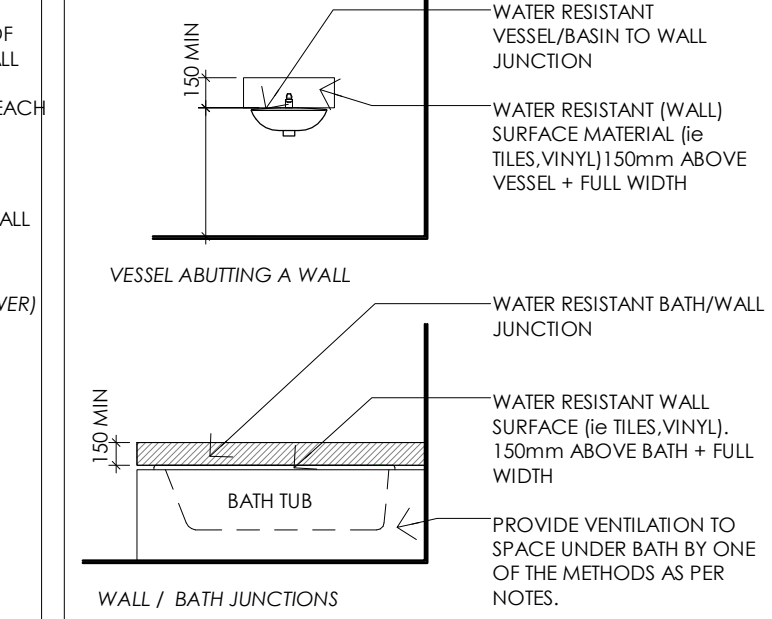


FIGURE 8 - WATERPROOF WALL TO WALL JUNCTIONS (SHOWER AREA)

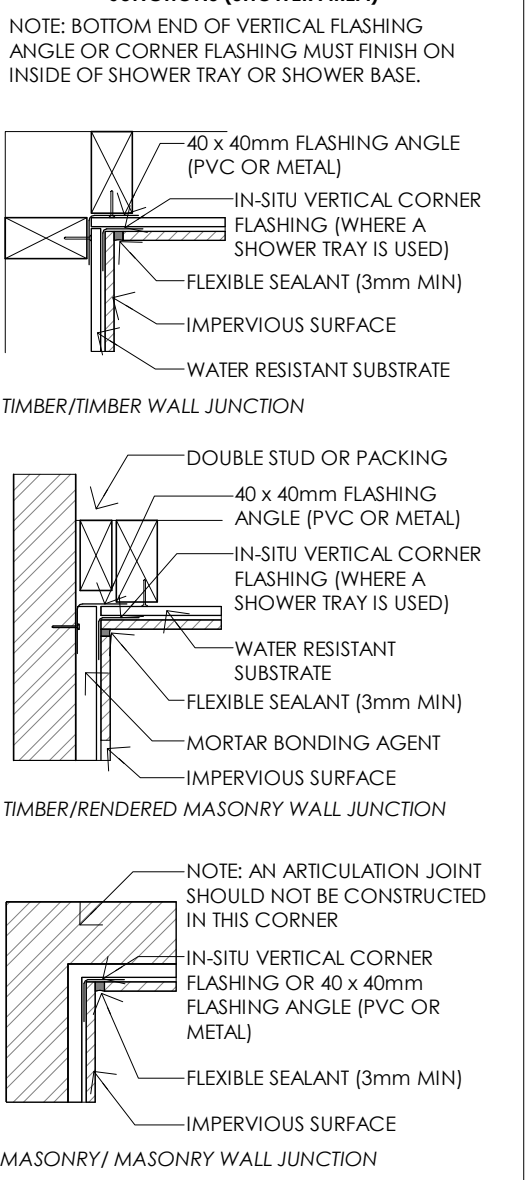
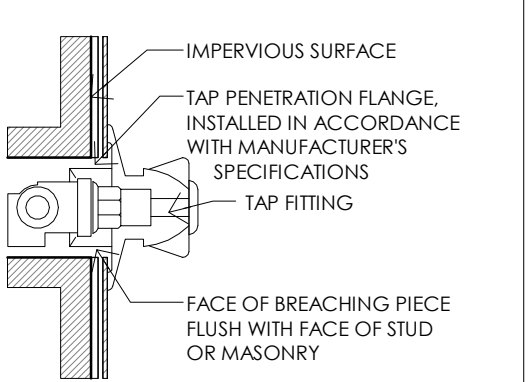


FIGURE 9 - PENETRATIONS THROUGH WALLS IN SHOWER AREAS

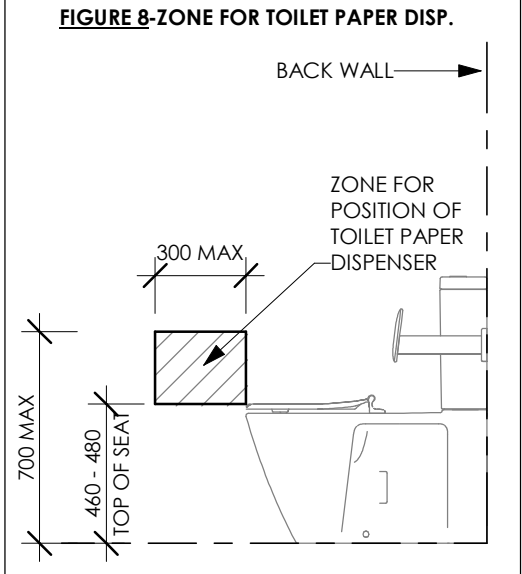
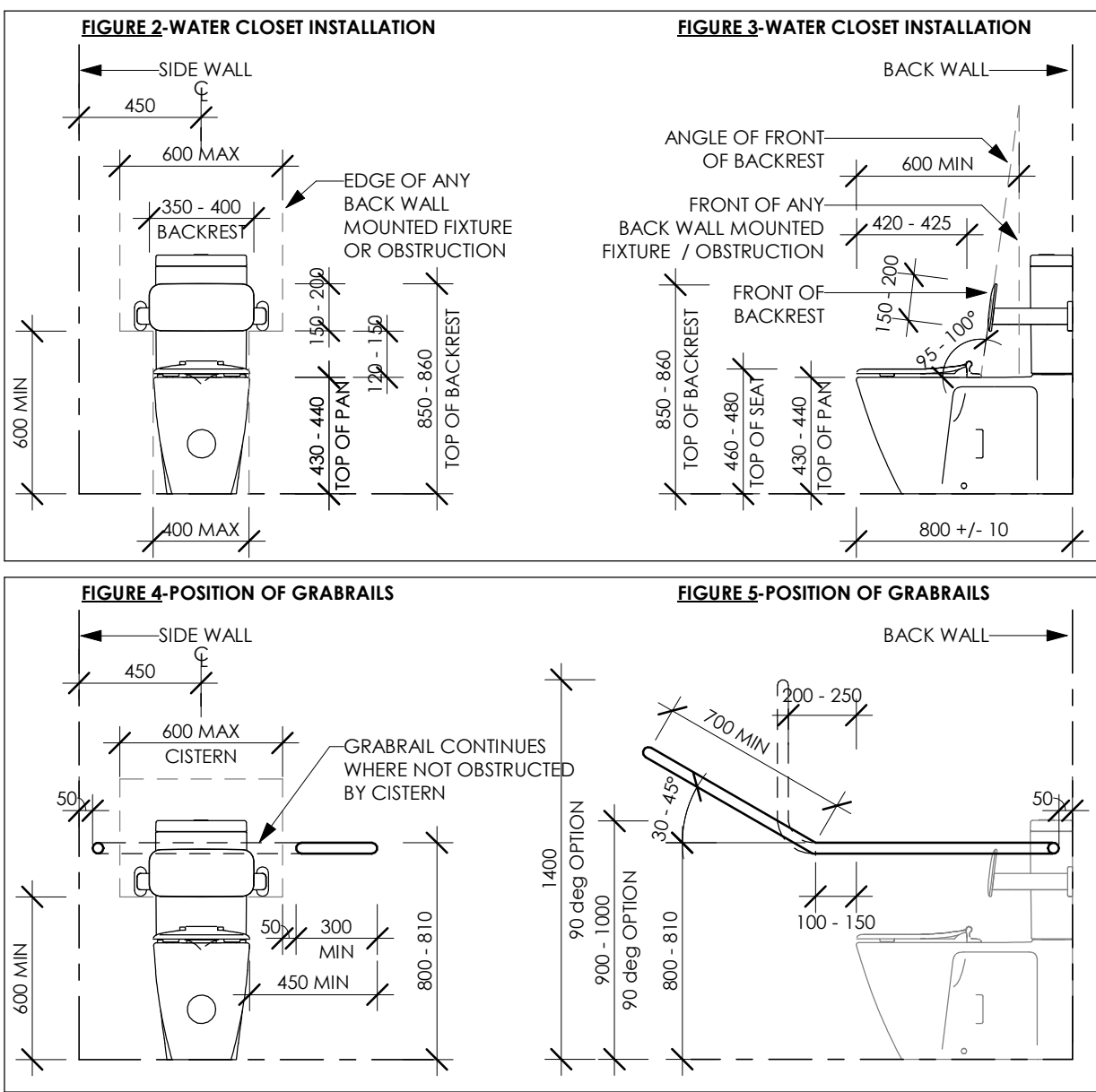
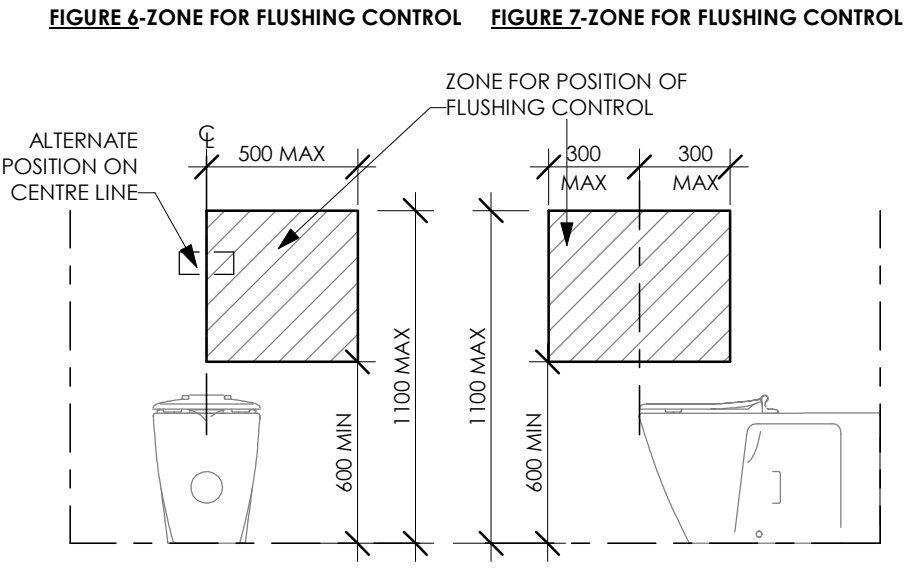
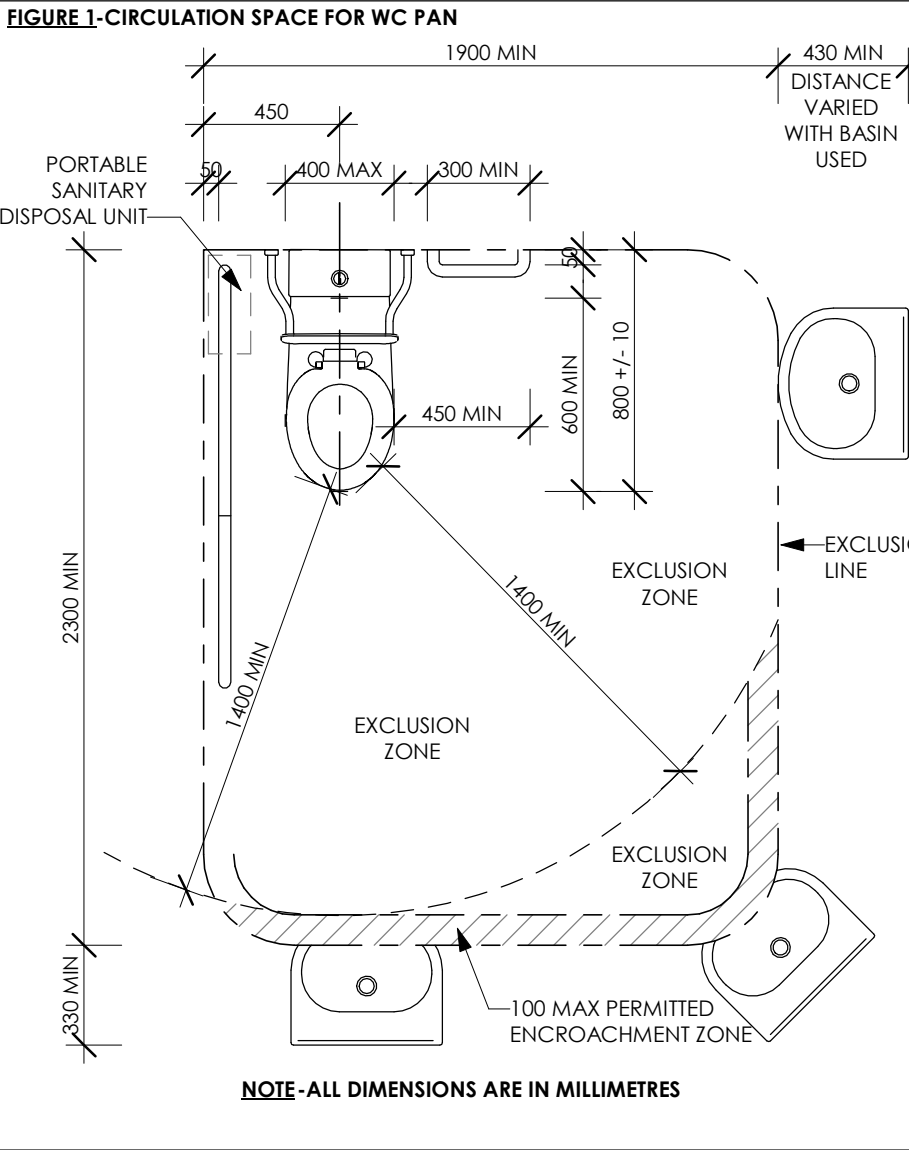


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WARNING
Services shown on this drawing are approximate only. The exact locations to be confirmed on site the contractor prior to the commencement of work.

Issue	Issued For	By	Chkd	Date
A	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
B	REVISED PLANNING	LK	WS	14.01.19

ACCESS SANITARY FACILITIES STANDARD DETAILS



GRABRAILS GENERAL NOTES:

- GRABRAILS SHALL COMPLY WITH THE FOLLOWING:
- GRABRAILS SHALL NOT BE LESS THAN 30mm AND NOT MORE THAN 40mm OUTSIDE DIAMETER, OR THEY SHALL HAVE A SECTIONAL SHAPE WITHIN THE LIMITS OF 30mm TO 40mm DIAMETER.
- EXPOSED EDGES AND CORNERS OF GRABRAILS SHALL HAVE A RADIUS OF NOT LESS THAN 5mm.
- THE FASTENINGS AND THE MATERIALS AND CONSTRUCTION OF GRABRAILS SHALL BE ABLE TO WITHSTAND A FORCE OF 1100N APPLIED AT ANY POSITION AND IN ANY DIRECTION WITHOUT DEFORMATION OR LOOSENING OR ROTATION OF THE FASTENINGS OR FITTINGS.
- THE CLEARANCE BETWEEN A GRABRAIL AND THE ADJACENT WALL SURFACE SHALL NOT BE LESS THAN 50mm AND NOT MORE THAN 60mm. THE CLEARANCE ABOVE A HORIZONTAL GRABRAIL SHALL EXTEND ABOVE THE TOP OF THE GRABRAIL BY NOT LESS THAN 60mm. THE CLEARANCE BELOW A HORIZONTAL OR ANGLED RAIL SHALL BE A MINIMUM OF 50mm EXCEPT AT FIXING POINTS.
- GRABRAILS SHALL BE FIXED SO THAT THERE IS NO OBSTRUCTION TO THE PASSAGE OF THE HAND ALONG THE TOP 270 DEG ARC OF HORIZONTAL AND ANGLED GRABRAILS. THERE SHALL BE NO OBSTRUCTION TO THE PASSAGE OF THE HAND FOR THE FULL LENGTH OF VERTICAL GRABRAILS.

SANITARY FACILITIES NOTES

CIRCULATION SPACE:

FOR EACH WC, THE UNOBSTRUCTED CIRCULATION SPACE FROM THE FINISHED FLOOR TO A HEIGHT OF NOT LESS THAN 2000mm SHALL BE AS SHOWN, EXCEPT FOR THE FOLLOWING, WHICH ARE ALLOWED TO INTRUDE INTO THE CIRCULATION SPACE:

- THE TOILET PAPER DISPENSER
- GRABRAILS
- WASHBASIN LIMITED TO 100mm INTRUSION AS SHOWN
- HAND DRYERS AND TOWEL DISPENSERS
- SOAP DISPENSERS
- SHELVES
- CLOTHES HANGING DEVICES
- PORTABLE SANITARY DISPOSAL UNIT
- WALL MOUNTED FIXTURES, SUCH AS DISPENSING UNITS AND SHARPS DISPOSAL UNITS, WHICH SHALL HAVE 900mm MINIMUM HEIGHT CLEARANCE FROM THE FINISHED FLOOR LEVEL AND A MAXIMUM PROJECTION OF 150mm FROM FINISHED WALL SURFACE.
- WALL CABINETS, WHERE PROVIDED, WHICH SHALL NOT PROTRUDE MORE THAN 150mm INTO THE CIRCULATION SPACE. THE MOUNTING OF CABINETS SHALL BE AT LEAST 900mm ABOVE FLOOR LEVEL AND THE TOP SHELF SHALL BE A MAXIMUM OF 1250mm ABOVE FLOOR LEVEL.

WATER CLOSET SEATS:

A TOILET SEAT SHALL BE PROVIDED ON ACCESSIBLE TOILETS. THE TOILET SEAT SHALL:

- BE OF FULL ROUND TYPE, (IE NOT OPEN FRONTED) AND WITH MINIMAL CONTIGUOUS TO THE TOP SURFACE
- BE SECURELY FIXED IN POSITION WHEN IN USE
- HAVE SEAT FIXINGS THAT CREATE LATERAL STABILITY FOR THE SEAT WHEN IN USE
- BE LOAD RATED TO 150KG
- HAVE A MINIMUM LUMINANCE CONTRAST OF 30% WITH THE BACKGROUND (eg PAN, WALL OR FLOOR AGAINST WHICH IT IS VIEWED).

BACKRESTS:

A BACKREST SHALL BE PROVIDED ON ACCESSIBLE TOILETS. THE BACKREST SHALL:

- BE CAPABLE OF WITHSTANDING A FORCE IN ANY DIRECTION OF 1100N
- HAVE A HEIGHT, AT THE LOWER EDGE OF BACKREST TO THE TOP OF THE WC PAN, OF 120 - 150mm
- HAVE A VERTICAL HEIGHT OF 150 - 200mm AND A WIDTH OF 350 - 400mm
- THE FRONT EDGE OF THE CENTRE OF THE BACKREST BE POSITIONED TO ACHIEVE AN ANGLE BETWEEN 95 TO 100 DEGREES

FLUSHING CONTROLS:

FLUSHING CONTROLS SHALL BE USER ACTIVATED, EITHER HAND OPERATED OR AUTOMATIC.

- WHERE HAND OPERATED FLUSHING CONTROLS ARE USED, THEY SHALL BE LOCATED WITHIN THE ZONES SHOWN OR CENTRED ON THE CENTRE LINE OF THE TOILET.
- FLUSHING CONTROLS SHALL NOT BE WITHIN THE AREA REQUIRED FOR ANY GRABRAILS.
- THE FLUSHING CONTROL SHALL BE PROUD OF THE SURFACE AND SHALL ACTIVATE THE FLUSH BEFORE THE BUTTON BECOMES LEVEL WITH THE SURROUNDING SURFACE.

WATER CLOSET GRAB RAILS:

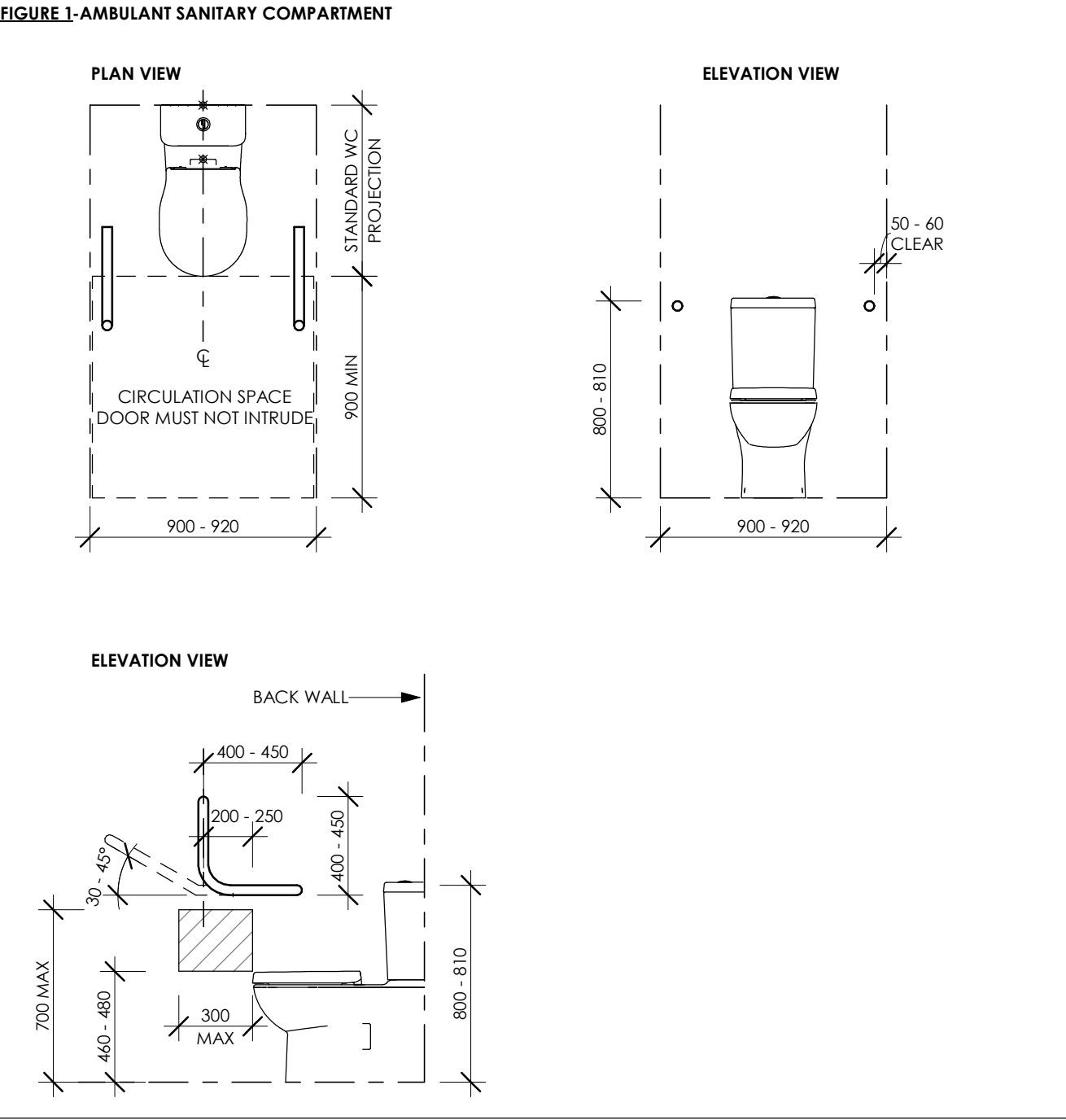
WHERE A CONCEALED OR HIGH LEVEL CISTERN OR FLUSH VALVE IS USED, A CONTINUOUS GRABRAIL SHALL BE PROVIDED ACROSS THE REAR WALL AND SIDE WALL NEAREST THE WC PAN. WHERE A LOW LEVEL NON CONCEALED CISTERN OR FLUSH VALVE IS USED, THE GRABRAIL SHALL BE TERMINATED AT EACH SIDE OF THE CISTERN

TOILET PAPER DISPENSES:

THE OUTLET FOR THE DISPENSER SHALL BE:

- LOCATED WITHIN THE ZONES AS SHOWN
- SHALL NOT ENCR OACH UPON THE CLEARANCE SPACE REQUIRED AROUND THE GRABRAIL

ACCESS SANITARY FACILITIES STANDARD DETAILS



SANITARY FACILITIES NOTES

GENERAL:

SANITARY COMPARTMENT FOR PEOPLE WITH DISABILITIES SHALL BE IN ACCORDANCE WITH AS1428.1 AS SHOWN.

GRABRAILS GENERAL NOTES:

GRABRAILS SHALL COMPLY WITH THE FOLLOWING:

- GRABRAILS SHALL NOT BE LESS THAN 30mm AND NOT MORE THAN 40mm OUTSIDE DIAMETER, OR THEY SHALL HAVE A SECTIONAL SHAPE WITHIN THE LIMITS OF 30mm TO 40mm DIAMETER.
- EXPOSED EDGES AND CORNERS OF GRABRAILS SHALL HAVE A RADIUS OF NOT LESS THAN 5mm.
- THE FASTENINGS AND THE MATERIALS AND CONSTRUCTION OF GRABRAILS SHALL BE ABLE TO WITHSTAND A FORCE OF 1100N APPLIED AT ANY POSITION AND IN ANY DIRECTION WITHOUT DEFORMATION OR LOOSENING OR ROTATION OF THE FASTENINGS OR FITTINGS.
- THE CLEARANCE BETWEEN A GRABRAIL AND THE ADJACENT WALL SURFACE SHALL NOT BE LESS THAN 50mm AND NOT MORE THAN 60mm. THE CLEARANCE ABOVE A HORIZONTAL GRABRAIL SHALL EXTEND ABOVE THE TOP OF THE GRABRAIL BY NOT LESS THAN 60mm. THE CLEARANCE BELOW A HORIZONTAL OR ANGLED RAIL SHALL BE A MINIMUM OF 50mm EXCEPT AT FIXING POINTS.
- GRABRAILS SHALL BE FIXED SO THAT THERE IS NO OBSTRUCTION TO THE PASSAGE OF THE HAND ALONG THE TOP 270 DEG ARC OF HORIZONTAL AND ANGLED GRABRAILS. THERE SHALL BE NO OBSTRUCTION TO THE PASSAGE OF THE HAND FOR THE FULL LENGTH OF VERTICAL GRABRAILS.

DOORS:

ALL DOOR HANDLES AND HARDWARE TO COMPLY WITH AS 1428.1 CLAUSE 13.5.2(e)

WC DOORS MAY EITHER BE HINGED OR SLIDING. WC DOORS SHALL COMPLY WITH THE FOLLOWING:

- OUTWARD OPENING DOORS SHALL HAVE A MECHANISM THAT HOLDS THE DOOR IN A CLOSED POSITION WITHOUT THE USE OF A LATCH
- DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A BOLT OR CATCH. WHERE A SNIB CATCH IS USED, THE SNIB HANDLE SHALL HAVE A MINIMUM LENGTH OF 45mm FROM THE CENTRE OF THE SPINDLE. IN AN EMERGENCY, THE LATCH MECHANISM SHALL BE OPENABLE FRM THE OUTSIDE.

DOORS TO SANITARY COMPARTMENTS FOR PEOPLE WITH AMBULANT DISABILITIES SHALL:

- HAVE OPENINGS WITH A MINIMUM CLEAR WIDTH OF 700mm
- DOORS SHALL BE PROVIDED WITH AN IN-USE INDICATOR AND A BOLT OR CATCH. WHERE A SNIB CATCH IS USED, THE SNIB HANDLE SHALL HAVE A MINIMUM LENGTH OF 45mm FROM THE CENTRE OF THE SPINDLE. IN AN EMERGENCY, THE LATCH MECHANISM SHALL BE OPENABLE FRM THE OUTSIDE.

COAT HOOK:

A COAT HOOK SHALL BE PROVIDED WITHIN THE SANITARY COMPARTMENT AND AT A HEIGHT BETWEEN 1350mm TO 1500mm FROM THE FLOOR LEVEL.

BRaille + TACTILE SIGNAGE

PROVIDE OF RAISED TACTILE AND/OR BRAILLE SIGNAGE TO IDENTIFY:

- ALL ACCESSIBLE ENTRANCES + ACCESS-WAYS, AND
- SANITARY FACILITIES (ABLE BODIED + ACCESSIBLE)

WHERE REQUIRED, THE FORM OF SIGNS SHALL BE AS FOLLOWS

a. UNISEX ACCESSIBLE SANITARY FACILITIES SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESS + MALE + FEMALE SYMBOLS.

b. SIGNAGE FOR UNISEX ACCESSIBLE FACILITIES SHALL BE PROVIDED WITH THE LETTERS LH OR RH TO INDICATE A LEFT-HAND OR RIGHT-HAND SIDE TRANSFER ONTO THE WC PAN. THE MINIMUM FONT SIZE SHALL BE 20 MM SAN SERIF.

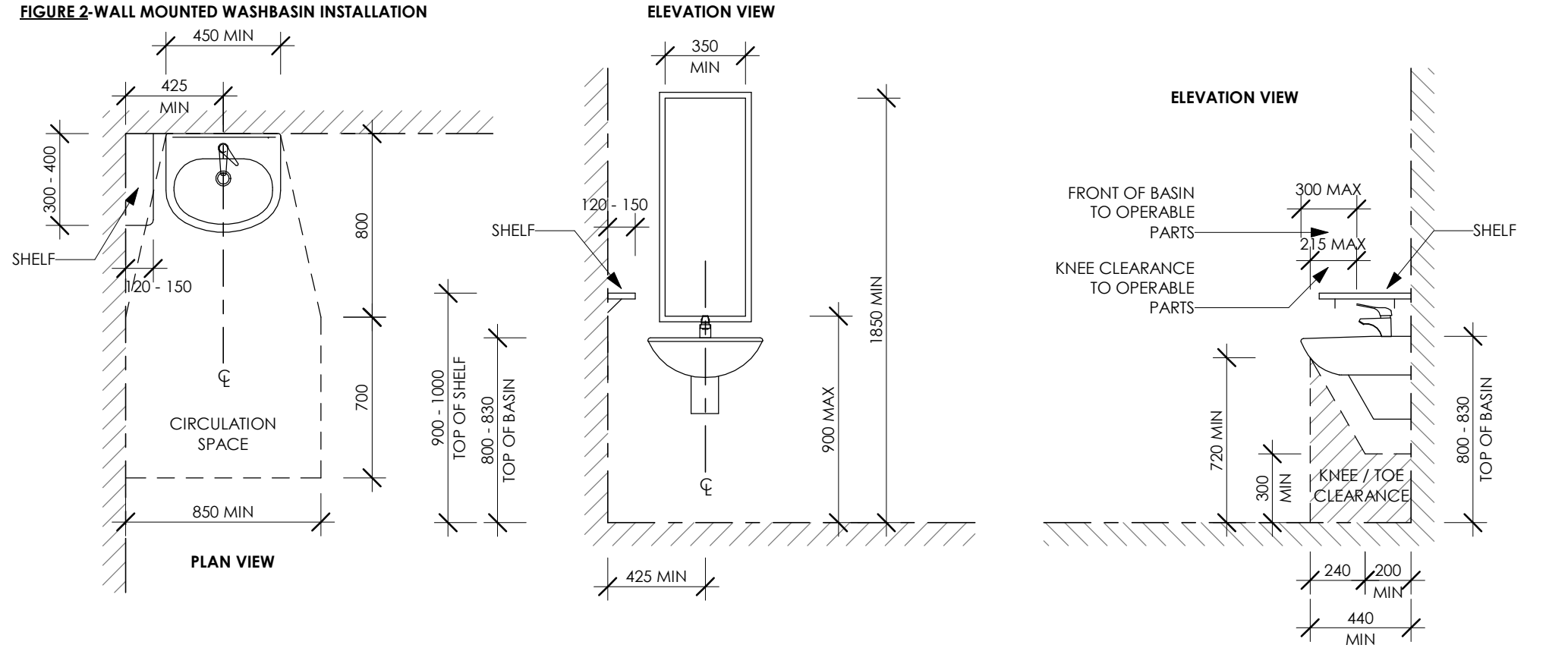
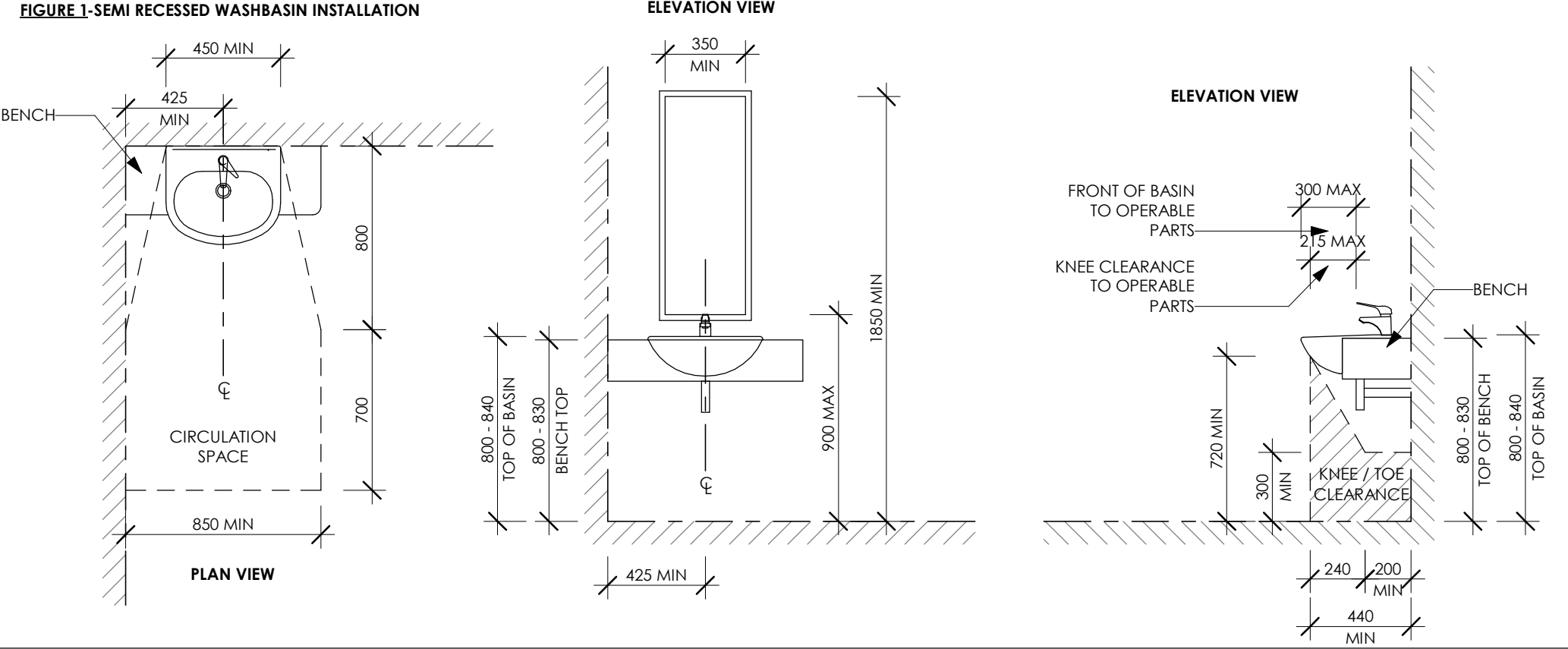
c. ENTRY DOORS TO AIRLOCKS SERVING AREAS CONTAINING SANITARY FACILITIES SHALL BE IDENTIFIED WITH A SYMBOL IDENTIFYING EACH SANITARY FACILITY WITHIN.

SIGNAGE NOTES:

- ELEMENTS OF A SIGN SHALL BE SET OUT SINGULARLY, OR IN A MODULAR FORM.
- ELEMENTS OF A SIGN SHALL BE ARRANGED HORIZONTALLY OR VERTICALLY, EXCEPT THAT, WHERE WORDS ARE USED, THEY SHALL BE DISPLAYED HORIZONTALLY.
- FACILITIES SHALL BE IDENTIFIED BY THE USE OF ENGLISH WORDS BETWEEN 1200 MM + 1600 MM ABOVE FINISHED FLOOR LEVELS.

A SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES SHALL BE IDENTIFIED IN ACCORDANCE WITH FIGURE 9(F) OF AS1428.1

ACCESS SANITARY FACILITIES STANDARD DETAILS



SANITARY FACILITIES NOTES

WASHBASINS:

A HAND WASHING FACILITY SHALL BE PROVIDED INSIDE THE TOILET CUBICLE AND SHALL FORM PART OF THE ACCESSIBLE UNISEX FACILITY. THE INSATALLATION OF WASHBASINS SHALL COMPLY WITH THE FOLLOWING:

- THE WASHBASIN SHALL BE OUTSIDE THE PAN CIRCULATION SPACE
- EXPOSED HOTWATER SUPPLY PIPES SHALL BE INSULATED OR LOCATED SO AS NOT TO PRESENT A HAZARD.
- THE PROJECTION OF THE WASHBASIN FROM THE WALL AND THE POSITION OF TAPS, BOWL AND DRAIN OUTLET.

WATER TAPS:

WATER TAPS SHALL COMPLY WITH THE FOLLOWING:

- TAPS SHALL HAVE LEVER HANDLES, SENSOR PLATES OR OTHER SIMILAR CONTROLS
- LEVER HANDLES SHALL HAVE NOT LESS THAN 50mm CLEARANCE FROM AN ADJACENT SURFACE
- WHERE SEPERATE TAPS ARE PROVIDED FOR HOT AND COLD WATER, THE HOT WATER TAP SHALL BE PLACED TO THE LEFT OF THE COLD WATER TAP FOR HORIZONTAL CONFIGURATIONS, OR ABOVE THE COLD WATER TAP FOR VERTICAL CONFIGURATIONS
- WHERE HOT WATER IS PROVIDED, THE WATER SHALL BE DELIVERED THROUGH A MIXING SPOUT

MIRRORS:

IN ALL SANITARY FACILITIES, THE MIRROR SHALL BE LOCATED EITHER ABOVE OR ADJACENT TO THE WASHBASIN.

SHELVES:

SHELF SPACE SHALL BE PROVIDED ADJACENT TO THE WASHBASIN IN ONE OF THE FOLLOWING WAYS:

- AS A VANITY TOP WITHOUT ENCROACHING INTO ANY CIRCULATION SPACE.
- AS A SEPERATE FIXTURE

CLOTHES HANGING DEVICES:

A CLOTHES HANGING DEVICE SHALL BE INSTALLED 1200 - 1350mm ABOVE THE PLANE OF THE FINISHED FLOOR LEVEL AND NOT LESS THAN 500mm OUT FROM ANY CORNER.

SOAP DISPENSERS, TOWEL DISPENSERS AND SIMILAR FITTINGS:

WHERE PROVIDED, SOAP DISPENSERS, TOWEL DISPENSERS, HAND DRYERS AND SIMILAR FITTINGS SHALL BE OPERABLE BY ONE HAND, AND SHALL BE INSTALLED WITH THE HEIGHT OF THEIR OPERATIVE COMPONENT OR OUTLET NOT LESS THAN 900mm AND NOT MORE THAN 1100mm ABOVE THE PLANE OF THE FINISHED FLOOR, AND NO CLOSER THAN 500mm FROM AN INTERNAL CORNER.

BABY CHANGE TABLES:

WHERE INSTALLED, BABY CHANGE TABLES SHALL:

- NOT ENCROACH INTO THE CIRCULATION SPACE OF ANY OTHER TOILET FACILITY WHEN IN THE FOLDED POSITION HAVE A MAXIMUM HEIGHT OF 820mm AND A CLEARANCE UNDERNEATH OF 720mm WHEN IN THE OPEN POSITION

ABN 31 852 116 195

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DIAL BEFORE YOU DIG

Services shown on this drawing are approximate only. The exact locations to be confirmed on site the contractor prior to the commencement of work

Issue	Issued For	By	Chkd	Date
A	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
B	REVISED PLANNING	LK	WS	14.01.19




1 EXTERNAL PERSPECTIVE 1



2 EXTERNAL PERSPECTIVE 2

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Issue	Issued For	By	Chkd	Date
A	CLIENT REVIEW	TN	WS	25.07.18
B	FOR PLANNING	TN	WS	31.08.18
C	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
D	REVISED PLANNING	LK	WS	14.01.19



Architect
J B G ARCHITECTS PTY LTD
residential - commercial - winery - planning - architecture - interior - landscape
38 MURRAY STREET TANUNDA 5352
P. 08 8563 1155 E. admin@jbgarchitects.com
Project Name
ANGASTON BOWLING CLUB
NEW HOME

Project Address
LOT 21 VALLEY RD ANGASTON 5353

Drawing Title
PERSPECTIVES EXTERIOR

Project Number 1816	Drawn by WS Approved by WS Issue D
Drawing Number A901	Issue D



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NOT FOR CONSTRUCTION



1 INTERNAL PERSPECTIVE 1




2 INTERNAL PERSPECTIVE 2

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WARNING



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Issue	Issued For	By	Chkd	Date
A	CLIENT REVIEW	TN	WS	25.07.18
B	FOR PLANNING	TN	WS	31.08.18
C	EARLY CONTRACTOR INVOLVEMENT	WS	WS	30.11.18
D	REVISED PLANNING	LK	WS	14.01.19



Architect

J B G ARCHITECTS PTY LTD

residential - commercial - winery - planning - architecture - interior - landscape

38 MURRAY STREET TANUNDA 5352

P. 08 8563 1155 E. admin@jbgarchitects.com

Project Name

ANGASTON BOWLING CLUB NEW HOME

Project Address

LOT 21 VALLEY RD ANGASTON 5353

Drawing Title

PERSPECTIVES INTERIOR

Project Number

1816

Drawn by

WS

Approved by

WS

Drawing Number

A911

Issue

D



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6.4 Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

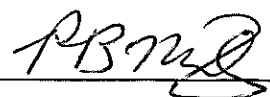
TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



The Barossa Council

DEVELOPMENT No.	960/568/2018 Master Plan SA Pty Ltd	
Name of Person(s) making Representation	Peter Miles	
Address	POSTAL: PO Box 412 ANGASTON SA 5353 RESIDENTIAL: 196 Valley Rd ANGASTON SA 5353	
Email Address	pmiles@irvinevines.com.au	
Phone Number	0407972421	
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	Adjoining landowner	
Reasons for Representation	objection to development in rural zone Please see details in letter attached	
My Representation would be Overcome by (state action sought)	Rejection of application on this parcel of land	
You must indicate below if you wish to be heard by Council's Development Assessment Panel in respect to your representation :		
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION		YES
I WILL BE REPRESENTED BY (if applicable):		

SIGNED



DATED

20/11/2018

20 November 2018

Chief Executive Officer
The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355

Dear Sir/Madam

Development Application 960/568/2018

Representation on Behalf of Miles Vineyards, Karu Harvesting Co. Pty Ltd and Irvine Wines

I am writing in connection with the above planning application and my wish to be heard in respect to this representation. I have examined the plans and know the site very well as my family have owned the adjoining land for over 150 years.

In my opinion a sporting complex such as this should not be allowed in a rural zone. Surely there is a more appropriate area to build such a complex. I would have hoped the Barossa council would be more intent on protecting the vineyard/wine industry that our community was built on and relies on.

I have several concerns with the proposed development:

1. Vineyard Operations

The day-to-day running of our vineyards requires us to use noisy equipment such as tractors, grape harvesters, irrigation pumps, bird scarers and other farm machinery. We also spray fungicide and herbicides to protect our grape crop. These operations are carried out at various hours of the day and night and often include weekends due to weather conditions which cannot be avoided.

If the development does go ahead, I would like to see the developers install at least a 2m high boundary fence to sufficiently protect my vineyard and the shrubs/vegetation that are planted along the boundary should have small root zones so that they do not take away or compete with the nutrients from our vineyard. We understand that the Development Plan seeks substantial buffers to minimise conflicts with existing land uses.

2. Contracting Operations

We operate a transport and grape harvesting contract business with the main depot points situated at 63 and 68 Valley Road. Trucks, grape harvesters and wide load equipment frequently travel along Valley Road at any hour of the day and night. Especially during vintage. A large number of vehicles coming out of the development or overflowing and parking on the side of Valley road could potentially cause traffic problems. The road is certainly not wide enough now and the two 90-degree bends in close proximity to each other coupled with the new overcrowded housing development 'Angas views' will be a hazard for all road users and residents. Currently Valley road is a popular walking route and many children including my own use it to access schools and school buses, however since the

new housing development a lack of space remains along this road for a footpath, forcing pedestrians to walk on the road. Council must ensure future residents or visitors not park along the roadside as this would greatly restrict everyone's access and lead to a potentially dangerous situation for all road users.

We already experience these types of issues as a result of the Childcare centre operating opposite our main entry on 63 Valley Road. Therefore, we propose that there should be no parking on the side of Valley road to avoid future traffic hazards.

3. Storm water

I am also concerned that the significant increase in storm water runoff from a large sealed carpark, artificial turf bowling greens and the clubhouse will be more than the small natural creek can handle. The Angaston Childcare centre is in the direct path of all additional water as well as the Good Shepherd school which puts them at high risk of being flooded. This area has been totally underwater three times in my lifetime and that was when much of the area was rural which allowed for soakage. Now with the Angas views housing development there will be a large area of sealed ground adding to the water running into this waterway.

4. Desired character

Tourists and visitors to Irvine wines and our vineyards admire and are attracted to our beautiful countryside, historical character and unique small village appeal that is part of Angaston and unlike any other Barossa townships. This appeal also includes the indigenous fauna (for example local kangaroos and echidnas) that live around our property. With such a significant increase in human occupation encroaching on their habitat, it is likely that these animal communities would be displaced and/or endangered.

The density of the proposed plan is certainly not in keeping with the area and we are concerned that the heritage of the area will be compromised. In keeping with the Land Division in Rural Areas, as outlined in the Barossa Council Development Plan we feel the development will impede on the efficient use of rural land. Angaston's unique rural attributes should be preserved and in a situation like the one we are currently presented with you only get the chance to do this once! My son is the fifth generation to be working this parcel of land and he would like to see his business and future protected by the rural zoning and enforced by council.

I wish to be heard at the upcoming Development Assessment Panel and would appreciate being advised of the date and time of the meeting.

Yours sincerely,



Peter Miles

63 Valley Road (PO BOX 412)

Angaston SA 5353

PH: 0407 972 421

10 December 2018

Mr Phil Harnett
Assessment Planner
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Email: pharnett@barossa.sa.gov.au

Dear Mr Harnett

Re: Angaston Bowling Club Incorporated – DA 960/568/2018

We act for Angaston Bowling Club Incorporated, the applicant in the above matter.

Our client has asked us to respond to the representation received from Mr Peter Miles.

Mr Miles, whose address is listed as 196 Valley Road, Angaston, is opposed to the proposed development. His representation is made on behalf of Miles Vineyards, Karu Harvesting Company Pty Ltd and Irvine Wines. The relationship of these entities with Mr Miles is unknown but we assume those entities operate from Mr Miles' property.

Mr Miles identifies the following concerns with the proposal:

- incompatible with his vineyard, transport and grape harvesting contracting operations;
- impact of stormwater run-off; and
- inconsistent with existing and desired character of area.



1. Incompatible with vineyard and contracting operations

We understand that Mr Miles' vineyards occupy land to the north and north-east of the proposed bowling club. The vines can be seen on the Block Plan prepared by JBG Architects.

We do not accept that a bowling club of the scale and kind proposed will be incompatible with the vineyards' operations to any greater degree than any other land uses in the locality. Indeed, the bowling club, being a non-residential development, is likely to be more compatible with the vineyard operations to the north than would other sensitive uses such as schools and child care centres that might be more sensitive to vineyard operations.

It will furthermore be of no consequence to our client's use of the site as a bowling club if adjacent vineyard operations are conducted during the day, night or on weekends.

Mr Miles has requested that a fence of at least 2.0 metres in height be erected on the boundary (we assume the northern boundary). The bowling club site will be fenced for security reasons using plastic coated chain mesh to a height of 2.0 metres to all sides with double gates at the Valley Road driveway entrance. The construction of a Colorbond fence as suggested by Mr Miles would, in our opinion, be out of character with the surrounding open and rural landscape.

Landscaping will be planted along the inside face of the fence as detailed in the site plan. The landscaping along the boundaries will be planted at close intervals to assist in capturing spray drift from vineyards to the north.

We note that Mr Miles' contracting operations are housed in sheds located 130 metres to the east of the proposed bowling clubroom building. The sheds are accessed from a bitumen sealed driveway extending north to Valley Road. This means that all traffic associated with the contracting business will not travel past or even close to the proposed bowling club.

Mr Miles raises a number of concerns about the hazardous nature of Valley Road. The bowling club facility has been designed to accommodate all traffic expected to be generated, with access via a double width driveway to Valley Road. The new access point is well to the north of the 90 degree bend in the road, and the allocation of 88 off street parking spaces will ensure that no visitors' vehicles will need to park on the road.

We do not accept that Valley Road is unable to accommodate traffic generated by the proposed development.



2. Stormwater

The proposal incorporates a rainwater tank to capture stormwater runoff from the clubroom building and the maintenance shed. The tank has been designed to capture at least 10,000 litres of stormwater. The rainwater tank will be plumbed into the clubroom toilets to reduce reliance on the SA Water mains supply, with water from the tank also used to irrigate the landscaping.

Stormwater draining from other parts of the development site will be directed into the adjacent watercourse, generally in accordance with the Stormwater Management Plan submitted with the previously approved development. This will include the installation of a Gross Pollutant Trap and scour protection devices in the adjacent watercourse.

We invite Council to impose appropriately worded conditions on the consent similar to stormwater Conditions 12 and 13 in the DNF granted for DA 960/00863/08.

3. Desired Character

We disagree with the assertion that the proposed *"density is not in keeping with the area and that the heritage of the area will be compromised"*. The proposal consists of a single storey, low profile building with a floor area of 396 square metres. The remainder of the site will be taken up mainly with the bowling greens which will be open to the sky and benched into the site. The open character of the area will not be compromised.

The site moreover sits at the edge of Angaston township, and adjacent to the Angas Views residential estate to the west, currently being developed in accordance with a land division recently approved by Council. Land to the east is taken up with Yalumba Winery, a very large, industrial-scale complex owned and operated by Samuel Smith and Son.

Rather than *"the heritage of the area [being] compromised"*, we believe the area's heritage and character will be enhanced by the establishment of a much-needed sporting facility for the local community to replace the existing bowling club at the corner of Newcastle Street and Tyne Street.



Closure

Please be advised that we wish to attend the CAP meeting on behalf of our client to respond to the representor and to answer any questions that may arise.

Yours sincerely

Graham Burns
MasterPlan SA Pty Ltd

cc: Angaston Bowling Club Inc

6.5 960/583/2018 (Piece 31 Steingarten Road Rowland Flat)

Applicant: Bryce Neyland on behalf of Pernod Ricard Winemakers Pty Ltd

APPLICATION DETAILS

PROPOSAL	Increase size of Existing Dam from 37.4 ML to 150 ML, 6.0 m high dam walls and relocation of associated pump station.
APPLICANT	Bryce Neyland on behalf of Pernod Ricard Winemakers Pty Ltd
OWNER	Pernod Ricard Winemakers Pty Ltd
APPLICATION NO	960/583/2018
CERTIFICATE(S) OF TITLE	CT 5157/647
AREA	18.15ha (approximately as per Certificate of Title)
CURRENT USE	Dam and Woodlot
DEVELOPMENT PLAN VERSION	Consolidated 11 August 2016
ZONE	Primary Production (Barossa Valley Region) Zone
POLICY/PRECINCT AREA	Nil
OVERLAYS	Character Preservation District
APPLICATION TYPE	Non-Complying
CATEGORY OF DEVELOPMENT	Category 3
REFERRALS	N/A
PREVIOUS APPLICATIONS	960/612/2005 – Treated wastewater dam and associated works (amended proposal) 960/262/2006 – Increase in treated waste water dam capacity (variation to 960/612/2005)
ASSESSING OFFICER	Phil Harnett
RECOMMENDATION	That Development Plan Consent be GRANTED subject to the concurrence of the State Planning Commission

BACKGROUND

Pernod Ricard Winemakers propose to extend their existing 37ML (mega litre) dam to a capacity of 150ML to ensure further water security for their vineyards throughout the region. Pernod Ricard have acquired a water allocation of 518 megalitres to service the annual water demand of their vineyards. Portion of this will be stored within the proposal dam.

The proposed extension will require partial removal of the existing woodlot on the land. The remainder of the woodlot will continue to be intermittently harvested for firewood.

The proposed dam extension will also include:

- Dam walls with a total height of 6.3 metres
- Relocation of an existing Colorbond clad pump shed

All forms of development are non-complying unless specifically prescribed within the Primary Production (Barossa Valley Region) Zone.

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

With respect to a non-complying application:

- to seek concurrence from the State Planning Commission to grant consent other than which in the opinion of the sub-delegate is of a minor nature.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Primary Production (Barossa Valley Region) Zone.

Representations: One representation was received.

Persons wishing to be heard: Nil

Applicant/s Bryce Neyland or another representative on behalf of Pernod Ricard Winemakers (the Applicant) wishes to appear to respond to questions from the Panel.

Summary of Representations: The representor raised concerns regarding the following matters:

- Will there be noise from aeration pumps?
- How will smells be controlled?
- Construction working hours?
- Up keep of tree lot? Existing trees are dying.
- Good quality fencing. Previous fence not built to any standard.
- 24/7 contact for emergencies.

Applicant Response: The applicants respond to the representation is summarised below:

- There will be no aeration pumps or offensive smells from the dam.
- The dam will provide irrigation storage capacity for the vineyard network and is not used for wastewater or winery waste treatment.
- Operating noise will be produced by the irrigation pumps in line with the existing pump station.
- Having the new pump station further surrounded by trees and vegetation and behind the dam wall rather than on top of it will further minimise any noise compared to the existing set up.
- Construction hours will comply with council standards.
- A sign outlining the emergency contact for the site will be erected.
- A security fence will be placed around the dam with a locked gate to ensure no unauthorised access.
- The safety of passing individuals as well as native fauna and wondering livestock is a priority.

- Pernod Ricard Winemakers are responsible for the woodlot and boundary fences however these components do not form part of the development.

Attachment 2 provides a copy of the representation and the applicant's response.

SITE AND LOCALITY

The subject land is one allotment comprising two separate pieces (pieces 30 and 31) within Certificate of Title 5157/647. The pieces are physically divided by an existing railway line.

Both pieces have an irregular shape. Piece 30 fronts Steingarten Road while piece 31 fronts both Steingarten Road and Jacob Road. When combined, the pieces form an allotment with an approximate area of 18.15 hectares. The allotment does not comprise any easements or encumbrances.

The allotment undulates throughout primarily sloping from east to west. Piece 30 currently comprises a vineyard while Piece 31 comprises an extensive woodlot and 37ML dam. A watercourse traverses the south-western section of the land.

The locality primarily comprises gently sloping terrain used for primary production purposes, however some dwellings and farm buildings are scattered throughout. Allotments are generally large and irregular in shape to suit the topography of the land. A railway line travels from south to north dividing the subject land. Both Jacob Road and Steingarten Road travel north-west to south-east extending from the Barossa Valley Way. Both roads comprise some sealed bitumen areas however are primarily compacted rubble.

The site is located within the Primary Production (Barossa Valley Region) Zone, as shown in *Figure 1*.

The site is located within the Heritage and Character Preservation District as shown in *Figure 2*.

An aerial view of the locality and site are shown in *Figure 3* and *Figure 4*.

Site photos are provided in *Figure 5* to *Figure 11*.

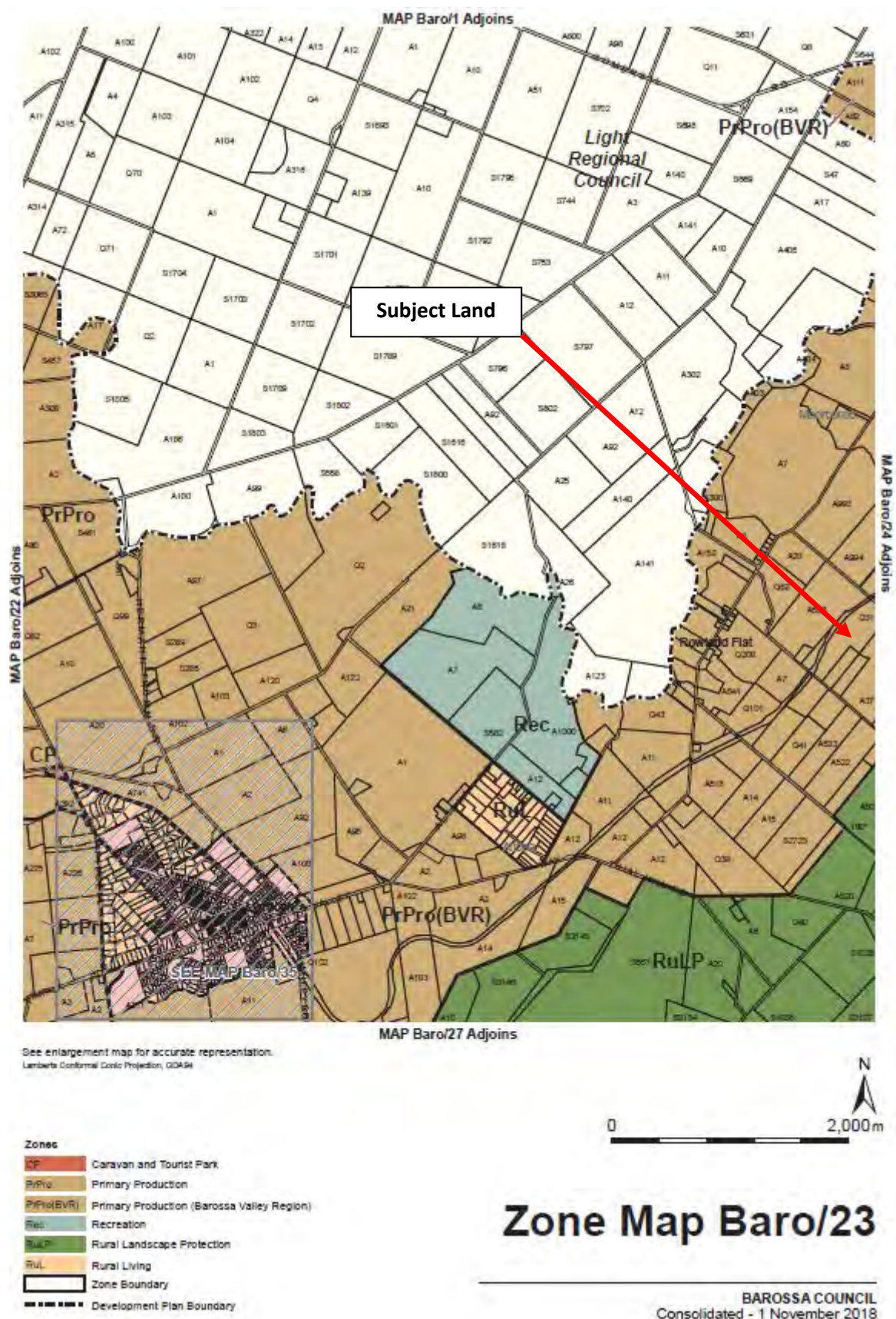


Figure 1: Zone



Figure 3: Aerial – Site



Figure 4: Aerial – Locality



Figure 5: Looking east along Jacob Road. Existing woodlot to the right.



Figure 6: Looking east along Jacob Road. Existing woodlot to the right. Railway crossing intersecting with Jacob Road.



Figure 7: Woodlot viewed from Jacob Road.



Figure 8: Railway line.



Figure 9: Existing woodlot on subject land and boundary fencing.



Figure 10: Vehicle access point from Jacob Road along eastern boundary of subject land.



Figure 11: Existing dam viewed from Jacob Road over neighbouring vineyards.

REFERRALS

Internal

No internal referrals were required.

External

No external referrals are required pursuant to Section 8 of the *Development Act 1993*.

A Senior Policy Officer from the Department of Environment and Water has formally confirmed that a referral to the Department of Environment and Water pursuant to Schedule 8 of the Development Regulations 2008 is not required for the proposed dam enlargement. This is because the proposal is a “turkey nest” dam and does not collect water flowing naturally over the land.

NON-COMPLYING

All forms of development are non-complying unless specifically prescribed within the Primary Production (Barossa Valley Region) Zone. A dam is not prescribed and the application is therefore a non-complying form of development.

Administration resolved, under delegation to proceed with an assessment of the proposal on 7 November 2018. The application is now presented to the Panel for a decision.

The reasons for proceeding with the assessment pursuant to Regulation 17(3)(b) of the Development Regulations include.

- (1) The proposal has sufficient merit to proceed to a full planning assessment.

- (2) Pursuant to Section 6-(2) of the *Character Preservation (Barossa Valley) Act 2012*, the proposed development will not have an adverse effect on the special character of the district and will not detract from the special character of the district.

The applicant has provided a Statement of Effect pursuant to Regulation 17 of the *Development Regulations 2008*, which is included in *Attachment 1*.

Should the Panel resolve to approve the application, the concurrence of the State Planning Commission is required. Alternatively, should the Panel refuse the application, no appeal rights are afforded to the applicant.

ASSESSMENT

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Character Preservation District

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the assessing officer has had regard to the objects of the Act and, in determining this application, whether it seeks to further the objects of the Act.

The objects of the Act are:

- (4) to recognise, protect and enhance the special character of the district whilst at the same time providing for the economic, social and physical wellbeing of the community.
- (5) to ensure that the activities that are unacceptable in view of their adverse effects on the special character of the district are prevented from proceeding.
- (6) to ensure that future development does not detract from the special character of the district.
- (7) otherwise to ensure the preservation of the special character of the district.

The following are relevant considerations with the proposal:

- Preservation of the special character of the district with respect to visual impact. The proposal will be screened by surrounding vineyards and the existing woodlot situated on the subject land. In addition, the proposed banks of the dam will be planted with vegetation to minimise visual impact and preserve the special character of the district.
- Viable primary production. The proposal will contribute to the better management of nearby primary production activities thus ensuring the continued viability of primary production activities within the district.

Accordingly, the proposed development will not have an adverse effect on, or detract from, the special character of the district. The special character of the district is maintained while not specifically enhanced by the proposal.

Bushfire Protection Area	The subject land is located in the Medium Bushfire Protection Area as shown on the Bushfire Protection Area (BPA) Maps – Bushfire Risk, however is not a habitable building. The proposal will enhance the ability to fight fires by providing an increased water resource and will result in the clearance of some vegetation which could be considered hazardous from a fire perspective.
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General Section

Design and Appearance Building Setbacks from Road Boundaries	Objectives 1 and 2 PDCs 1, 3, 4, 5, 7, 14, 15 and 17 The proposal will be setback approximately 53.5 metres from the allotment frontage to Jacob Road and approximately 490 metres from Steingarten Road.
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The proposal will increase the extent of land modification when compared to the existing dam. The walls of the dam (the batter) will be planted with vegetation to minimise the visual impact of the dam walls which would have an approximate total height of 6.3 metres when viewed from the outer western side. A condition upon the consent is appropriate for this planting if Development Plan Consent is granted.

Approximately 3.5 hectares of the existing woodlot will be harvested to accommodate the proposal with the remaining 7 hectares retained for future firewood harvesting.

The proposal will not restrict existing views from neighbouring properties or incorporate highly reflective materials which would result in glare.

The proposal does not include any outdoor storage or loading areas.

Service areas will include:

- A relocated shed to be situated on the northern side of the dam in which pumps and filters will be enclosed. This shed will largely be screened by existing trees situated beside Jacob Road and is clad in a neutral Colorbond colour that generally blends with the locality.
- A service road situated on the eastern side of the dam extending from Jacob Road.

These are the extent of service areas however the dam may require intermittent servicing and maintenance in other locations on occasion.

Any associated lighting will be directed to minimise light spill and glare within the locality. It is appropriate to reinforce this with a condition upon the consent.

All other Objectives and PDCs are deemed to comply.

Interface between Land
Uses
Noise
Rural Interface

Objectives 1 and 2
PDCs 1, 2, 6, 7, 9, 10, 11 and 13

The proposed dam does not include aeration pumps and water will be used for vineyard irrigation. The dam will not be used for the storage of waste water or winery waste treatment and therefore the proposal will not produce offensive odours.

Once established, the proposal will not affect the amenity of the locality by way of effluent, smoke, fumes, dust or other airborne pollutants.

Regular truck movements are not required. There will not be an unreasonable increase in traffic impacts associated with the dam.

The proposal will not cause vibration or electrical interference.

Any associated lighting will be directed to minimise light spill and glare within the locality. It is appropriate to reinforce this with a condition upon the consent.

Noise will not emanate from the dam itself but rather the associated pumping equipment. The applicant has explained that the noise from the proposed dam will be similar to that of the existing dam. The existing pump equipment will be relocated and situated within an enclosed shed on the northern side of the dam.

All other Objectives and PDCs are deemed to comply.

Landscaping, Fences
and Walls

Objectives 1 and 2
PDCs 1, 2, 3 and 4

Approximately 3.5 hectares of the existing woodlot will be harvested to accommodate the proposal with the remaining 7 hectares retained for future firewood harvesting.

The walls of the dam (the batter) will be planted with vegetation to minimise the visual impact of the dam walls which would have an approximate total height of 6.3 metres when viewed from the outer western side. This landscaping will not restrict solar access or privacy to adjoining development. Furthermore, the landscaping will not cause damage to buildings.

A condition upon the consent is appropriate for planting if Development Plan Consent is granted.

The applicant has indicated that a security fence will be maintained around the dam with a located gate to ensure no unauthorised access however these components do not form part of the application.

All other Objectives and PDCs are deemed to comply.

Natural Resources	Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13
Water Sensitive Design	PDCs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 23, 25,
Water Catchment Areas	26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 39 and 40
Biodiversity and Native Vegetation	The proposal is a “turkey nest” dam meaning that the sides are raised and the proposal will not take water from a naturally flowing watercourse. The water comes from a variety of sources, including BIL, bore allocations and riparian take off from Jacobs Creek. For this reason, the proposal will not obstruct or adversely affect sensitive ecological areas such as nearby creeks or watercourses.
Soil Conservation	

The proposal will have a spillway at its southern corner which will allow any overflow from the proposed dam to drain to the surrounding woodlot in a safe and orderly manner. The majority of overflow water would naturally soak into the woodlot however any excess would eventually drain to the nearby watercourse or railway line, however this is considered unlikely.

In accordance with Principle 23, the proposed dam will:

- Be located away from a watercourse so as to occur “off watercourse”.
- Not take place in ecologically sensitive areas or on erosion-prone sites.
- Not negatively affect downstream users. This is because the proposal does not directly divert water from a watercourse so as to affect downstream users.
- Not require in-stream vegetation loss. This is because the proposal is not situated within a watercourse.
- Protect eco-systems dependant on water resources. This is because the proposal will not impact upon an existing watercourse or eco-system.

The proposal will result in the removal of extensive woodlot vegetation planted for firewood. This vegetation is not remnant or established along a watercourse. This vegetation was planted with the intent of harvesting for firewood and thus its gradual removal and replacement is considered imminent. The remainder of the woodlot to be retained will eventually be removed and replanted again for future harvesting.

All other Objectives and PDCs are deemed to comply.

Orderly and Sustainable
Development

Objectives 1, 2, 3, 4 and 7
PDCs 1, 2, 3, 8, 9 and 10

The proposal will remove productive land from agriculture however will enhance and reinforce the productivity of existing primary production by increasing water storage capacity for irrigation. On this basis, the proposal will not prejudice the development of the Zone for its intended purposes and could potentially contribute to the economic base of the region.

The proposal will be situated approximately 330 metres from the nearest dwelling and will directly abut existing vineyards on neighbouring properties to the east. The proposal will not obstruct water flow to these vineyards given the natural fall of the land and will not jeopardise adjoining authorised land uses or the achievement of Development Plan provisions.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2
PDCs 1, 2, 3, 4, 5, 6, 7 and 9

The proposal will have one associated building to comprise pump and filtration equipment. It is appropriate that this building comprise external materials and finishes that blend with the locality.

The proposed driveway on the eastern side of the dam is appropriately located to blend sympathetically with the landscape and allow for safe and convenient vehicle movements.

The proposed dam is appropriately located to be discreet without a detrimental impact upon the locality.

All other Objectives and PDCs are deemed to comply.

Sloping Land

Objectives 1
PDCs 1, 2, 3, 4, 5 and 7

The proposal primarily requires fill (up to 6.9 metres) to mound the walls of the dam. These walls will be the most prominent visual feature of the proposal and will clearly modify the existing landform. It is generally accepted that such a dam will have a visual impact upon the locality however, in this circumstance, the visual impact is not considered detrimental to the locality. In addition, the proposed visual impact must be balanced against the benefits of the proposal to support productive and efficient primary production.

Considering the benefits of the proposal, the visual impact is considered acceptable because:

- The proposal is an extension to an existing dam which has already modified the natural landform.
- The proposal is appropriately sited to be inconspicuous and is set amongst established vegetation.
- The walls of the dam will be planted with vegetation to minimise the visual impact of the dam walls.

All other Objectives and PDCs are deemed to comply.

Zone Section

Primary Production
(Barossa Valley Region)
Zone

Objectives 1, 3, 4 and 5

The existing and proposed dam is directly associated with Pernod Ricard Winemakers and their extensive winery operations at Rowland Flat.

The dam is intended to facilitate the more efficient and ongoing operations of the winery in an economically productive and sustainable manner. The proposal therefore satisfies Objectives 1, 3 and 4 of the Zone.

In addition, the proposal satisfies Objective 5 in that the proposal facilitates ongoing winery operations without adversely affecting the character and function of viticulture activities.

All other Objectives are deemed to comply.

Desired Character

The most intensive and historic viticulture land use in the region occurs in this zone, developed as a result of soil type, agricultural productivity, ground water availability and settlement patterns. The zone also has a unique and attractive landscape character that forms the actual and perceived viticulture and tourist focus of the region. It is envisaged that development will enhance the function of this zone as the focus of the traditional Barossa Valley Region.

The zone is characterised by open undulating terrain combined with isolated stands of natural vegetation and scattered dwellings and farm buildings. The open nature of the land results in a landscape highly sensitive to development for non-broad-acre farming or viticulture purposes. For this reason, it is expected that development will be carefully designed and located to blend within the landscape and be inconspicuous in appearance from key tourist and scenic routes throughout the Barossa Valley Region.

Opportunities for non-agricultural development will be limited to preserve the natural appearance and scenic qualities of rural areas, as well as retain land for maximum horticultural and viticultural productivity. Similarly, large scale wineries and industrial development and dwellings will be limited in location and design to maximise productive land and prevent the incremental erosion of the existing landscape character. Forms of large scale winery and industrial development are more appropriate within regional industrial areas established specifically for such purposes.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. Development will result in the conservation of existing stands of native vegetation and increase the planting of native vegetation in important

locations, such as along watercourses. It is expected that broadacre farming and horticultural land use will not take place on land containing mature native vegetation in the Altona to North Para River area.

Desired Character The proposal will remove productive land from potential agriculture, however will enhance and reinforce the productivity of existing primary production by increasing water storage capacity for irrigation. On this basis, the proposed use is considered to support existing viticultural land uses in accordance with the Desired Character.

The proposal forms an extension to an existing dam. It sits amongst a dense woodlot and acceptable design ensures the proposal is inconspicuous and that the open, rural character of the locality is preserved.

The proposal will result in the removal of extensive woodlot vegetation planted for firewood. This vegetation is not remnant or established along a watercourse. This vegetation was planted with the intent of harvesting for firewood and thus its gradual removal and replacement is considered imminent. The remainder of the woodlot to be retained will eventually be removed and replanted again for future harvesting.

Land Use PDCs 1 and 2

The proposal is not specifically prescribed as envisaged within the Zone however will facilitate the ongoing and efficient operations of the existing Pernod Ricard Winemakers winery at Rowland Flat. On this basis, the proposal is considered an appropriate land use within the Zone despite being non-complying.

All other Objectives and PDCs are deemed to comply.

Form and Character PDCs 8 and 16

Safe access and egress to the proposal will be available from Jacob Road and the proposal generally satisfies the Desired Character of the Zone as discussed above.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be granted

When assessed against the relevant provisions of the Development Plan it is considered that the proposed development, on balance, warrants Development Plan Consent subject to conditions recommended below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the development proposal is not seriously at variance to The Barossa Council Development Plan.
- (c) To GRANT Development Plan Consent for Application No. 960/583/2018 by Bryce Mark Neyland to Increase size of Existing Dam from 37.4 ML to 150 ML, 6.0 m high dam walls and relocation of associated pump station at Piece 31 Steingarten Road, Rowland Flat (CT 5157/647) subject to the concurrence of the State Planning Commission, and subject to the following conditions and advisory notes:

Council conditions

- (1) The development shall be undertaken in accordance with the endorsed plans and documentation accompanying the application as amended and including:
 - Statement of Effect prepared by Appius Pty Ltd (Bryce Neyland) – Revision A – 2018.11.20.
 - PER-ROW-EW-002 - Locality and Index prepared by Appius Pty Ltd – Revision B – 12.10.18.
 - PER-ROW-EW-002 - Dam Layout prepared by Appius Pty Ltd – Revision B – 12.10.18.
 - PER-ROW-EW-003 - Final Set Out Plan prepared by Appius Pty Ltd – Revision B – 12.10.18.
 - PER-ROW-EW-004 - Excavation Set Out Plan prepared by Appius Pty Ltd – Revision B – 12.10.18.
 - PER-ROW-EW-006 - Details prepared by Appius Pty Ltd – Revision B – 12.10.18.
 - Engineering Report/Technical Specification prepared by Appius Pty Ltd – Revision A – 2018.10.12.

unless varied by the following conditions.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority

- (2) The capacity of the storage dam shall not exceed 150 ML.

Reason: To ensure that the proposal is constructed in accordance with the plans stamped as approved by the Planning Authority.

- (3) The dam and all associated works (including the spillway, the overflow channel) shall be designed by and constructed under the supervision of a suitably qualified and experienced engineer.

Reason: To ensure all components of the authorised development are suitably engineered, stable and safe.

- (4) The dam walls shall be constructed in accordance with sound engineering specifications and practice, being capable at all times to retain the designed capacity.

Reason: To ensure the authorised development is suitably engineered, stable and safe.

- (5) The spillway shall be designed to pass safely an estimated 1 in 100 year average recurrence interval flood.

Reason: To ensure the safe management of overflow water.

- (6) The spillway shall be constructed from non-erodible materials to the satisfaction of Council's Director – Works & Engineering.

Reason: To ensure the spillway remains in a suitable condition at all times and does not erode.

- (7) The walls of the dam (the batter) shall be planted with locally indigenous vegetation to minimise the visual impact of the dam walls and any erosion. The vegetation shall be carefully selected to prevent damage to the dam by way of root invasion, soil disturbance or plant overcrowding. The vegetation shall be planted within 3 months of the dams operation.

Reason: To enhance the visual appearance of the dam and minimise erosion.

- (8) Construction shall take place between 7.00 am and 7.00 pm Monday to Saturday and not before 9.00 am or after 5.00 pm on Sunday and public holidays and the builder must take all practicable steps to minimise the impact of noise emissions on neighboring properties.

Reason: To maintain the amenity of the locality.

- (9) Dust emissions from the site shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of Council.

Reason: To maintain the amenity of the locality.

- (10) Any metal roof and wall cladding shall be of a 'Colorbond' type of finish (or a similar factory applied colour finish) in a muted green, brown, beige or other colour to blend with the natural features of the landscape or nearby buildings.

Reason: To maintain the scenic qualities and visual appeal of the locality.

Advisory Notes

- (a) 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.

6.5 Attachment 1

DEVELOPMENT APPLICATION FORM



CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☐ Development Plan Consent (Planning Only)
- ☐ Building Rules Consent (Building Only)
- ☒ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ /

PROPERTY NO.:

VG NO.:

Please use **BLOCK LETTERS** and **Black or Blue ink** so that photocopies can be made of your application

APPLICANT: Bryce Mark Neyland

Postal Address: PO Box 476, Nuriootpa SA Post Code: 5355

Phone: Mobile: 0428333634 Fax:

Email: bryce@appiuspro.com

OWNER: Pernod Ricard Winemakers Pty Ltd

Postal Address: L3, 167 Fullarton Road Dulwich SA Post Code: 5065

Phone: 0885213053 Mobile: Fax:

Email: shaun.mcbeath@pernod-ricard.com

ARE YOU GOING TO BE AN OWNER BUILDER? YES ☒ NO

BUILDER: Hunter Brothers Earthmovers Pty Ltd

Postal Address: PO Box 157 Uraidla SA Post Code: 5142

Phone: 08 8390 3057 Mobile: 0419 859 482 Fax:

Email: scott@hunterbors.com.au Builders Licence No.: N/A

Please refer to attached fact sheet "Important Information for Owners and Builders".

CONTACT PERSON FOR FURTHER INFORMATION: Name: Bryce Neyland

Phone: Mobile: 0428 333634 Fax:

Email: bryce@appiuspro.com

DESCRIPTION OF PROPOSED DEVELOPMENT: Extension of an existing dam

EXISTING LAND USE: Dam / Plantation for firewood

AREA (m²) OF PROPOSED DEVELOPMENT: 55000

LOCATION OF PROPOSED DEVELOPMENT:

House No: Street: Jacob Street Town: Rowland Flat

Lot No: Section: Hundred:

Certificate of Title(s): Volume: 5157 Folio: 647

BUILDING RULES CLASSIFICATION SOUGHT: N/A Present Classification

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: Female:

If Class 9a classification is sought, state the number of persons for whom accommodation is provided:

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES ☒ NO YES/NO

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES ☒ NO

DEVELOPMENT COST (do not include any fit out costs): \$ 600,000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website.

SIGNED: BMWeyland **Dated:** 17/10/18



Pernod Ricard Winemakers
Leading Wine Innovation

ROWLAND FLAT DAM EXTENSION

960/583/2018

STATEMENT OF EFFECT

Rev A - 2018.11.20

Appius

Bryce Neyland
bryce@appiuspro.com

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Introduction

Pernod Ricard Winemakers are seeking approval to extend their existing dam at Rowland Flat to ensure further water security for their vineyards throughout the region. The current dam is located at just off Jacob Road, Rowland Flat and fitted with a pump station surrounded by a tree plantation.

The existing dam at Piece 31 Steingarten Road, Rowland Flat has an approximate volume of 37ML. This storage is the key water supply point for the 213ha of vineyards managed by Pernod Ricard throughout the Rowland Flat region.

Pernod Ricard has obtained water allocations of up to 518ML to service the annual water demand of these vineyards. This water comes from a variety of sources, including BIL, bore allocations and riparian takeoff from Jacob's Creek. As such, the existing dam can only hold up to 7% of this allocation.

Such a limited supply underpinning the significant viticultural holdings has been identified as a major risk of possible failure for Pernod Ricard. Not being able to capture allocation as it becomes available, and to have significant storage backup to supply the vineyards seriously limits the flexibility, contingency and robustness of the operation as a whole. As such, in 2016 100ML of the riparian right from Jacob's Creek was required by Pernod Ricard, but not able to be used due the limited size of the storage. As well as limited backup, this inability to capture flows is leading to further expenditure by Pernod Ricard in order to recover the required irrigation flow from alternative, more costly water supplies.

Whilst Pernod Ricard have already managed to acquire the water allocation required to service their developments, a drastic increase in storage size is required in order to better meet the scale of their demand. Extending the current dam at Rowland Flat is the most efficient way to achieve this, and deemed to have the smallest impact of all other options assessed given the use of the land is not changing. This will better match the storage required to adequately service such a development size, and will be done in a manner to limit any visual or land use impact.

As per the Barossa Council Development Plan, all dam developments including this proposal are deemed non-complying. The following Statement of Effect details the locality, the details of the proposed development, an assessment against the existing Development Plan, as well as consideration of the environmental, social and economical impacts of the dam extension.

Subject Land and Locality

Subject Land

The subject land comprises of the existing lined 37ML dam, pump station and developed tree plantation at Piece 31 Stengarten Road, Rowland Flat; approximately 1.3km from the township. Certificate of title for the block has been attached.

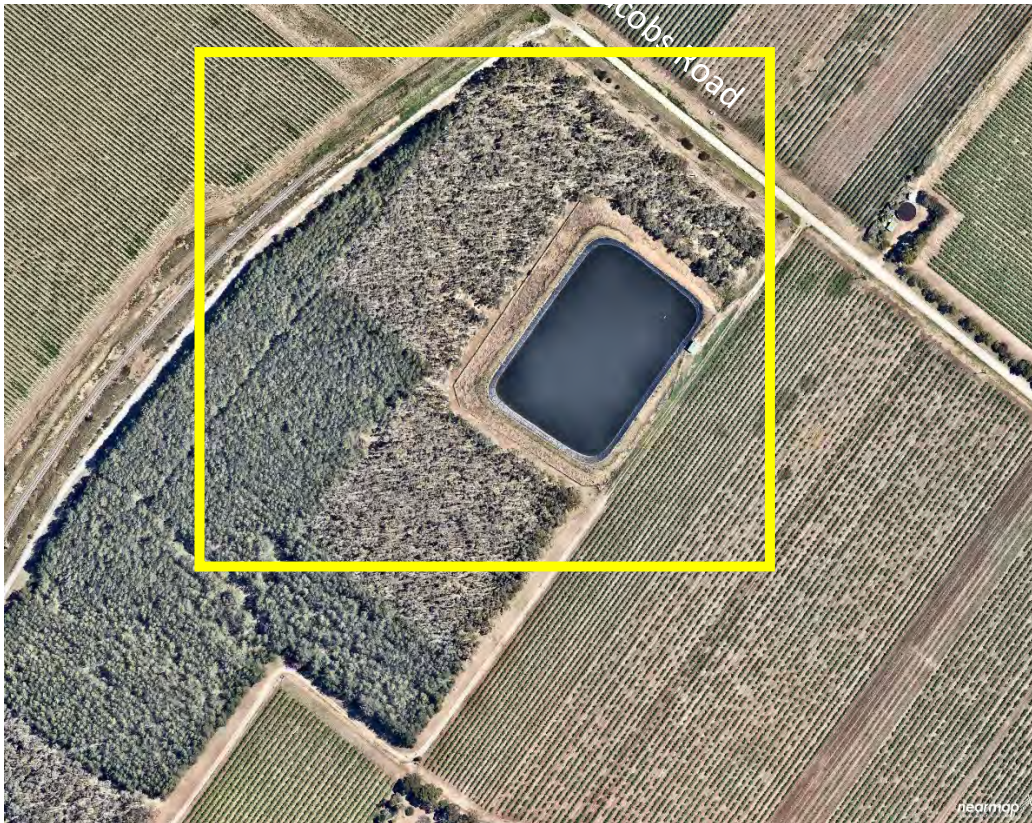


Figure 1 - Subject Land

The existing dam has been lined, with a pump station servicing the vineyards positioned on the southern wall.



Figure 2 - Existing Dam

The gum plantation surrounding the dam has been planted and utilized as a renewable source of firewood by the owners.



Figure 3 - Existing plantation

The site slopes to the northwest towards a redundant railway line. An existing drain and culvert under the railway line provides a flow path for all runoff.



Figure 4 - Existing drain along redundant railway line leading to culvert

The natural watercourse runs through the property uninterrupted to the south.

Please refer to the attached engineering drawings for further details regarding the site and watercourses.

The dam is hidden on approach from the north by the surrounding plantation as shown below in Figure 4.



Figure 5 - View of existing dam from the north

The existing pump station and dam liner is visible from the road on the south, as shown below.



Figure 6 - View of existing dam from the south

Locality

The nature of the locality of the site is rural, surrounded by vineyard and situated at the base of the hills to the south (although is not acting as catchment). The road leading to the dam is primarily private access to the surrounding properties, with no through traffic.



Figure 7 - Location of dam hidden from main route and few surrounding residents

The township of Rowland Flat is approximately 1.3km to the southwest of the site. However, all infrastructure is hidden from the highway by the surrounding vegetation.

Proposal

The proposal involves extending the existing 37ML dam to cater up to 150ML of volume to better cater for the storage requirements of such a large viticultural holding. Note, the dam is a storage facility with all inflows controlled and pumped from various water sources. The dam does not capture any runoff from the site/hills.

The following sections outline the details proposed for the extension to ensure a cost effective and minimal impact establishment.

Dam Extension

The Rowland Flat Dam is proposed to be extended to reach a maximum capacity of 150ML. The eastern/northern walls of the current dam will be largely retained during construction to minimize earthworks and costs.

Pump Station Relocation

The pump station will be relocated as per the drawings. This will have no visual impact to the site, as the new location will be hidden by surrounding vegetation on the northern corner of the dam.

Water Source

Water source will remain from the Pernod Ricard pump station supply network. No catchment flows into the dam. This water allocation includes 179ML of BIL water, 178ML of bore allocation and 162ML of riparian take-off from Jacobs Creek.

Setbacks

A minimum setback of 20m has been designed from the property boundary. Furthermore, a minimum of 35m setback from the boundary adjacent the redundant railway track has been allowed to ensure no impact.

Liner

The dam will again be fitted with a liner to minimize seepage. The liner will be new, with the old one being disposed of appropriately. Liner company to propose appropriate installation method in line with industry best practice.

Vegetation Clearance

The current allotment has been planted with a series of gum trees by the owner as a renewable source of firewood. As part of the extension, approximately 3.5ha of these gums will be harvested to facilitate the larger dam. 7ha will remain intact, but will continue to be used as a firewood source going forward.

However, appropriate vegetation cover will be maintained around the dam to limit the visual impact of the structure going forward.

Furthermore, the overall height of the dam will not change following the extension, so the view from the roadway looking south will largely remain the same. Also, the dam batter will be vegetated and maintained to fit with the environment, improving the aesthetics overall.

Breach Management

The Rowland Flat Dam only water source is from the Pernod Ricard pump network, and minimal rainfall that falls directly into the dam. It does not capture any catchment. Therefore, the only chance of an overflow event occurring is through the pumps being left on, or a historical rainfall equivalent to half the annual rainfall coinciding with an already full dam.

To manage this risk, the following systems will be utilized:

Automation

A float switch or equivalent will be set up with the dam expansion to issue an alert to staff and automatically shut the pumps down should they be left on and the dam reach full capacity.

Liner

The dam will be sealed with a clay layer as shown in the drawings to uphold the structural integrity. A liner will also be installed to further minimize any seepage.

Leak Detection

Furthermore, a leak detection system will also be installed on the north and western walls (dam low point) to alert staff should a leak start. Water will be able to be pumped from this collection system to ensure any leaking does not cause damage whilst the source is found and remedied.

Spillway

A spillway will be constructed as per the drawings to control any overflow down the southern corner of the dam should it be overfilled. The bank height near the spillway will be in the order of 2m, limiting the potential for erosion.

Should overflow from the spillway occur (last resort), water will flow down to the eastern end of the property along the natural drainage line before exiting through the culverts under the railway, located in the northern corner of the dam. This flow path is existing, and not impacted by the dam expansion.

Refer to Engineering report and drawings for further details regarding construction standards.

Relevant Provisions of the Development Plan

The relevant provisions of the Barossa Development Plan can be found below:

- Primary Production (RuLP) Zone
 - Objectives – 1,2,4
 - PDC – 1, 2, 5, 6, 7, 8, 9
- Crime Prevention
 - Objective – 1
 - PDC – 1, 3, 6, 7
- Design and Appearance
 - Objective – 1,2
 - PDC – 1, 2, 3, 5, 7, 8, 14, 15, 17, 20
- Energy Efficiency
 - Objective – 1
- Hazards
 - Objective – 1,2, 4, 5, 7, 9, 10
 - PDC – 4, 5, 6, 7, 8, 9, 12, 15, 17, 20, 21, 23, 24
- Infrastructure
 - Objective – 1, 2, 3, 4, 5
 - PDC – 1, 2, 3, 4, 6, 8, 10, 11
- Landscaping, fences and walls
 - Objective – 1, 2
 - PDC – 1, 2, 3, 4
- Natural Resources
 - Objective – 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13
 - PDC – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40
- Orderly and Sustainable Development
 - Objective – 3, 4, 7, 9
 - PDC – 1, 2, 3, 8, 9, 10
- Siting and Visibility
 - Objective – 1, 2
 - PCD – 1, 2, 3, 4, 5, 6, 7, 8, 9
- Sloping Land
 - Objective – 1
 - PDC – 1, 2, 3, 4, 5, 7
- Transportation and Access
 - Objective – 1, 2, 5
 - PDC – 1, 4, 22, 23, 24, 28, 29, 31, 32, 33, 34, 38

Development Plan Assessment

Land Use

The site is located with the Primary Production (Barossa Valley Region) zone. The purpose of the zones are to ensure development envisage the desired land use of the region in a sustainable and beneficial manner.

The intentions of the PrPro(BVR) are as follows:

1. *Economically productive, efficient and environmentally sustainable primary production.*
2. *Allotments of a size and configuration that promote the efficient use of land for primary production purposes.*
3. *Preservation of rural land and landscape character by limiting additional dwellings and non-agricultural development.*
4. *The long term continuation of farming, horticulture, viticulture and associated winery activities.*
5. *Winery and small-scale tourist facilities only where the character and function of viticulture activities are not adversely affected.*
6. *Development that contributes to the desired character of the zone.*

Whilst all dam development applications are non-complying as per the Development Plan, the extension of the Rowland Flat dam to further improve the operations of Pernod Ricard Winemakers in a sustainable manner is in fundamental agreeance with the objective land-use within this zone.

Whilst listed as non-complying development, the character of this project is referenced is the following PDC's:

1. *The following forms of development are envisaged in the zone:*
 - (a) *diversification of existing farming activities through small scale tourist accommodation:*
 - i. *within an existing building; and*
 - ii. *in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of a farm building complex*
 - (b) *farming*
 - (c) *farm building*
 - (d) *horticulture*
 - (e) *viticulture*
 - (f) *winery.*

The Rowland Flat dam extension fundamental to the survival of the existing viticultural enterprise, which is heavily aligned with this development control and the desired land use for the zone.

Whilst excavation is required for the dam construction, posing an environmental risk that will require management, the level of cut required has been minimized by designing the structure to maximise the natural fall of the allotment. This has resulted in higher walls on the north side of the structure than ideal design practice. However, such construction is well within the capability of the local contractors, who have been actively involved in the design process to ensure constructability. Furthermore, all excavations or erections will be hidden by the surrounding vegetation screen.

Note – whilst the height of the dam walls have increased, the proposed height of the dam against the skyline remains the same.

- 14. *The height of buildings and structures that will be visible from the roads identified on Overlay Maps - Transport as scenic lookouts should be limited in line with the ability of mature trees and landscaping to visually screen the proposed development from these areas.***

The location of the dam (existing and new) is perfectly hidden from the main highway but a screen of trees. It is also a significant setback from all major through-roads, with only limited local traffic using the access road in.

Given the height of the dam is also remaining the same, there will be no visual detracting or impact to the skyline.

- 15. *Development should include landscaping that contributes to the visual amenity and landscape character of the locality by:***

- a. *screening buildings, structures and storage areas from roads identified in Overlay Maps - Transport as scenic lookouts***
- b. *providing buffer areas to minimise the impact on sensitive uses***
- c. *using locally indigenous plant species where possible.***

As per above, the proposal will be well screen from a majority of the public.

Native species will be maintained for all revegetation, planted to ensure erosion mitigation on all outside batters.

Whilst removal of some trees is required for the development, all of the trees required to be removed were planted by the owners for the intention of harvest for fire wood. As such, no native vegetation will be lost.

The dam will also be fenced (like existing) to ensure the supply does not further attract pests or vermin to the region.

The existing tracks will also be maintained as part of the development.

- 6. *All access points should be sited and designed to enable safe access and egress for all vehicles in a forward direction, and designed to allow vehicles to pass in the driveway.***
- 7. *Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.***

Access road will be maintained to the pump station of a minimum 3m.

Design and Character

The desired character of the zone pertaining to the dam is as follows:

The most intensive and historic viticulture land use in the region occurs in this zone, developed as a result of soil type, agricultural productivity, groundwater availability and settlement patterns. The zone also has a unique and attractive landscape character that forms the actual and perceived viticulture and tourist focus of the region. It is envisaged that development will enhance the function of this zone as the focus of the traditional Barossa Valley Region.

The zone is characterised by open undulating terrain combined with isolated stands of natural vegetation and scattered dwellings and farm buildings. The open nature of the land results in a landscape highly sensitive to development for non broad-acre farming or viticulture purposes. For this reason, it is expected that development will be carefully designed and located to blend located within the landscape and be inconspicuous in appearance from key tourist and scenic routes throughout the Barossa Valley Region.

Opportunities for non-agricultural development will be limited to preserve the natural appearance and scenic qualities of rural areas, as well as retain land for maximum horticultural and viticultural productivity. Similarly, large scale wineries and industrial development and dwellings will be limited in location and design to maximise productive land and prevent the incremental erosion of the existing landscape character. Forms of large scale winery and industrial development are more appropriate within regional industrial areas established specifically for such purposes.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. Development will result in the conservation of existing stands of native vegetation and increase the planting of native vegetation in important locations, such as along watercourses. It is expected that broadacre farming and horticultural land use will not take place on land containing mature native vegetation in the Altona to North Para River area.

The extension of the Rowland Flat dam is essential to the Pernod Ricard Viticultural Operations in order to avoid the risk of significant loss following adverse weather conditions. This development further secures their position in the region in line with the character desired. Furthermore, the visual screen for the dam will still be maintained, ensuring that, whilst practical to the region, the development will not aesthetically impede on the main tourist route. The scenic backdrop of the Barossa Valley is preserved, whilst maintaining the agricultural functionality of the region in a low-intensity manner.

All efforts will be taken to limit erosion and the visual impact of the structure. However, the location and surrounding native vegetation is extremely beneficial in ensuring this development is in line with the desired outcome for this zone.

Infrastructure

The general infrastructure objectives as per the Development Plan are as follows:

- 1. Infrastructure provided in an economical and environmentally sensitive manner.***
- 2. Infrastructure, including social infrastructure, provided in advance of need.***
- 3. Suitable land for infrastructure identified and set aside in advance of need.***
- 4. The visual impact of infrastructure facilities minimised.***
- 5. The efficient and cost-effective use of existing infrastructure.***

The current location and proposed design of the dam extension, utilizing the existing structure beneficially and making it more suitable for Pernod Ricard's ongoing requirements whilst minimizing impact, is inline with all of the objectives above.

Natural Resources

The general natural resources objectives as per the Development Plan pertaining to the dam are as follows:

- 3. *The ecologically sustainable use of natural resources including water resources, including groundwater, surface water and watercourses.***

The extension of the dam ensures that Pernod Ricard Winemakers are better equip to capture the riparian right from Jacob's Creek, better utilizing the runoff for sustainable use that has significant economic benefit to the region.

Siting and Visibility

By utilizing the current site and undertaking the measures identified, the proposal will have minimal impact to the region and largely go unnoticed to the general public.

Social, Environmental and Economic Effects

Social Effects

- The site is remote in an agricultural region, with no direct surrounding residents. There will be little detrimental impact on the Rowland Flat residents, and may not be noticeable following construction.
- The site is currently utilized for storage with the existing dam. The character or makeup of the site is not changing, just shifting in proportion.
- The public will seek to comment during advertising due to the non-complying nature of this proposal.

Environmental Effects

- Minimal native vegetation will be removed. The site has been planted with gums for personal use by the owners for firewood. The minimal amount of trees (although planted) will be removed to facilitate the dam construction.
- The natural runoff through the property is maintained.
- Excess room has been allowed around the base of the dam for servicing and access.
- The storage could also be utilized by the emergency fire services during a critical fire event in the region.

Economic Effects

- The proposed development may increase the value of the vineyards for which the dam will service.
- A larger and more reliable source of water security will benefit investors and growers alike.
- The proposal will provide 10 full time equivalent jobs for local contractors during a 3 month build and add to the service personnel requirements of Jacobs Creek.

- The extension further cements Pernod Ricard Winemakers position in the region, facilitating the ability to further expand their current holdings in the Barossa and continue to invest in local projects and developments.
- The proposal is the most efficient method of reaching the required storage with minimal impact. 50% of the existing dam will be utilized, and the land use will not change.

Conclusion

We believe the following extension of the dam at Rowland Flat represents an appropriate form of development given the context of the region, the current site-use not changing, the critical nature of the development and the opportunities it creates for Pernod Ricard Winemakers to continue to expand. The proposal is consistent with the land-use intent of maintaining primary production; utilizing the site footprint in a responsible manner to shore up the water supply for the large viticultural holdings.

Although increasing the storage size, the development will improve the aesthetics of the site with the dam pump station being relocated and the batter walls being maintained with scrub vegetation. It is also very well hidden from a majority of the public, with limited through traffic. We believe the increase in size will go unnoticed by a majority, as the dam height and surrounding cover are not changing. The land use will remain the same and is well suited for the rural surrounds, just better utilization.

In our view, the extension of the dam will add value to the existing viticultural holdings, improving social, economic and environmental outcomes in the region. It will have limited impact on the visual aesthetics of the site, but drastically improve the security, robustness and economical stability of Pernod Ricard Winemakers going forward. As such, in our opinion the proposal merits Development Plan Consent pursuant to Section 33(1)(a) of the Development Act 1993.

Appendix A – Drawings

ROWLAND FLAT DAM EXTENSION

DRAWING LIST:

DRAWING NO:	TITLE:
PER-ROW-EW-001	LOCALITY & INDEX
PER-ROW-EW-002	DAM LAYOUT
PER-ROW-EW-003	FINAL SETOUT PLAN
PER-ROW-EW-004	EXCAVATION SETOUT PLAN
PER-ROW-EW-005	EMBANKMENT DETAILS
PER-ROW-EW-006	DETAILS



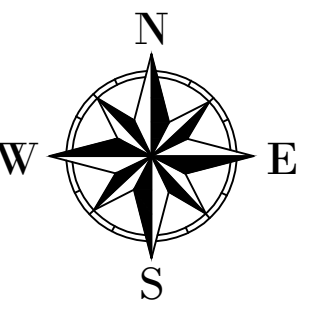
NOTES:
1. All infrastructure is shown schematically for clarity. Drawing must not be used for surveying purposes without prior approval.

LEGEND:	
	SA Water Mainline
	Power line
	Railway line
	Fenceline
	Defined Watercourse
	Bank Top/Bottom
	Cadastral Boundary
	Track
	Vegetation Boundary
	Pump



DEVELOPMENT APPLICATION

PROJECT:	ROWLAND FLAT DAM
DRAWING No:	PER-ROW-EW-001
TITLE:	LOCALITY & INDEX



REV.	DATE	DESCRIPTION	APP.
B	12.10.18	DEVELOPMENT APPLICATION	BMN
A	27.06.18	FOR DISCUSSION	BMN

CLIENT:

Pernod Ricard Winemakers
Leading Wine Innovation

Pernod Ricard Winemakers
2087 Barossa Valley Way,
Rowland Flat SA 5352
www.pernod-ricard-winemakers.com

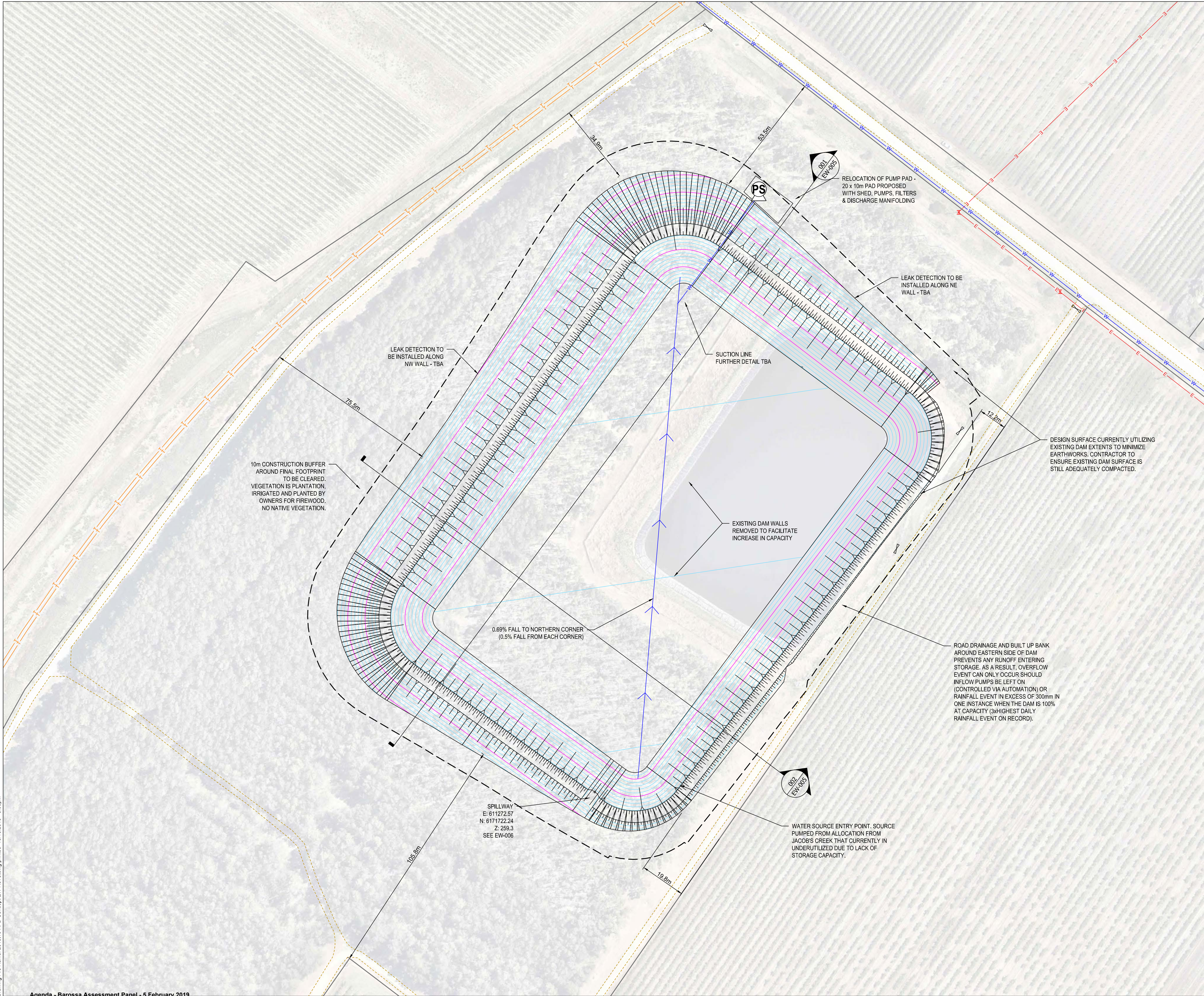
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bryce@appiuspro.com

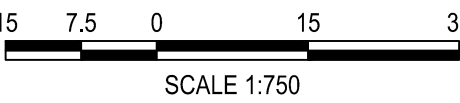
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Drawing File Name: 2018.10 RFD Concept EW RevC.dwg printed 10/16/2018 - 3:06pm



- NOTES:
1. Total Dam Volume: 150ML
 2. Cut/Fill comparing design & N.S. (not allowing for topsoil stripping/cutout): 59,000m³
 3. Cut comparing excavation & N.S. (allowing for topsoil stripping & cutout): 69,000m³
 4. Freeboard: 600mm
 5. Top of Wall: 279.9m
 6. Top Operating Level: 279.9m
 7. Spillway Invert Level: 276.3m
 8. Batters: 3:1 throughout
 9. Liner Surface Area: 35,000m²
 10. Fence design TBC.
 11. Access to top of dam to be gravelled at discretion of owner.
 12. Shrubs and grass cover to be established for all external batters.
 13. Native vegetation outside of construction zone to be minimize visual impact of expansion.

- LEGEND:
- | | | | |
|--|---------------------|--|---------------------|
| | Mainline | | Bank Top/Bottom |
| | Power line | | Cadastral Boundary |
| | Railway line | | Track |
| | Fenceline | | Vegetation Boundary |
| | Defined Watercourse | | Pump |
| | | | Spillway |



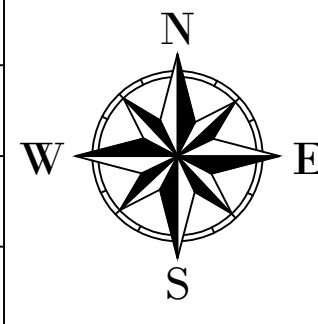
DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

PROJECT:
ROWLAND FLAT DAM

DRAWING No:
PER-ROW-EW-002

TITLE:
DAM LAYOUT



B	12.10.18	DEVELOPMENT APPLICATION	BMN
A	21.08.18	FOR DISCUSSION	BMN
REV.	DATE	DESCRIPTION	APP.

CLIENT:

Pernod Ricard Winemakers
Leading Wine Innovation

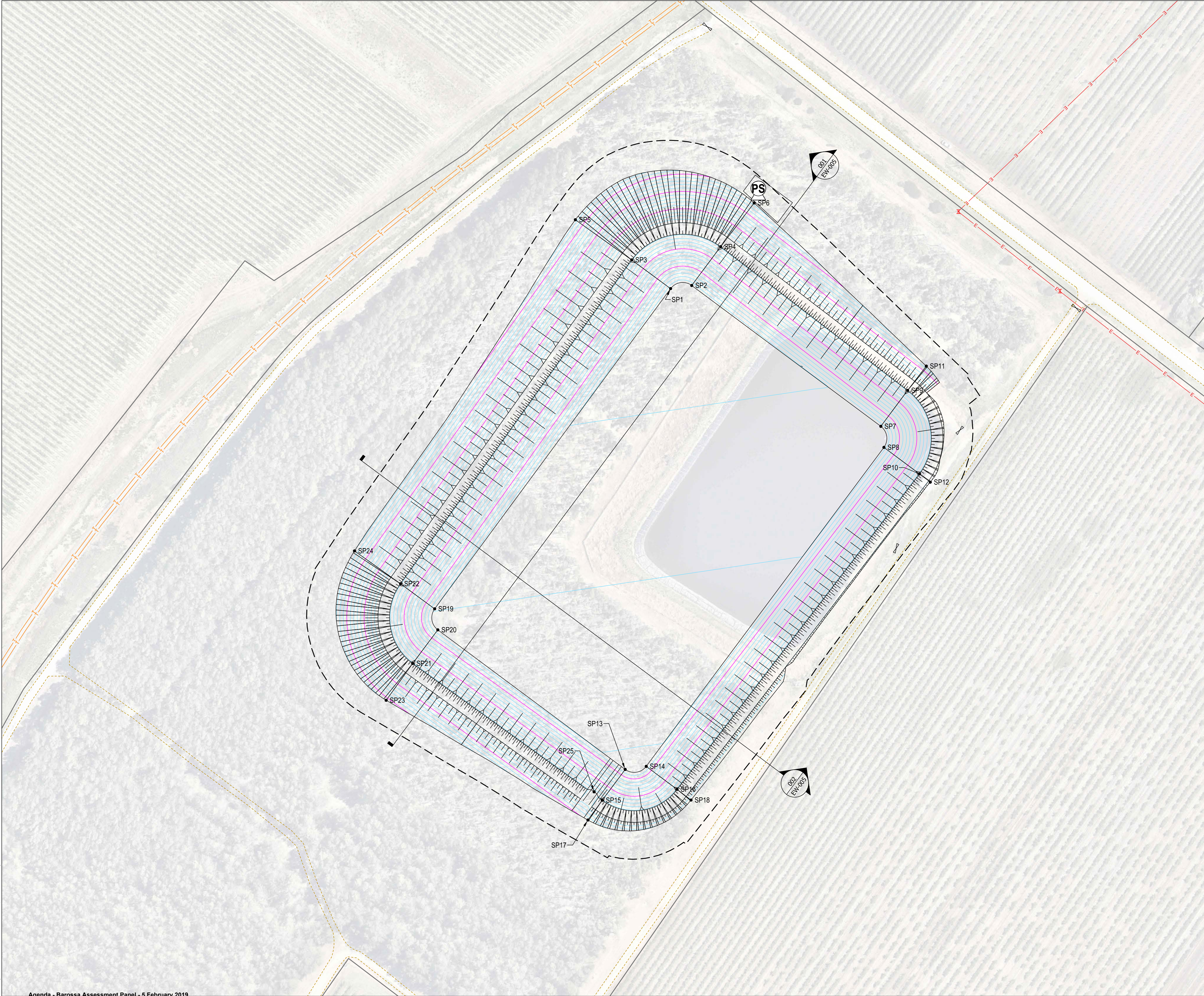
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www.pernod-ricard-winemakers.com

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M: +614 2833 3634
bryce@appiuspro.com

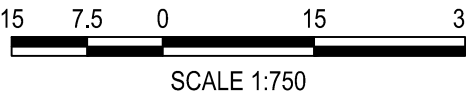
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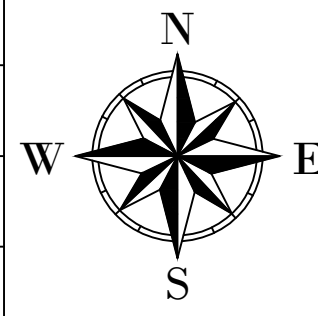
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2	311314.76	6171941.18	252.63
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4	311327.25	6171957.95	259.60
5	311264.47	6171969.60	251.20
6	311341.79	6171976.86	253.22
7	311396.53	6171880.27	253.14
8	311397.86	6171871.17	253.21
9	311408.10	6171895.80	259.60
10	311413.24	6171859.71	259.60
11	311416.18	6171906.31	256.75
12	311417.91	6171856.12	259.80
13	311286.01	6171731.91	254.06
14	311295.10	6171733.24	254.06
15	311276.08	6171718.59	259.60
16	311308.43	6171723.32	259.60
17	311269.90	6171710.03	257.65
18	311314.48	6171718.67	258.62
19	311203.63	6171801.34	253.49
20	311204.99	6171792.27	253.56
21	311194.16	6171777.73	259.60
22	311188.88	6171812.20	259.60
23	311182.66	6171761.81	254.62
24	311168.98	6171826.41	253.02
25	311272.57	6171722.24	259.30

- NOTES:
- Total Dam Volume: 150ML
 - Cut/Fill comparing design & N.S. (not allowing for topsoil stripping/cutout): 59,000m³
 - Cut comparing excavation & N.S. (allowing for topsoil stripping & cutout): 69,000m³
 - Freeboard: 600mm
 - Top of Wall: 279.6m
 - Top Operating Level: 279.0m
 - Spillway Invert Level: 276.3m
 - Batters: 3:1 throughout
 - Liner Surface Area: 35,000m²
 - Fence design TBC.
 - Access to top of dam to be gravelled at discretion of owner.
 - Shrubs and grass cover to be established for all external batters.
 - Native vegetation outside of construction zone to be minimize visual impact of expansion.

- LEGEND:
- | | |
|---------------------|---------------------|
| Mainline | Bank Top/Bottom |
| Power line | Cadastral Boundary |
| Railway line | Track |
| Fenceline | Vegetation Boundary |
| Defined Watercourse | Pump |
| | Spillway |



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
PROJECT:
ROWLAND FLAT DAM
DRAWING No:
PER-ROW-EW-003
TITLE:
FINAL SETOUT PLAN



B	12.10.18	DEVELOPMENT APPLICATION	BMN
A	21.08.18	FOR DISCUSSION	BMN
REV.	DATE	DESCRIPTION	APP.

CLIENT:

Pernod Ricard Winemakers
Leading Wine Innovation

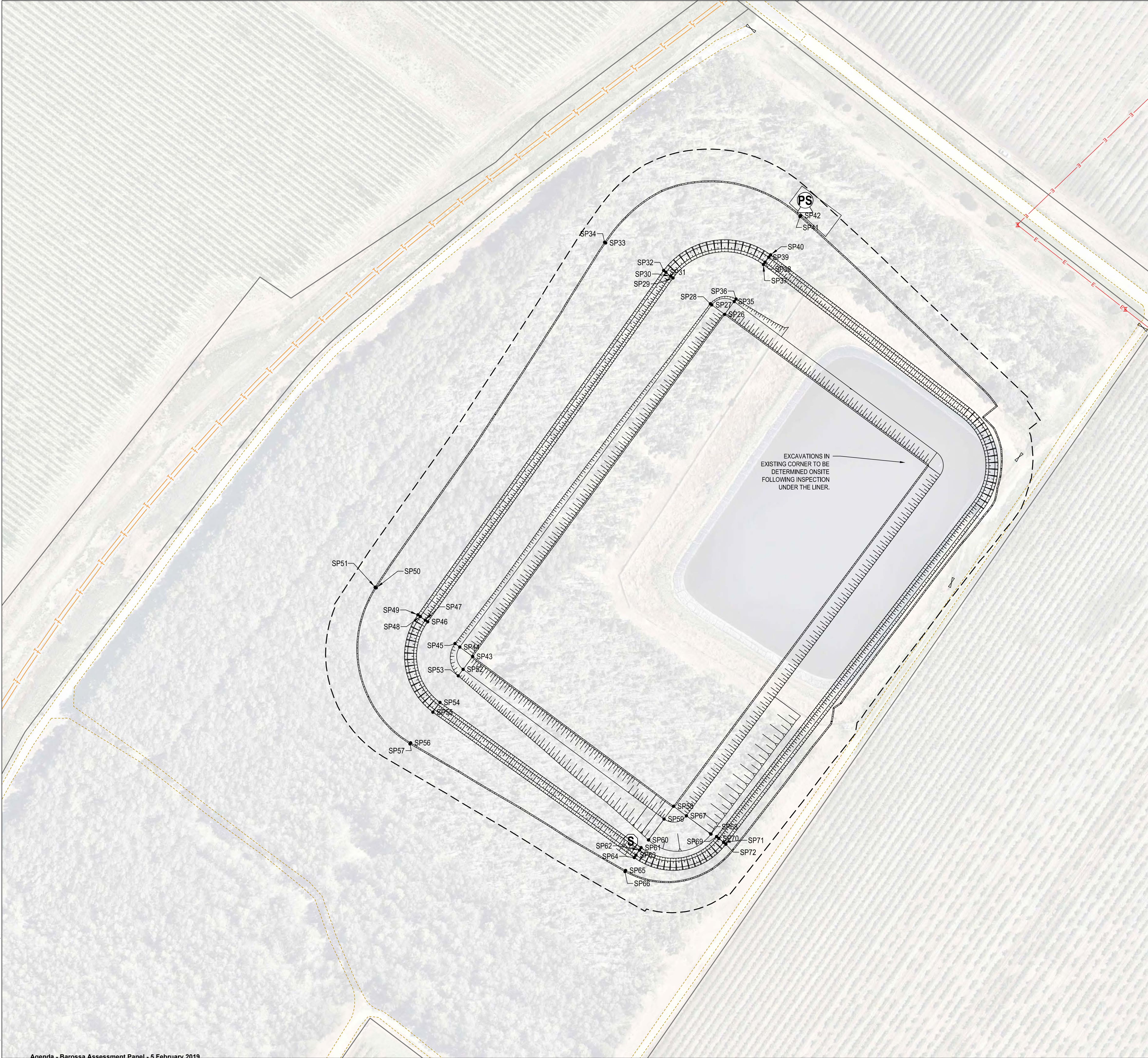
Pernod Ricard Winemakers
2087 Barossa Valley Way,
Rowland Flat SA 5352
www.pernod-ricard-winemakers.com

PREPARED:

Appius

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F: +618 8562 3322
M: +614 2833 3634
bryce@appiuspro.com

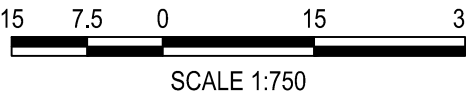
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30	311288.82	6171952.22	251.07
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51	311168.48	6171825.61	253.03
52	311204.29	6171792.17	253.02
53	311202.31	6171789.51	254.13
54	311194.89	6171778.69	254.17
55	311191.99	6171774.73	254.17
56	311182.92	6171762.24	254.12
57	311182.67	6171761.81	254.62
58	311289.99	6171736.42	254.04
59	311286.11	6171731.21	253.54
60	311279.77	6171722.70	257.07
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69	311307.49	6171724.06	257.84
70	311308.43	6171723.32	257.24
71	311310.35	6171721.73	257.24
72	311311.28	6171720.96	257.84

- NOTES:
- Total Dam Volume: 150ML
 - Cut/Fill comparing design & N.S. (not allowing for topsoil stripping/cutout): 59,000m³
 - Cut comparing excavation & N.S. (allowing for topsoil stripping & cutout): 69,000m³
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 - Batters: 3:1 throughout
 - Liner Surface Area: 35,000m²
 - Fence design TBC.
 - Access to top of dam to be gravelled at discretion of owner.
 - Shrubs and grass cover to be established for all external batters.
 - Native vegetation outside of construction zone to be minimize visual impact of expansion.

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- | | |
|---------------------|---------------------|
| Mainline | Bank Top/Bottom |
| Power line | Cadastral Boundary |
| Railway line | Track |
| Fenceline | Vegetation Boundary |
| Defined Watercourse | Pump |
| | Spillway |



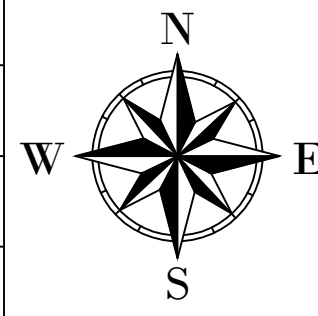
DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

PROJECT:
ROWLAND FLAT DAM

DRAWING No:
PER-ROW-EW-004

TITLE:
EXCAVATION SETOUT PLAN



B	12.10.18	DEVELOPMENT APPLICATION	BMN
A	21.08.18	FOR DISCUSSION	BMN
REV.	DATE	DESCRIPTION	APP.

CLIENT:

Pernod Ricard Winemakers
2087 Barossa Valley Way,
Rowland Flat SA 5352
www.pernod-ricard-winemakers.com

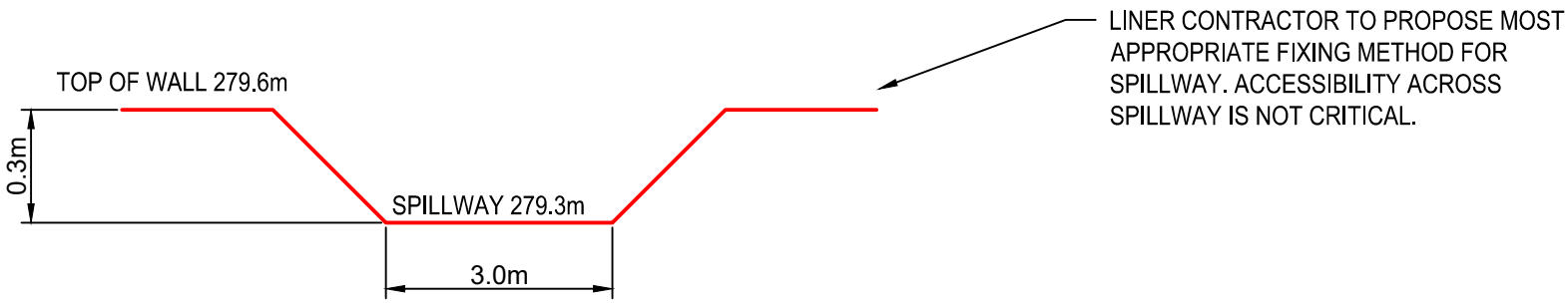
PREPARED:

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95 Samuel Road,
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Drawing File Name: 2018.10 RFD Concept EW RevC.dwg printed 10/16/2018 - 3:05pm

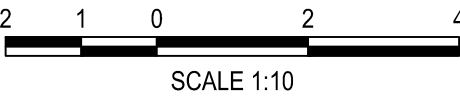
SPILLWAY PLAN
Scale: 1:100



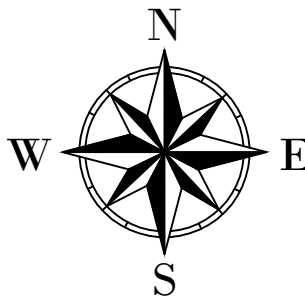
3 SPILLWAY SECTION
Vert. Ex. 1:5

- NOTES:
1. Total Dam Volume: 150ML
 2. Cut/Fill comparing design & N.S. (not allowing for topsoil stripping/cutout): 59,000m³
 3. Cut comparing excavation & N.S. (allowing for topsoil stripping & cutout): 69,000m³
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 13. Native vegetation outside of construction zone to be minimize visual impact of expansion.

- LEGEND:
- | | |
|---------------------|---------------------|
| Mainline | Bank Top/Bottom |
| Power line | Cadastral Boundary |
| Railway line | Track |
| Fenceline | Vegetation Boundary |
| Defined Watercourse | Pump |
| | Spillway |



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
PROJECT:
ROWLAND FLAT DAM
DRAWING No:
PER-ROW-EW-006
TITLE:
DETAILS



B	12.10.18	DEVELOPMENT APPLICATION	BMN
A	21.08.18	FOR DISCUSSION	BMN
REV.	DATE	DESCRIPTION	APP.

CLIENT:



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Rowland Flat SA 5352
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4 SUCTION PENETRATION - TBA

Appendix B – Engineering Report



Pernod Ricard Winemakers
Leading Wine Innovation

ROWLAND FLAT DAM EXTENSION

ENGINEERING REPORT / TECHNICAL SPECIFICATION

Rev A - 2018.10.12

Appius

Bryce Neyland
bryce@appiuspro.com

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Introduction

Pernod Ricard are seeking approval to extend their existing dam at Rowland Flat to ensure further water security for their vineyards throughout the region. The current dam is approximately 37ML off Jacob Road in Rowland Flat and fitted with a pump station surrounded by a tree plantation.

The dam is solely fed by Pernod's various pump station, with water sourced from various sources including Jacob's Creek itself. Following independent advice, Pernod Ricard recognizes that it needs to increase their current storage capacity to better maximize their water allocation and mitigate the risk of supply failure.

The extension would see the total capacity for the dam rise to 150ML to facilitate more adequate backup water supply and strengthen the growth of Pernod Ricard vineyards in the region.

Drawings & Standards

The following drawings are to be read in conjunction with this report / technical specification.

Drawing No.	Revision	Title
PER-ROW-EW-001	B	Locality & Index
PER-ROW-EW-002	B	Dam Layout
PER-ROW-EW-003	B	Final Setout Plan
PER-ROW-EW-004	B	Excavation Setout Plan
PER-ROW-EW-005	B	Embankment Details
PER-ROW-EW-006	B	Details

This document recommends the minimum standards for the construction of the Rowland Flat Dam extension. The Contractor is to ensure their methodology, construction, workmanship and materials are in accordance with the relevant Australian Standards and Guidelines and industry best practice. Any alterations to be the proposed design are to be submitted/discussed with the engineer prior to construction.

Existing Site

Location

The current field site is located off Jacob Road in Rowland Flat. The dam is approximately 1.5km from Rowland Flat township.

Existing dam

The current dam is approximately 37ML and lined, minimizing seepage. No construction issues or maintenance have been required during the life of the dam.



Figure 1 - Existing Dam

Existing infrastructure

A pump station is situated on the eastern wall of the current dam. This will be relocated to the northern wall hidden by vegetation. Furthermore, a number of inlet pipes are also present on the eastern wall, which will be redirected to the south-eastern corner of the final dam.

Watercourse

Watercourses present have been shown on the locality plan as per SA Government standard topographical maps. Note the dam extension will not impact these flow paths.

Proposed Extension

Dam Extension

The Rowland Flat Dam is proposed to be extended to reach a maximum capacity of 150ML. The eastern/northern walls of the current dam will be largely retained during construction.

Pump Station Relocation

The pump station will be relocated as per the drawings. This will have no visual impact to the site, as the new location will be hidden by surrounding vegetation.

Water Source

Water source will remain from the Pernod Ricard pump station supply network. No catchment flows into the dam.

Setbacks

A minimum setback of 20m has been designed from the property boundary. Furthermore, a minimum of 35m setback from the boundary adjacent the redundant railway track has been allowed to ensure no impact.

Liner

The dam will again be fitted with a liner to minimize seepage. The liner will be new, with the old one being disposed of appropriately. Liner company to propose appropriate installation method in line with industry best practice.

Vegetation Clearance

The current allotment has been planted with a series of gum trees by the owner as a renewable source of firewood. The straight tree rows and signs of irrigation throughout are indicative of a farmed plantation rather than native vegetation as shown.



Figure 2 - Existing tree plantation in rows with irrigation

As part of the extension, approximately 3.5ha of these gums will be harvested to facilitate the larger dam. 7ha will remain intact, but will continue to be used as a firewood source going forward.

However, the visual impact of the extension will be limited as the dam will still be surrounded by vegetation and the overall height of the dam will not change. The new pump station will also be hidden behind the plantation. Furthermore, the dam batter will also be vegetated to fit with the environment, improving the aesthetics overall. As shown below, the current structure is well hidden from the street.



Figure 3 - Current street view of Rowland Flat Dam. Extension will have minimal impact.

Breach Management

The Rowland Flat Dam only water source is from the Pernod Ricard pump network, and minimal rainfall that falls directly into the dam. It does not capture any catchment. Therefore, the only chance of an overflow event occurring is through the pumps being left on, or a historical rainfall equivalent to half the annual rainfall coinciding with an already full dam.

To manage this risk, the following systems will be utilized:

Automation

A float switch or equivalent will be set up with the dam expansion to issue an alert to staff and automatically shut the pumps down should they be left on and the dam reach full capacity.

Liner

The dam will be sealed with a clay layer as shown in the drawings to uphold the structural integrity. A liner will also be installed to further minimize any seepage.

Leak Detection

Furthermore, a leak detection system will also be installed on the north and western walls (dam low point) to alert staff should a leak start. Water will be able to be pumped from this collection system to ensure any leaking does not cause damage whilst the source is found and remedied.

Spillway

A spillway will be constructed as per the drawings to control any overflow down the southern corner of the dam should it be overfilled. The bank height near the spillway will be in the order of 2m, limiting the potential for erosion.

Should overflow from the spillway occur (last resort), water will flow down to the eastern end of the property along the natural drainage line before exiting through the culverts under the railway, located in the northern corner of the dam. This flow path is existing, and not impacted by the dam expansion.

Site Inspection

Given the current dam has not had any issues throughout its lifetime, we had some initial confidence that the site would be suitable for expansion. However, a series of soil pits were still excavated around the perimeter of the existing dam to approximately 3m to inspect the underlying soils. All pits were reinstated following inspection.

As shown below, beside a varying topsoil layer, the remainder of the profile was homogenous throughout the pit. The soil inspected was consistent with a silty clay material with medium plasticity and deemed ideal for dam construction. No moisture / water table was intercepted during the excavation.

Note the observations in this report do not attempt to substitute a full soil report, but rather note infield observations. Given the presence of the liner and the existing structure, a full soil survey was not deemed necessary. However, should any seams or inconsistencies be discovered during construction, further investigation will be completed prior to finalization. Furthermore, a permeability test of the underlying floor material will be completed once construction begins.



Figure 4 - Soil pit excavation around perimeter of current dam



Figure 5 - Consistent soil pits with varying levels of topsoil



Figure 6 - Silty clay with moderate plasticity

Dam Specification

The Contractor is to outline their proposed methodology and approach following review of the drawings and report to ensure the most efficient and effective construction in line with industry best practice.

The following key criteria are proposed for this specification, but will be signed off during the first kick-off meeting.

General

- Access on Jacobs Road to be maintained at all times. Traffic management is required for any obstructions;
- Only vegetation immediately impacting the construction of the dam extension is to be removed;
- Any field observations made during construction contrary to this report (vary soil table, water table, etc.) shall be reported back to the engineer to seek advice on how to proceed;
- Contractor is responsible to uphold appropriate WH&S standards and systems during the project;
- Erosion management measures to be put in place by Contractor where required;

Construction

- Topsoil to be stripped to 200mm minimum and put aside for the back of the embankment walls;
- All fill material to be completed in layers of 150mm and compacted to specification with appropriate equipment;
- Before each additional 150mm lift is added, the previous layer shall be scarified to ensure appropriate mixing of the two layers;
- All foundation areas (dam floor) are to be prepared by trimming, adjusting the moisture content of the top 250mm of natural material and compacting to achieve the required density;
- All test results are to be recorded and provided to the engineer;
- A suitably qualified surveyor shall confirm all construction heights to ensure dam is as per specification at project completion and provide data back to engineer;
- Requirement to rebuild the current dam walls retained in construction to be determined onsite once existing liner is removed.

Soil Specification

- Contractor to propose their testing schedule as part of their response.
- A minimum compaction of 95% standard maximum dry density is to be achieved throughout. A moisture content of -2% to 0% OMC should be achieved prior to moving to the next layer;
- Any failure in testing should be reworked and retested until compliant as per relevant standards;
- Unless otherwise agreed with the Contractor during kickoff, a cutout in the clay core of the dam as per the drawings will be constructed to minimize seepage.
- Unless otherwise agreed with the Contractor during kickoff, Zone 1 clay core and inside face of the dam are to be compacted to 98% SMDD at no greater than OMC.

The Contractor is open to discuss editing any of these requirements following their site inspection with the engineer to ensure a cost effective and efficient dam construction in line with best practise.

Appendix C – Certificate of Title



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5157 Folio 647

Parent Title(s)	CT 4355/448		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	26/11/1993	Edition 5	Edition Issued 02/09/2015

Estate Type

FEE SIMPLE

Registered Proprietor

PERNOD RICARD WINEMAKERS PTY. LTD. (ACN: 007 870 046)
OF L 3 167 FULLARTON ROAD DULWICH SA 5065

Description of Land

ALLOTMENT COMPRISING PIECES 30 AND 31 DEPOSITED PLAN 26635
IN THE AREA NAMED ROWLAND FLAT
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

NIL

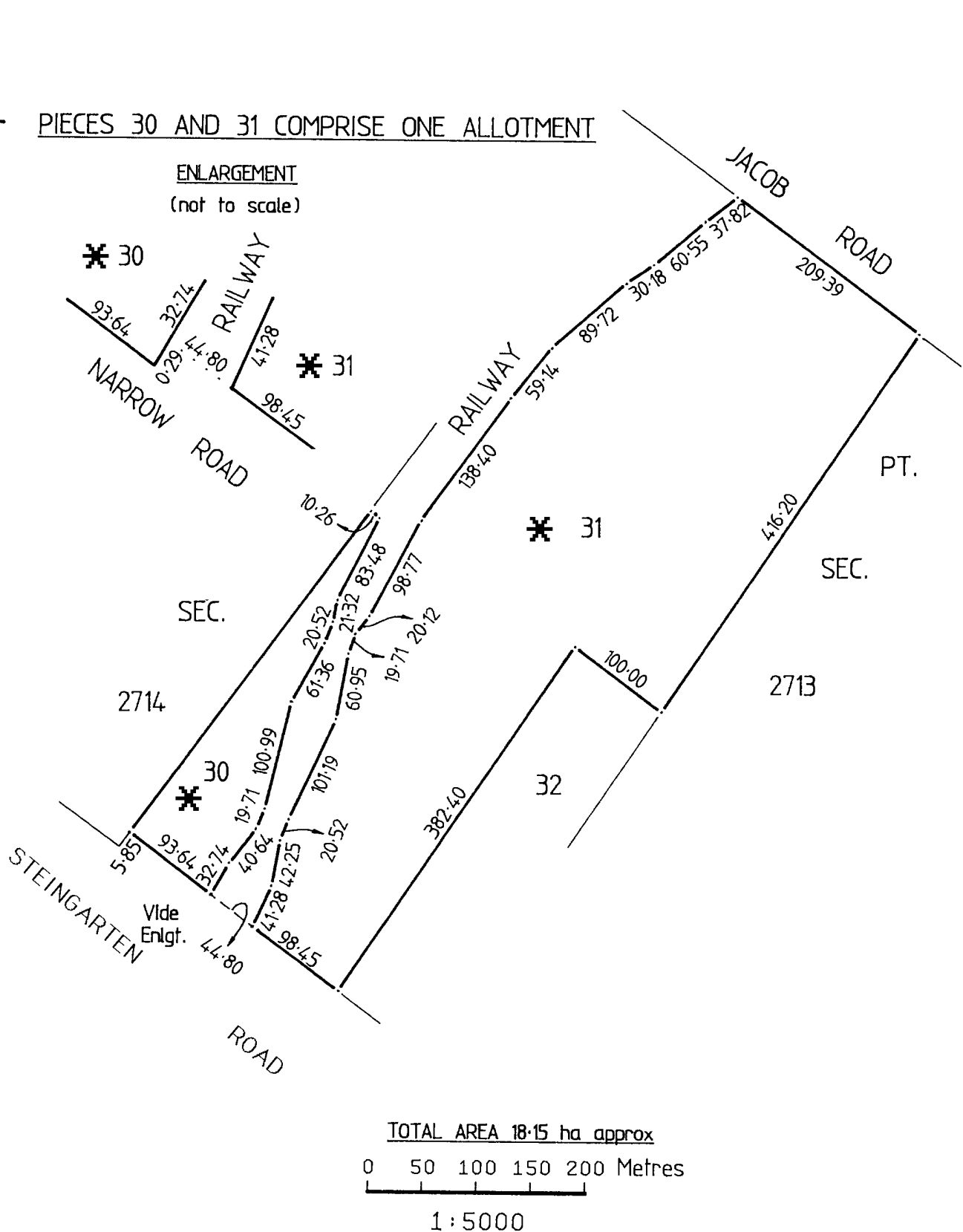
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

TEXTUAL AMENDMENT VIDE 12385633
AMENDMENT TO DIAGRAM VIDE 137/1996

Administrative Interests	NIL
--------------------------	-----



Appendix D – Statement of Merit



Pernod Ricard Winemakers
Leading Wine Innovation

960/583/2018 - ROWLAND FLAT DAM EXTENSION

Statement of Merit

Rev A - 2018.11.05

Appius

Bryce Neyland
bryce@appiuspro.com

Introduction

Pernod Ricard are seeking approval to extend their existing dam at Rowland Flat to ensure further water security for their vineyards throughout the region. As per the current Barossa Council Development Plan, development applications pertaining to dam construction are deemed non-complying. As per Council Guidelines, a Statement of Merit is required in order to approve assessment of a non-complying application.

Statement of Merit

The existing Pernod Ricard dam at Piece 31 Steingarten Road, Rowland Flat has an approximate volume of 37ML. This storage is the key water supply point for the 213ha of vineyards managed by Pernod Ricard throughout the Rowland Flat region.

Pernod Ricard has obtained water allocations of up to 518ML to service the annual water demand of these vineyards. This water comes from a variety of sources, including BIL, bore allocations and riparian takeoff from Jacob's Creek. As such, the existing dam can only hold up to 7% of this allocation.

Such a limited supply underpinning the significant viticultural holdings has been identified as a major risk of possible failure for Pernod Ricard. Not being able to capture allocation as it becomes available, and to have significant storage backup to supply the vineyards seriously limits the flexibility, contingency and robustness of the operation as a whole. As such, in 2016 100ML of the riparian right from Jacob's Creek was required by Pernod Ricard, but not able to be used due the limited size of the storage.

Whilst Pernod Ricard have already managed to acquire the water allocation required to service their developments, a drastic increase in storage size is required in order to better meet the scale of their demand. Extending the current dam at Rowland Flat is the most efficient way to achieve this, and deemed to have the smallest impact of all other options assessed given the use of the land is not changing.

As such, Pernod Ricard is applying to have their development application to extend the current dam to 150ML assessed for merit. This will better match the storage required to adequately service such a development size, and will be done in a manner to limit any visual or land use impact (as per the engineer's report).

6.5 Attachment 2

STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993

TO Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

RECEIVED

17 DEC 2018

THE BAROSSA COUNCIL



DEVELOPMENT No.	960/583/2018 B Neyland
Name of Person(s) making Representation	BARRY SCHEER
Address	POSTAL: BOX 261 TANUNGA RESIDENTIAL: 127 STIENGARTEN ROAD ROWLAND FLAT
Email Address	barryscheer@bigpond.com
Phone Number	0408244932
Nature of Interest Affected by Development (eg adjoining resident, landowner nearby, on behalf of organization or company)	ADJOINING RESIDENT
Reasons for Representation	WILL THERE BE NOISE FROM AERATION PUMPS? SMELL? AND CONTROL OF, WORKING HOURS OF CONSTRUCTION? UP KEEP OF TREE LOT. EXISTING TREES ARE DYING GOOD QUALITY FENCING - PREVIOUS FENCE NOT BUILT TO ANY STANDARD, 24/7 CONTACT FOR EMERGENCIES.
My Representation would be Overcome by (state action sought)	
You must indicate below if you wish to be heard by Council's Barossa Assessment Panel in respect to your representation :	
I WISH TO BE HEARD IN RESPECT TO THIS REPRESENTATION	
I WILL BE REPRESENTED BY (if applicable):	

SIGNED

BS-cl

DATED

17/12/18

Please find attached my responses to the raised points:

- There will be no aeration pumps nor offensive smells from the dam. The structure provides irrigation storage capacity for the vineyard network, and is not used for wastewater or winery waste treatment.
- Operating noise will be produced by the irrigation pumps in line with the existing pump station. However, having the new pump station further surrounded by trees and vegetation and behind the dam wall rather than on top of it will further minimise any noise compared to the existing setup. Consideration in regards to minimising the noise produced will be presented as part of the pump station design where feasible (ie. motor selection, insulation, pump position etc).
- Working hours for construction of the dam will be dictated by the contract, ensuring compliance with Council standards. A sign outlining the emergency contact for the site will also be erected.
- A security fence will be maintained around the dam with a locked gate to ensure no unauthorised access. The safety of bypassing individuals, as well as native fauna and wondering livestock, is a priority in maintaining this fence.
- Pernod Ricard Winemakers Management are responsible for the appropriate upkeep of the treelot and boundary fences inline with Council standards. Such conditions do not form part of this development, and should be discussed independently with the landowner. Given the use of the treelot for firewood and resources in the past, the condition of the trees and appropriate management is subjective as they are move from the growth stage to being prepared for harvest.

Bryce Neyland

Technical Manager

BEng(Civ)(Hons), GradCertAg, MIEAust, CID

0428 333 634

6.6 960/279/2017 (Allotment 897 N Herbig Road Springton)

APPLICATION DETAILS

PROPOSAL	Detached Dwelling with verandahs under main roof and Domestic Outbuilding (shed)
APPLICANT	JBG Architects (acted by Greg Burgess of Access SDM)
OWNER	M & K Fitzpatrick
APPLICATION NO	960/279/2017
CERTIFICATE(S) OF TITLE	CT 5641/642
AREA	Springton
CURRENT USE	16.2ha (approx.)
DEVELOPMENT PLAN VERSION	Consolidated 11 August 2016
ZONE	Primary Production Zone
POLICY/PRECINCT AREA	Nils
OVERLAYS	Bushfire Protection Area
APPLICATION TYPE	On-Merit
CATEGORY OF DEVELOPMENT	Category 1
REFERRALS	Nil
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Jake Boswell
RECOMMENDATION	That Development Plan Consent be REFUSED

BACKGROUND

The subject land is a primary production allotment at the edge of the Springton Township, comprising a land size of approximately 16.2ha. The land is generally used for grazing purposes and is currently vacant.

This application seeks for the construction of a detached dwelling with verandahs under main roof, and a domestic outbuilding (shed). This proposal has been amended throughout the assessment period, from an original proposal of 'Detached Dwelling with verandahs and undercroft garage under main roof, and bed and breakfast (non-complying).'

The original application was considered a Non-Complying form of development and Category 3 for public notification purposes. The proposal in its current state, as amended, is neither considered Complying nor Non-Complying (therefore assessed On-Merit) and is by virtue considered a Category 1 form of development.

The subject land is within a Medium Bushfire Risk area and seeks to formalise access through an unformed public road.

Attachment 1 provides a copy of the application and associated documentation.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

- (1) To refuse development plan consent, with respect to a merit application, other than where:
- requested information has not been provided within legislative time frames.
 - no representations have been received as a result of category 2 or 3 public notification.

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Primary Production Zone.

SITE AND LOCALITY

The subject land is located adjacent the Springton Township, and is primarily used for the purposes of grazing land. The land is approximately 16.2ha in size and is currently vacant. The land undulates to a reasonable degree, and is relatively clear of native vegetation.

The land surrounding the subject site, at all orientations, is primarily used for primary production purposes, with ancillary detached dwellings and similar land sizes. To the north-east is the Springton Township which contains predominately single storey detached dwellings.

The site is located within the Primary Production Zone, as shown in *Figure 1*.

The site is located within the Heritage and Character Preservation District as shown in *Figure 2*.

An aerial view of the locality and site are shown in *Figure 3* and *Figure 4*.

Site photos are provided in *Figure 5* to *Figure 9*.

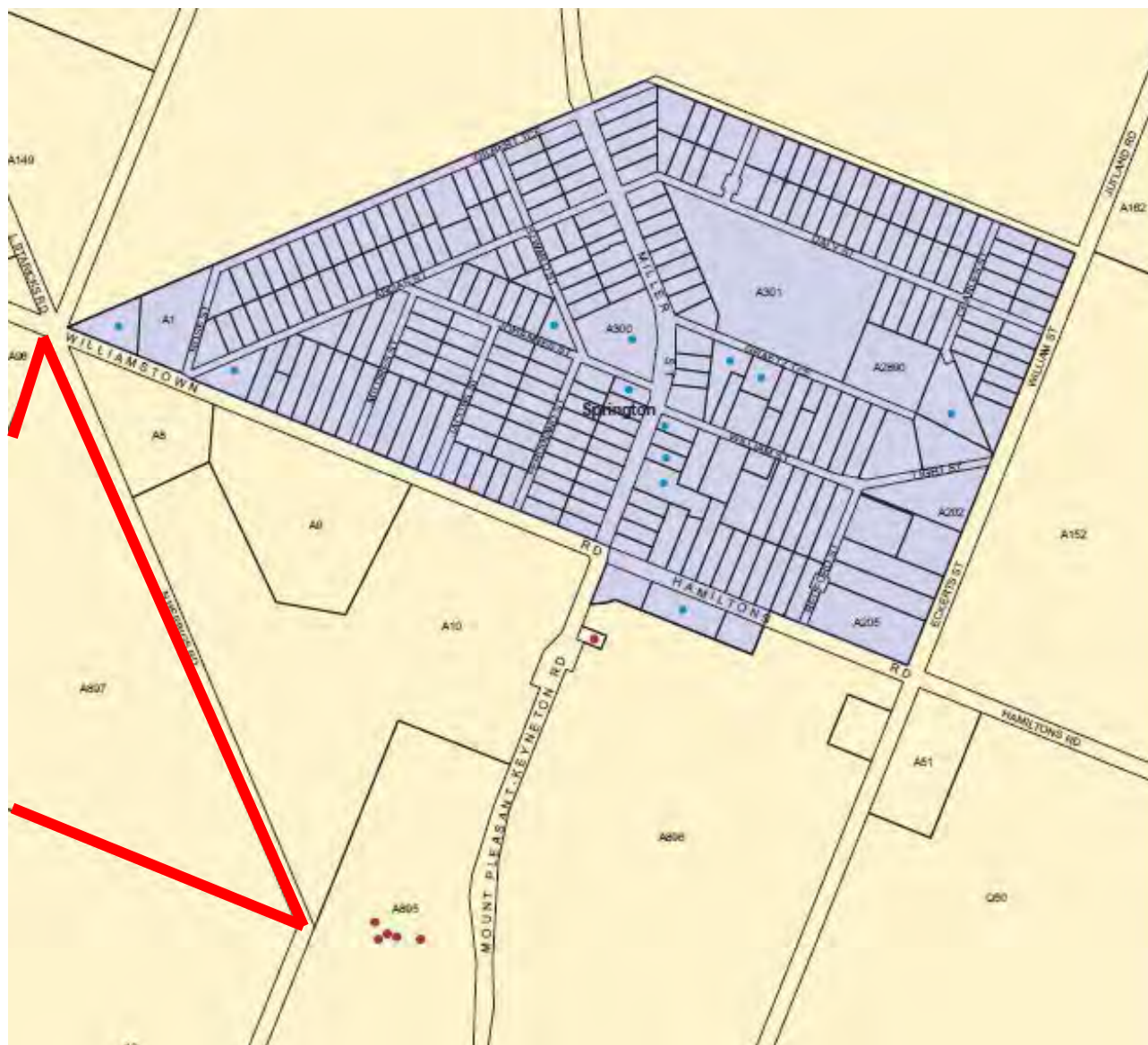


Figure 2: Overlay/Precinct Map



Figure 3: Aerial – Locality



Figure 4: Aerial – Site



Figure 5: Site Photo – At N Herbig Road boundary looking west



Figure 6: Site Photo – At N Herbig Road boundary looking north-west



Figure 7: Site Photo – At N Herbig Road boundary looking south-west



Figure 8: Site Photo – At Williamstown Road, looking south toward N Herbig Road



Figure 9: Site Photo – Looking south along N Herbig Road

REFERRALS

No referrals are required under Schedule 8 of the Development Regulations 2008.

Internal

The application was referred to:

Engineering Services	<p>The proposed development is noted to gain access via N Herbig Road. It has been advised that N Herbig Road is an 'unformed' public road. It has been advised that the existing road surface is not suitable for all-weather use, contains no existing rubble pavement and contains some exposed rock.</p> <p>In order for N Herbig Road to be considered suitable for all-weather access, upgrade of the road surface would need to occur in accordance with standard engineering practices.</p> <p>In its current form, the road surface is not considered to provide safe and convenient all-weather access. N Herbig Road is currently not maintained by Council to an all-weather standard.</p>
Health Services	<p>The applicant has submitted and had approved Wastewater Application WWS/65/2017/AEROB.</p>

ASSESSMENT

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Character Preservation District

The subject land is located within the Rural Area, as identified by the *Character Preservation (Barossa Valley) Act 2012* (the Act). The intent of this Act is to maintain the character and landscape amenity of the Barossa region. The proposed development seeks for a dwelling to be constructed within the Springton area. This dwelling is to be sited near the peak of the subject site.

The dwelling is to be of contemporary design, and of a character that is much more modern than existing, older dwellings within the locality. Furthermore, the majority of dwellings in the region are sited at a level that is relatively lower than the proposed dwelling. Taking into account the topography of the site and the nature of the development, there is potential for the development to be more visible than other existing dwellings in the landscape. However, the siting of the dwelling is unlikely to result in the dwelling being unreasonably visible from prominent vistas within the locality, in particular the Springton township and Eden Valley Road. From both viewing points, the topography of the land and the position of existing native vegetation obscure the view of the development site. Therefore, while there may be some visual impact resulting from the development, this is unlikely to be to an unreasonable degree such that it contradicts the intent of the Act.

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the assessing officer has had regard to the objects of the Act and, in determining this application, whether it seeks to further the objects of the Act.

Bushfire Protection Area

The subject land is located entirely within the Medium Bushfire Risk Area.

In order to achieve compliance with the 'Minister's Code for undertaking development in Bushfire Protection Areas' a range of provisions are require to be satisfied.

The development achieves, or is able to achieve, the majority of these provisions including the incorporation of appropriate on-site manoeuvring areas and supply of water for bushfire fighting purposes.

The Minister's Code (2.3.3 and 2.3.3.1) outlines that it is essential that the means of entry to and exit from an allotment ensures that residents, as well as fire-fighting and

emergency services, can safely enter and exit private allotments. The Code acknowledges that public roads should be constructed with a formed, all-weather surface and be constructed away from hazardous vegetation such as overhanging limbs (among other provisions). Given the historical nature of N Herbig Road, this road-way does not achieve these provisions. N Herbig Road is a sign-posted dry weather road only and subsequently is not considered appropriate for all-weather access.

In regards to a dwelling application, the Code requires that any private road or driveway achieves connection of a formed, all-weather public road when the dwelling is located more than 30 metres from the primary boundary. The proposed dwelling is located no more than 30 metres from this boundary.

While it is acknowledged the proposal does not exceed the 30 metre threshold relating to private roads and driveways, it is also noted that the current state of N Herbig Road is not considered to provide all-weather access.

General Section

Design and Appearance

Objective 1 PDCs 1, 2, 3, 5, 7 and 9

The proposed development is contemporary in its design, to a greater extent than existing dwellings within the locality. The dwelling incorporates a high level of articulation in its appearance and has been designed with an intent to provide above average passive solar efficiencies.

The external materials comprise roof cladding in Colorbond Dune and walls consisting of a 'natural tone' render. Given this, the external claddings are not considered to be unreasonable and are unlikely to result in an unreasonable amenity impact to the locality.

The development does not unreasonably detract from the existing views of residential sites within the locality, nor from public spaces, and is unlikely to be visually obtrusive from Eden Valley Road.

All other Objectives and PDCs are deemed to comply.

Energy Efficiency

Objectives 1 and 2 PDCs 1 and 2

The proposed dwelling has been designed in a manner to allow for sufficient solar access, with living areas having a northern orientation and internal doorways segregating northern living areas from other parts of the dwelling. Roof forms also allow for future solar panels to be installed.

Hazards
Bushfire

All other Objectives and PDCs are deemed to comply.

Objective 5
PDCs 1, 7, 8, 9, 10 and 12

The subject land is located within a Medium Bushfire Risk area, with the development seeking the construction of a habitable building.

The proposed development seeks access via N Herbig Road. **As advised by Council's Engineering Services, N Herbig Road is considered an unformed public road.** This road is advised as being not suitable for all-weather use **by Council's Engineering Services**, and contains some exposed rocks resulting in rugged terrain (relatively to all-weather roadways). There are existing dwellings sited adjacent N Herbig Road which do use this road for access, however in all cases this is a secondary access point and each site contains formal access through an alternate all-weather public road.

The Minister's Code (for undertaking development in bushfire protection areas) outlines that access to and from an allotment shall allow for the safe use by residents and emergency services. Public roads that provide access should be constructed with a formed, all-weather surface and not be impinged by hazardous vegetation (such as overhanging limbs). Given the subject land was created prior to the Minister's Code being in effect, N Herbig Road does not achieve the provisions of the Minister's Code. N Herbig Road is a sign-posted dry weather road only.

Through consultation with Council's Engineering Services, N Herbig Road is not considered to provide all-weather access, and therefore is not considered to be of a safe and convenient nature. Furthermore, being an unformed public road, N Herbig Road is not subject to maintenance by Council. Therefore, by an increase in use (albeit for one additional residence) the roadway is likely to be diminished over time.

All other Objectives and PDCs are deemed to comply.

Landscaping, Fences
and Walls

Objective 1
PDCs 1, 2 and 3

The proposed development seeks to establish landscaping for screening purposes. This is primarily located to the north-west of the dwelling location, and would assist screening when viewed from that orientation. This is the orientation in which the development is most clearly visible from a public space, and the screen planting would reduce the visual impact of the development. While screen planting cannot be solely relied upon when considering visual impacts, it is

noted that the incorporation of native screen planting would soften the built form of the development.

The landscape screening is to be located in a position such that it benefits from the on-site wastewater system and is to be established with all native varieties.

All other Objectives and PDCs are deemed to comply.

Residential
Development
Garages, Carports and
Outbuildings

Objectives 1 and 2
PDCs 1, 5, 12 and 14

The proposed dwelling design, as amended, does not contain any car parking under the main roof. However, the development does accommodate for an undercover car parking space within a detached outbuilding (garage). The site contains sufficient space for on-site car parking and visitor parking.

The contemporary design of the dwelling is such that it varies from traditional building design within the locality, however the articulation of the dwelling and incorporation of sound architectural principles ensure that the building is of a high-level design and contributes to the amenity of the locality. The design of the garage is such that it complements the building form and external material/colour schedule of the dwelling.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objective 1
PDCs 1, 2, 3, 4 and 5

The development will be visible from outside the subject site, primarily from private land from the south and west. The topography of the site and the nature of the development is such that the development is unlikely to be overly visible from the north and east, with existing established native vegetation assisting with this.

Given the position of the dwelling being sited adjacent the ridgeline identified on the site (with a Finished Floor Level that is one metre below the peak), as opposed to set-down with a roofline below the ridge, this will inherently result in some visual impact. Similarly, there is potential for the development to be more visible than other existing dwellings with the locality. However, the dwelling is unlikely to be unreasonably visible from prominent locations such as Eden Valley Road or the Springton township. Furthermore, the proposal incorporates external colours and materials that are likely to blend with the natural features of the environment, and proposes the detached garage in a location that is much less visually obtrusive than the associated dwelling.

Therefore, while there may be some visual impact resulting from the development, this is unlikely to occur to an unreasonable degree.

All other Objectives and PDCs are deemed to comply.

Transportation and
Access
Access

Objective 1
PDCs 22

The development seeks to utilise access from N Herbig Road. This is considered an unformed public road that is not of all-weather construction. The roadway is sign-posted as a 'dry weather only' road. Council's Engineering Services have advised that this road is not suitable to provide safe and convenient access at all times of the year, and may present risk over time given this road is not subject to maintenance/upgrade.

All other Objectives and PDCs are deemed to comply.

Waste
Waste Treatment
Systems

Objectives 2
PDCs 1, 2, 3, 10 and 11

The wastewater system has been designed as an aerobic system, with irrigation area to occur downhill of the proposed building location. All aspects of the systems are located away from all aspects of the proposed development. A wastewater application has been assessed and authorised by Council's Health Services (ref: WWS/65/2017).

All other Objectives and PDCs are deemed to comply.

Zone Section

Primary Production Zone Objectives 1 and 5

The proposed development would not unreasonably impact the site, from an economic or environmental perspective, and would not detract from the site's ability to accommodate primary production. The construction of a dwelling in this location would assist with better management of the land and would not detract from the usability of the site.

The development contributes to the desired character of the Zone.

All other Objectives are deemed to comply.

Desired Character

The zone comprises a range of landscapes with varying soil quality, underground water supplies and rainfall levels. Development of grazing and broadacre farming land uses is the most appropriate form of agricultural use located within the zone, with limited opportunities for more intensive uses such as horticulture and viticulture located within

the uplands areas of the zone such as the Barossa Range. Development will take into account the capability and suitability of the land for the intended use.

The zone comprises a pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures together with the isolated dwellings and scattered farm buildings. The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. There are pockets of the zone where steep slopes and stands of native vegetation are more predominant, such as the upland areas of the Barossa Ranges. Development will recognise the limitations imposed by such characteristics and prevent the further erosion of soils, or removal of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character.

Other than within Precinct 4 Barossa Range, Precinct 6 Moculta and Precinct 7 Paper Town, there are opportunities for additional dwellings to be established within the zone, however only where it can be demonstrated that they do not conflict with the use of land for primary production purposes and maintain the open landscape character. Additional dwellings within Precinct 4 Barossa Range and Precinct 6 Moculta will be limited so as to maximise farm productivity and prevent incremental erosion of the existing landscape character. It is anticipated that buildings in the zone will be limited to single-storey in height, be designed and located so that they are not visible from public roads, particularly the Barossa Valley Highway, scenic or tourist routes, or from vistas within townships. Buildings will be designed to minimise the disturbance to the natural ground levels, utilising design techniques to reduce bulk and massing and be constructed using materials and finishes of a low reflective nature and subdued colour to match those found located within the landscape in order to be inconspicuous in appearance. Buildings will be designed and constructed with environmentally sustainable principles in mind, including passive solar techniques, use of renewable energy and harvesting of stormwater for re-use located within the dwelling and surrounds.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. It is expected that broadacre farming and horticultural land use will not take place on land containing stands of mature native vegetation. Development will result in the conservation of existing stands of native vegetation and increase the planting of locally indigenous vegetation in important locations, such as along watercourses. Development involving the construction of buildings or structures will include the planting of additional locally indigenous species to increase biodiversity and habitats for fauna, as well as screen the buildings and structures from views in the locality.

Desired Character

The development is proposed to be located on a section of the allotment that is currently not particularly usable for broadacre farming purposes – due to the topography of the land and nature of the site. The land is usable for grazing purposes, and the continuation of such a use is not likely to be impinged by the construction of a dwelling on the site. There are no designated scenic/tourist routes within the locality, however Eden Valley Road (secondary arterial road) is located approximately 550 metres from the development location. This route experiences relatively high volumes of traffic. The siting of the dwelling is such that it is located with a finished floor level not at the peak of the site, and is sited slightly downhill on the western side – away from Eden Valley Road. Furthermore, the development location is in close

proximity to the Springton Township, where buildings are common throughout. Given these factors, and taking into account the topography the land between the subject land and Eden Valley Road, the proposed dwelling is unlikely to be overly visible with any notable vista.

The proposal seeks to establish vegetation landscaping to assist with screening of the development. This vegetation is to be native.

Land Use

PDCs 1, 5 and 7

A dwelling is not an envisaged form of development within this Zone. The construction of this dwelling would not result in more than one dwelling being constructed, and the proposed building location will ensure the building is largely screened from views by taking advantage of existing native screening, as well as new native screening. The existing topography of the site and locality shall also assist in this regard.

The proposed development is to be constructed to assist with the primary production functions of the land – allowing the land owners to better manage the site. Furthermore, the construction of proposed development would not unreasonably impinge upon the site's ability to accommodate effective primary production.

All other Objectives and PDCs are deemed to comply.

Form and Character

PDCs 10, 11, 12, 13, 14 and 15

The proposed development has been constructed in a contemporary manner with a high degree of articulation and architectural features. The dwelling and outbuilding are to be single storey in nature, with relatively low roof forms to reduce the overall bulk of the buildings.

The development primarily incorporates Colorbond Dune (roofs) and external rendering in 'natural tones' which shall ensure the buildings adequately blend with the natural landscape. Furthermore, these colours/materials are not considered overly reflective.

The floor plan design of the dwelling ensures that a living space is located with a northern orientation, and appropriately located internal doors to assist with passive solar efficiency. The total window area facing east and west does not exceed 50 percent of the total window area of the dwelling, and sufficient eaves/verandahs have been provided to the western orientation. The roof form of the building incorporates a north facing area of 10 sqm with a pitch of 18 degrees.

The proposed driveway location does not result in unreasonable earthworks being undertaken when taking into account the topography and contouring of the land, inclusive of access to the garage. The garage is detached from the dwelling and sited in a location such that it is not visually obtrusive when viewed from outside the land.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be refused

When assessed against the relevant provisions of the Development Plan, it is considered that the proposed development, on balance, does not warrant the granting of Development Plan Consent and should be refused for the reasons given below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves:

- (a) 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, seeks to further the objects of that Act.
- (b) That the proposed development is not seriously at variance with The Barossa Council Development Plan.
- (c) To REFUSE Development Plan Consent for Application No. 960/279/2017 by JBG Architects to undertake a Detached Dwelling with verandahs under main roof and Domestic Outbuilding (shed) at Allot 897 N Herbig Road, Springton (CT 5641/642) for the following reasons:

The proposed development is contrary to:

- o General Section (Hazards) Objective 5

Reason: The current state of the proposed access road (N Herbig Road) is not considered suitable for all-weather, safe and convenient use.

- o General Section (Hazards) Principles of Development Control 1, 7, 8, 9(a)(b)(c)

Reason: The current state of the proposed access road (N Herbig Road) is not considered suitable for all-weather, safe and convenient use.

- o General Section (Transportation and Access) Objective 1

Reason: The current state of the proposed access road (N Herbig Road) is not considered suitable for all-weather, safe and convenient use.

- o General Section (Transportation and Access) Principles of Development Control
22

Reason: The current state of the proposed access road (N Herbig Road) is not considered suitable for all-weather, safe and convenient use.

6.6 Attachment 1

DEVELOPMENT APPLICATION FORM

CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☒ Development Plan Consent (Planning Only)
- ☐ Building Rules Consent (Building Only)
- ☐ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ /

PROPERTY NO.: /

VG NO.: /

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

APPLICANT: JBG ARCHITECTS PTY LTD

Postal Address: 38 MURRAY ST TANUNDA Post Code: 5352

Phone: 85631155 Mobile: / Fax: /

Email: /

OWNER: MARK + KATE FITZPATRICK

Postal Address: 39 MANSION ST NAILESWORTH SA Post Code: 5083

Phone: / Mobile: 0407 664 668 (m) Fax: /

Email: mark.fitzpatrick@Sarah.com.au

ARE YOU GOING TO BE AN OWNER BUILDER? (YES/NO)

BUILDER: OWNER BUILDER

Postal Address: / Post Code: /

Phone: / Mobile: 0407 664 668 (m) Fax: /

Email: mark.fitzpatrick@Sarah.com.au Builders Licence No.: T.B.C

Please refer to attached fact sheet "Important Information for Owners and Builders".

CONTACT PERSON FOR FURTHER INFORMATION: Name: AYNSLEY JAMES

Phone: 85631155 Mobile: 0413187996 Fax: /

Email: aynsley.j@jbgarchitects.com

DESCRIPTION OF PROPOSED DEVELOPMENT: PROPOSED NEW RESIDENCE WITH LOWER LEVEL GARAGE + NEW DETACHED GARAGE WITH SELF CONTAINED UNIT

EXISTING LAND USE: VACANT LAND

AREA (m²) OF PROPOSED DEVELOPMENT: RESIDENCE - GARAGE 300m²
- lower living 87.50m²
- upper living 365m²
- external 318m²
GARAGE/UNIT - living 53m²
- Garage 91m²
- Verandah 19m²

LOCATION OF PROPOSED DEVELOPMENT:

House No: / Street: N HURBIG ROAD Town: SPRINGTOWN

Lot No: 897 Section: / Hundred: JUTLAND

Certificate of Title(s): Volume: 5641 Folio: 642

BUILDING RULES CLASSIFICATION SOUGHT: / Present Classification: /

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: / Female: /

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: /

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: /

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY?

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES/NO

YES/NO

DEVELOPMENT COST (do not include any fit out costs): \$ 700,000 -
(\$650,000 -) RESIDENCE (\$50,000 -) UNIT

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website.

SIGNED: [Signature] Dated: 28/3/17



Government
of South Australia

DEVELOPMENT REGULATIONS 2008
Form of Declaration (Schedule 5 clause 2A)

To: THE BAROSSA COUNCIL

From: JBG ARCHITECTS

Date of Application: 28/3/17.

Location of Proposed Development: _____

House No: _____ Lot No: 897 Street: N HERBIG ROAD

Town/Suburb: SPRINGTON

Section No (full/part): _____ Hundred: JUTLAND

Volume: 5641 Folio: 642

Nature of Proposed Development: PROPOSED NEW RESIDENCE
WITH LOWER LEVEL GARAGE + NOW
DETACHED GARAGE WITH SELF CONTAINED UNIT.

I AMINAH JAMES being the applicant/ a person acting
on behalf of the applicant (delete the inapplicable statement) for the development
described above declare that the proposed development will involve the construction
of a building which would, if constructed in accordance with the plans submitted, not
be contrary to the regulations prescribed for the purposes of section 86 of the
Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the
Development Regulations 2008.

Signed: _____

Date: 28/3/17

RECEIVED

10 May 2017

The Barossa Council



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5641/642)
Date/Time	08/05/2017 10:19AM
Customer Reference	1644
Order ID	20170508002698
Cost	\$27.75

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5641 Folio 642

Parent Title(s)	CT 1789/162		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	31/03/1999	Edition 3	Edition Issued 19/10/2016

Estate Type

FEE SIMPLE

Registered Proprietor

MARK ANTHONY FITZPATRICK
KATRINA ANNE FITZPATRICK
OF 39 MAWSON STREET NAILSWORTH SA 5083
AS JOINT TENANTS

Description of Land

ALLOTMENT 897 FILED PLAN 169836
IN THE AREA NAMED SPRINGTON
HUNDRED OF JUTLAND

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12600363	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

RECEIVED

10 May 2017

The Barossa Council

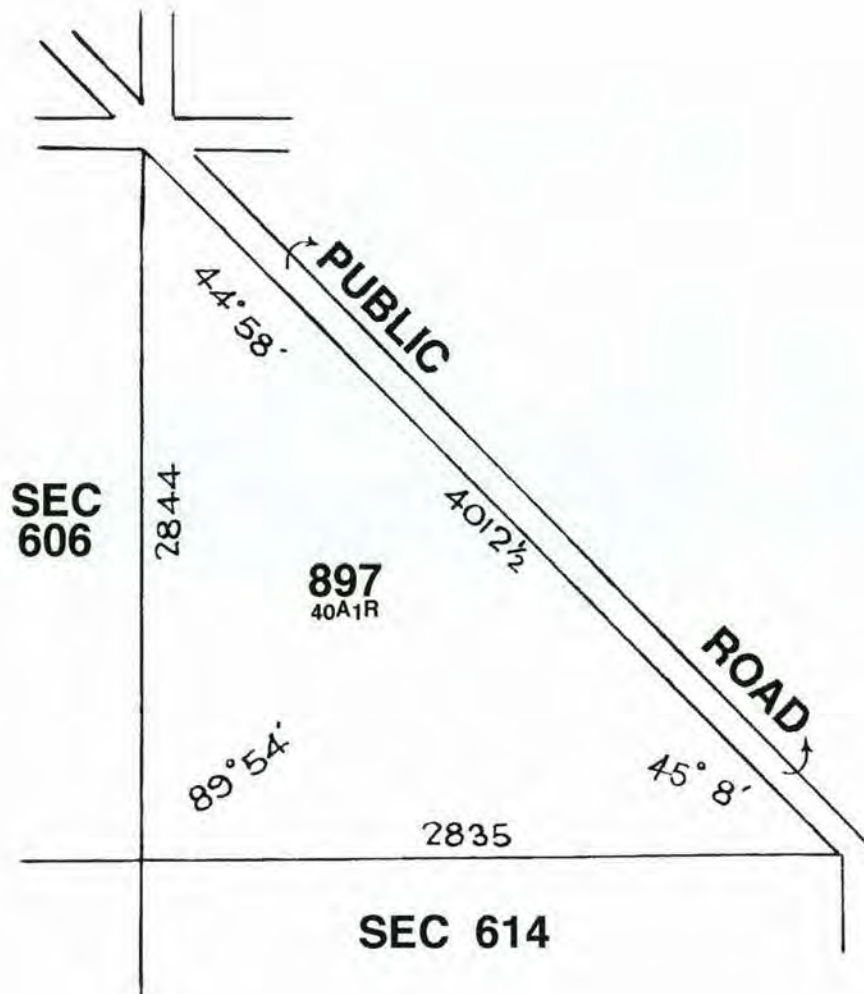


Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5641/642)
08/05/2017 10:19AM
1644
20170508002698
\$27.75

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1789/162



RECEIVED

10 May 2017

The Barossa Council

10 5 0 10 Chns

FOR METRIC CONVERSION

1 LINK = 0.201168 METRES
1 CHAIN = 100 LINKS
1 ACRE = 0.404686 HECTARES
1 ROOD = 1011.7 m²
1 PERCH = 25.29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

FITZPATRICK HOUSE
NEW RESIDENCE & GARAGE WITH SELF CONTAINED UNIT

ARCHITECTURAL DRAWING LIST

DWG No.	DWG CONTENT	ISSUE	DATE	ISSUED FOR
A000	COVERSHEET, PERSPECTIVES + BLOCKPLAN	G	14.09.18	REVISED PA
A001	SITE PLAN EXISTING	G	14.09.18	REVISED PA
A002	SITE PLAN MASTERPLAN	G	14.09.18	REVISED PA
A102	FLOOR PLAN - GROUND	G	14.09.18	REVISED PA
A201	ELEVATIONS	G	14.09.18	REVISED PA
A202	GARAGE DETAILS	G	14.09.18	REVISED PA
A901	PERSPECTIVES	G	14.09.18	REVISED PA



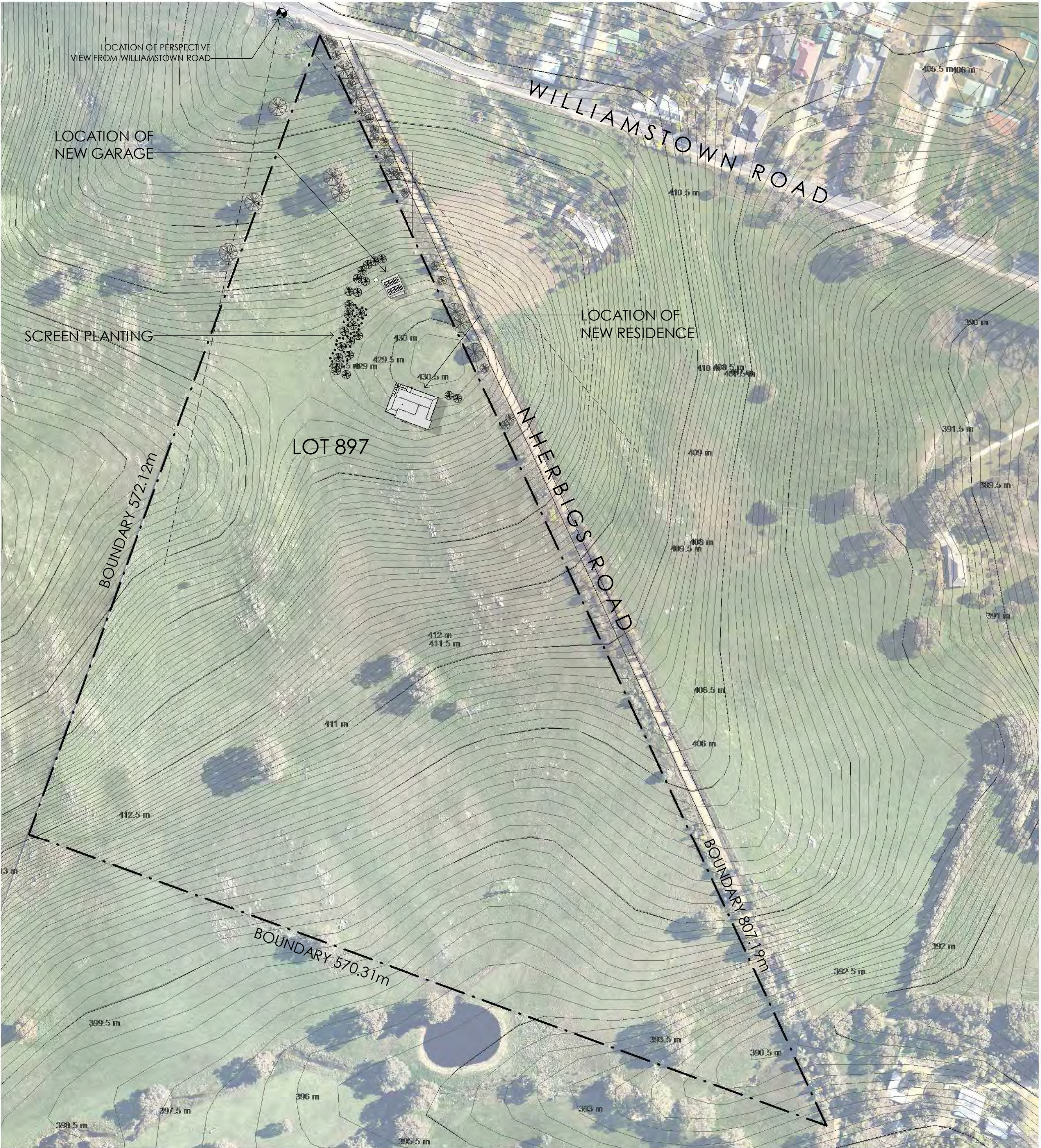
2 VIEW FROM WILLIAMSTOWN RD



3 PERSPECTIVE 1



4 PERSPECTIVE 2



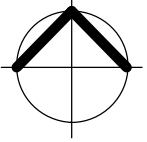
1 BLOCK PLAN
1 : 2000

NOTES

This drawing is copyright and the property of JBG Architects Pty. Ltd. and must not be used without written authorisation. Do not scale this drawing. All dimensions shown on drawings are in millimetres unless otherwise noted and should be verified on site before commencing building works. These architectural drawings are to be read in conjunction with the building specification and consultant drawings. Any discrepancies are to be referred to the project architect for clarification prior to work commencing.

Issue	Issued For	By	Chkd	Date
S	PA REVIEW	AJ	JG	14.03.17
C	ENERGY EFFICIENCY	AJ	JG	21.03.17
D	PA & SA	AJ	JG	28.03.17
F	PA REVIEW	AJ	JG	10.07.17
G	REVISED PA	TN	JG	14.09.18

0 20m 40m 60m 80m 100m
1:2000 @ A1, 1:4000 @ A3



Architect
J B G ARCHITECTS PTY LTD
residential - commercial - interior - planning - architecture - interiors
38 MURRAY STREET
TANUNDA 5352
P: 08 8543 1155
E: admin@jbgarchitects.com
Client

**M & K
FITZPATRICK**

Project Name
**FITZPATRICK HOUSE
NEW RESIDENCE &
GARAGE/UNIT**

Project Address
**LOT 897 N HERBIG RD
SPRINGTOWN SA**

Drawing Title
**COVERSHEET, PERSPECTIVES
+ BLOCKPLAN**

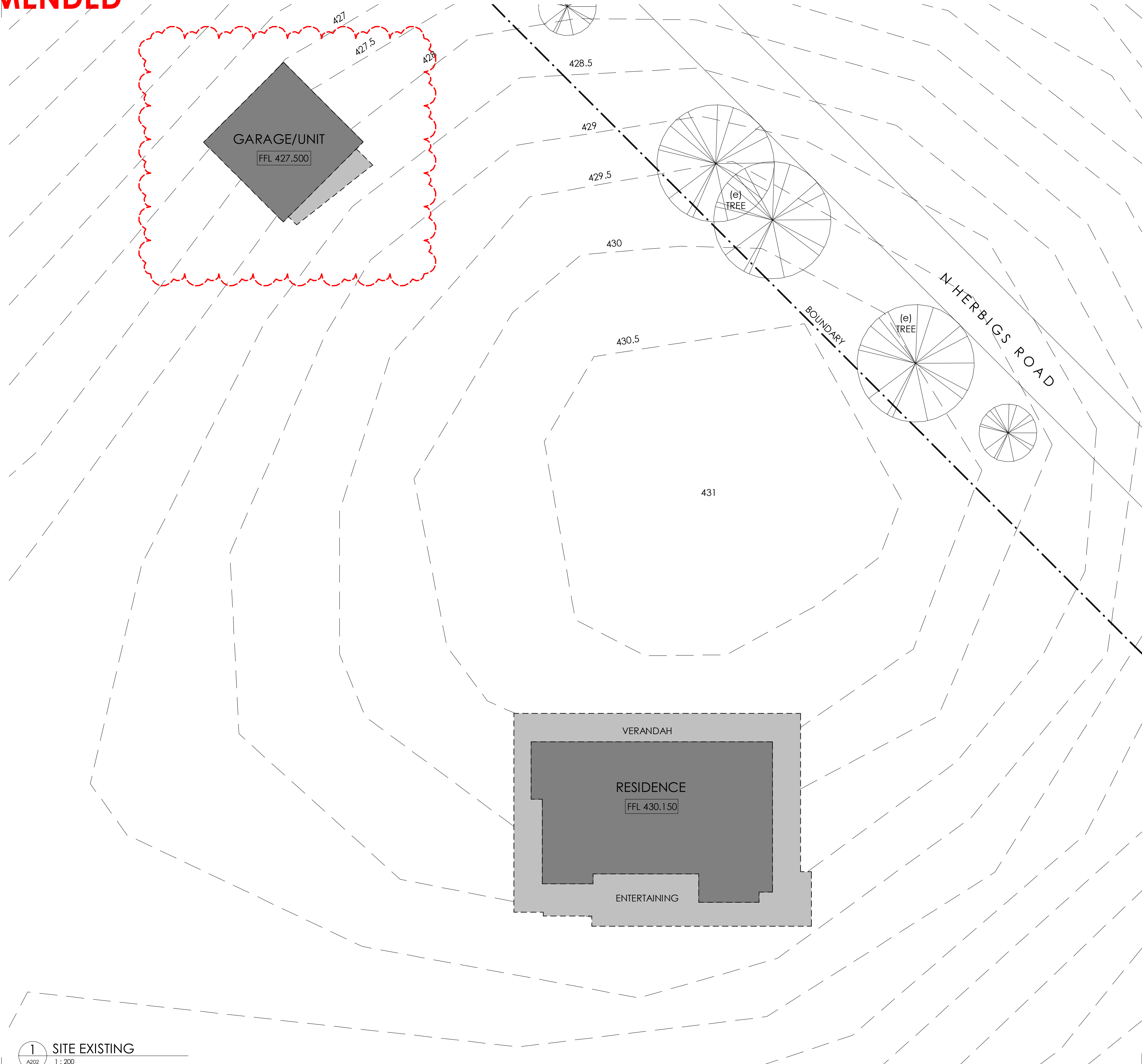
Project Number
1644

Drawing Number
A000

Issue
G

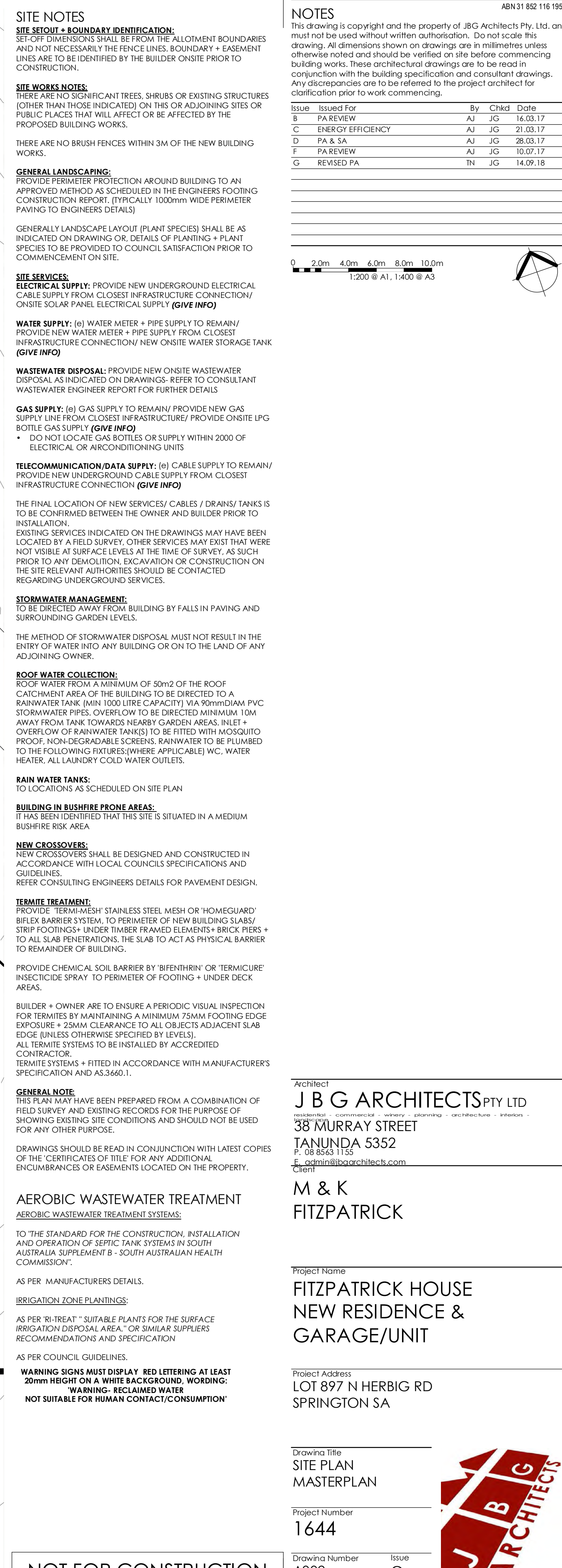
NOT FOR CONSTRUCTION





NOTES					ABN 31 852 116 195
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Issue	Issued For	By	Chkd	Date	
F	PA REVIEW	AJ	JG	10.07.17	
G	REVISED PA	TN	JG	14.09.18	

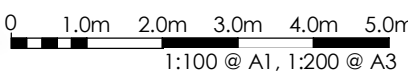




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Issue	Issued For	By	Chkd	Date
B	PA REVIEW	AJ	JG	14.03.17
C	ENERGY EFFICIENCY	AJ	JG	21.03.17
D	PA & SA	AJ	JG	28.03.17
F	PA REVIEW	AJ	JG	10.07.17
G	REVISED PA	IN	JG	14.09.18



EXTERNAL FINISHES SCHEDULE

- ROOF + TRIMS:**
- SHEET CLADDING:**
- **RF.1:** ROOF CLADDING
 - **TRUE OAK 'DEEP'** WITH MATCHING FLASHINGS.
 - COLORBOND FINISH: DUNE
 - SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH

- FASCIAS + BARGE BOARDS:**
- FASCIA FINISH: PAINTED TO MATCH COLORBOND WOODLAND GREY

- GUTTERS:**
- RG.1:** ROOF GUTTER
- **125mm QUAD GUTTERS**
 - GUTTER FINISH: WOODLAND GREY
 - GUTTERS TO ACHIEVE A MINIMUM 1:200 FALL/ BOX GUTTERS TO ACHIEVE A MINIMUM 1:100 FALL TOWARDS DOWNPIPES.
 - ALL NEW GUTTERS TO CONTAIN A BASIC LEAF GUARD MESH.

- DOWNPIPES/RAINHEAD:**
- DP:** DOWNPIPE
- 100dia DOWNPIPES WITH WALL BRACKETS AT 2000 C/C MAX.
 - DOWNPIPES AS INDICATED ON DRAWING- TO BE SPACED MAXIMUM 12M APART. LOCATIONS HAVE BEEN DETERMINED BASED ON VISUAL APPEARANCE AND TO FACILITATE ROOF DRAINAGE- IF FURTHER DOWNPIPES ARE REQUIRED CONSULT OWNER OR ARCHITECT FOR PRIOR APPROVAL. **(GIVE INFO)**

DOWNPIPE FINISH: TO MATCH COLORBOND WOODLAND GREY

- WALLS:**
- RD.1:** RENDER FINISH
- RENDER/ TEXTURE COAT FINISH TO WALLS. FINISH: **'NATURAL TONE'**

- EXPOSED STEELWORK:**
- STEELWORK IN PAINTED FINISH; TO MATCH COLORBOND MONUMENT

- WINDOWS + DOORS:**
- ALUMINIUM FRAMES:**
- ALUMINIUM FRAME IN POWDERCOAT FINISH; COLOUR TO MATCH COLORBOND MONUMENT

- GARAGE DOOR:**
- COLORBOND FINISH; TO MATCH COLORBOND WOODLAND GREY
 - '8&D DOORS' OR 'GLIDEROL' MANUFACTURERS; CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH OWNER
 - DOORS TO HAVE AUTOMATIC OPENING DEVICE

- GENERAL NOTES:**
- SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREA + FIRE RESISTANT MATERIALS NEAR BOUNDARIES.

THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE OWNER PRIOR TO ORDERING.

Architect
J B G ARCHITECTS PTY LTD
38 MURRAY STREET
TANUNDA 5352
P: 08 8563 1135
E: admin@jbgarchitects.com
Client

**M & K
FITZPATRICK**

Project Name
**FITZPATRICK HOUSE
NEW RESIDENCE &
GARAGE/UNIT**

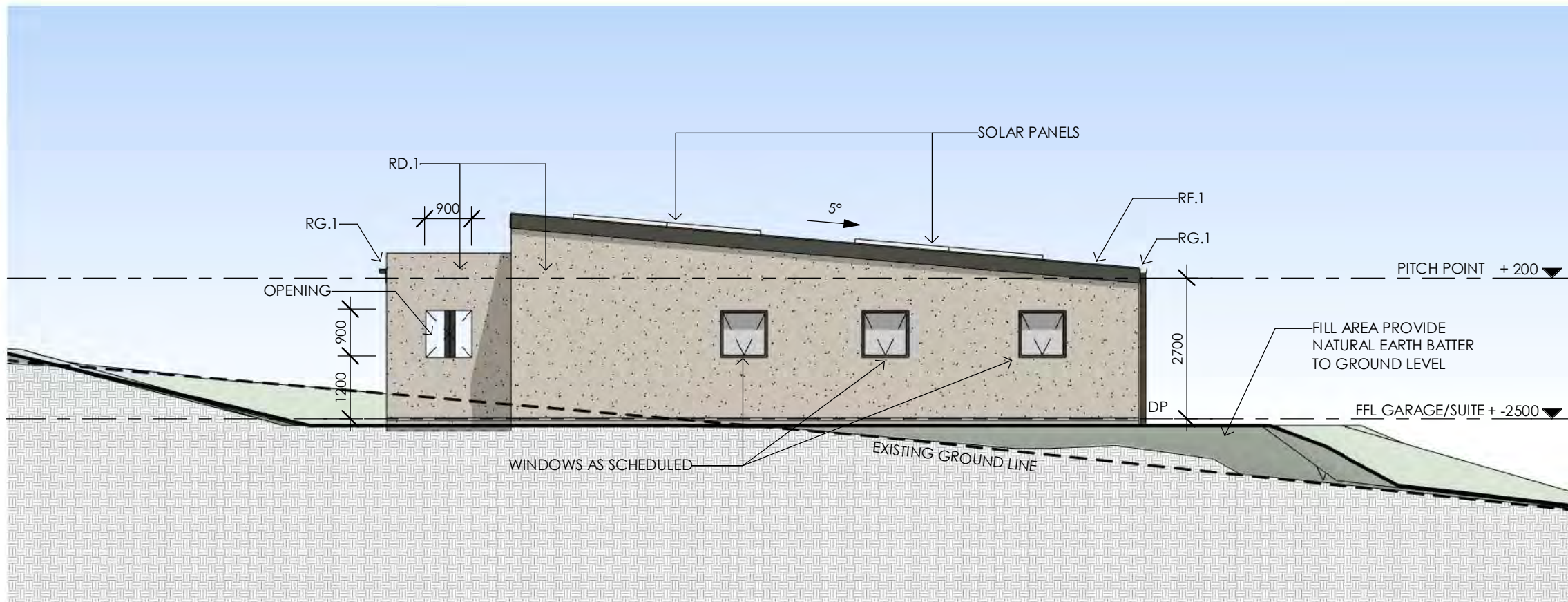
Project Address
**LOT 897 N HERBIG RD
SPRINGTON SA**

Drawing Title
GARAGE DETAILS

Project Number
1644

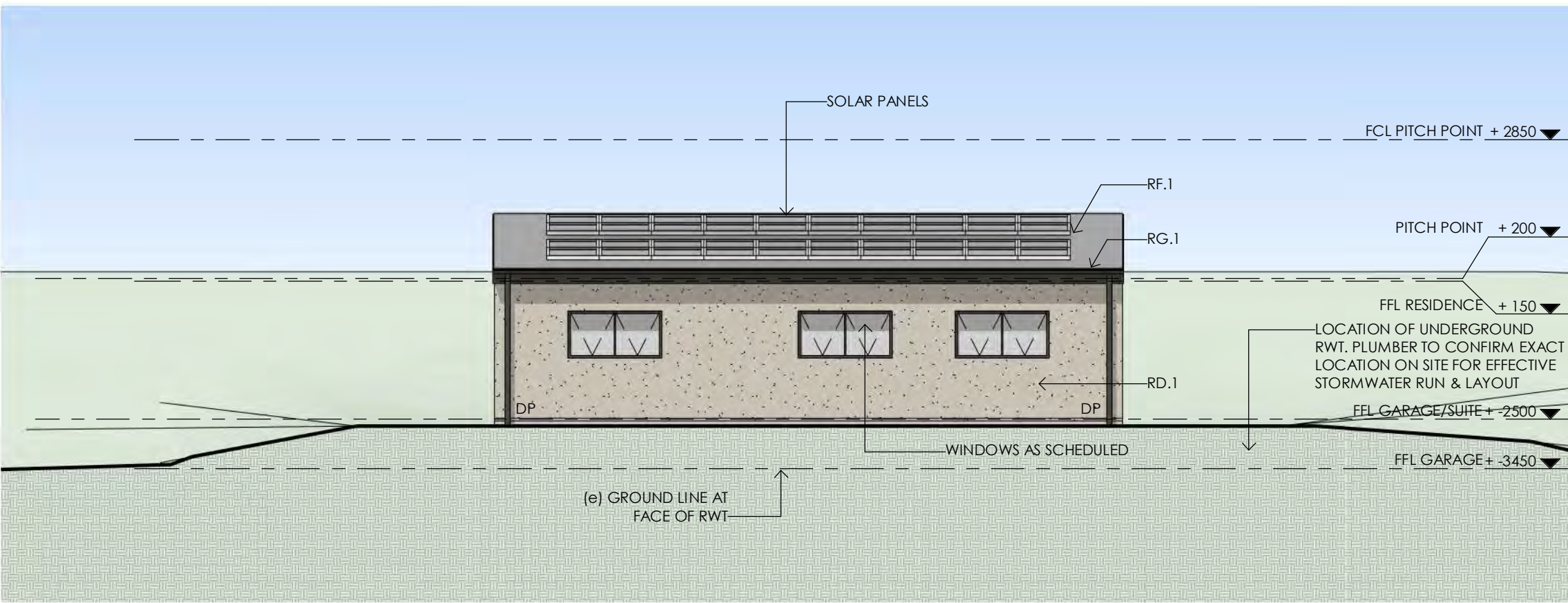
Drawing Number
A202

Issue
G



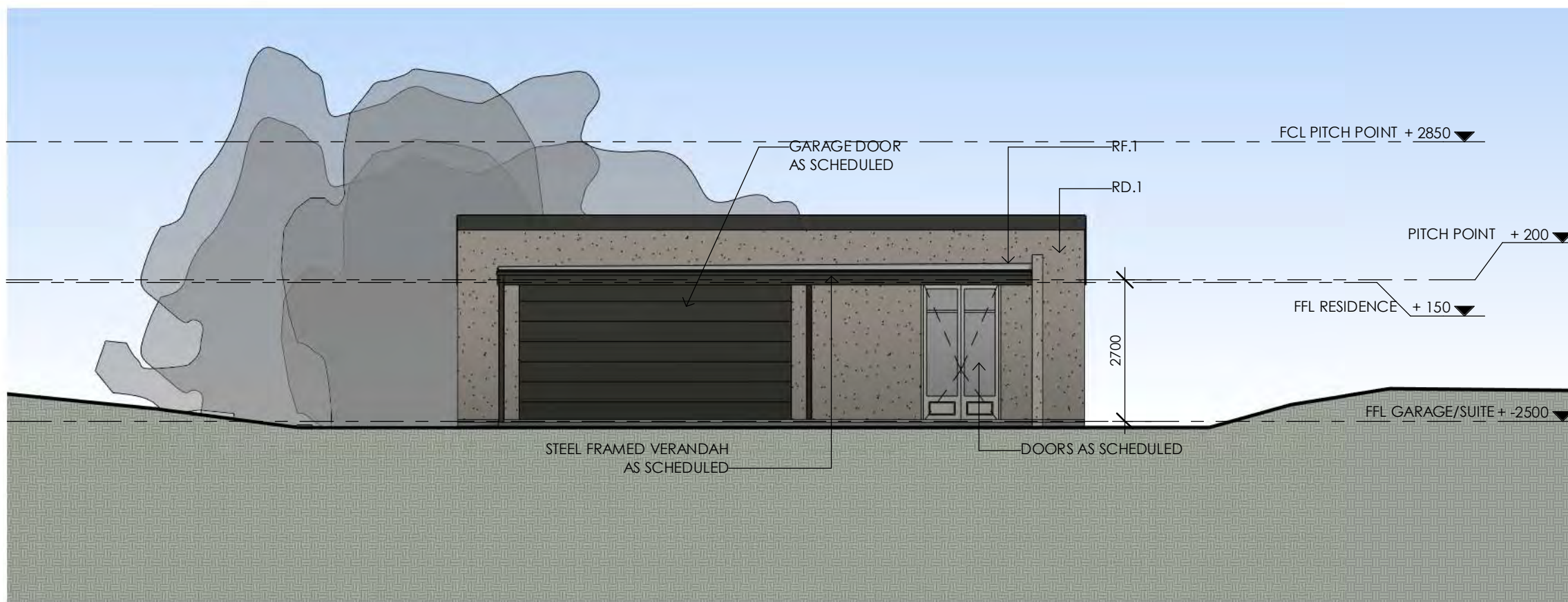
2 EAST ELEVATION-GARAGE

A202 1 : 100



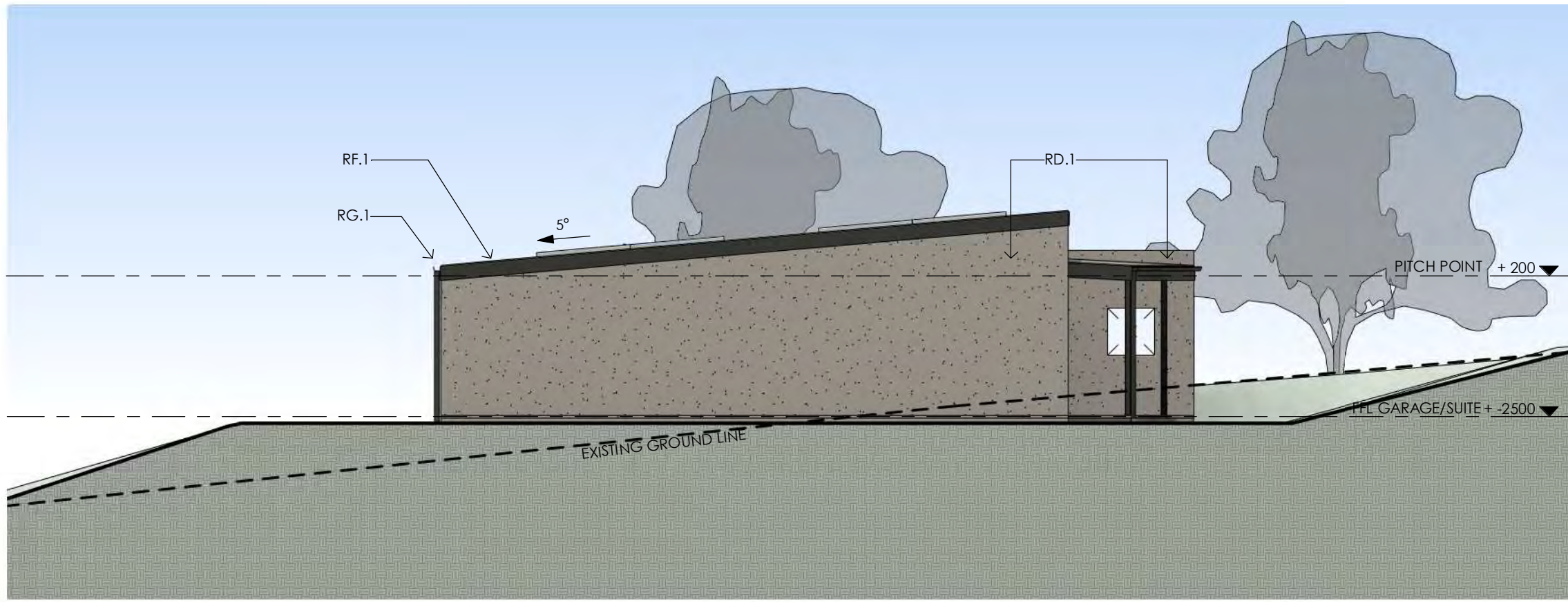
3 NORTH ELEVATION-GARAGE

A202 1 : 100



4 SOUTH ELEVATION-GARAGE

A202 1 : 100



5 WEST ELEVATION-GARAGE

A202 1 : 100

NOT FOR CONSTRUCTION

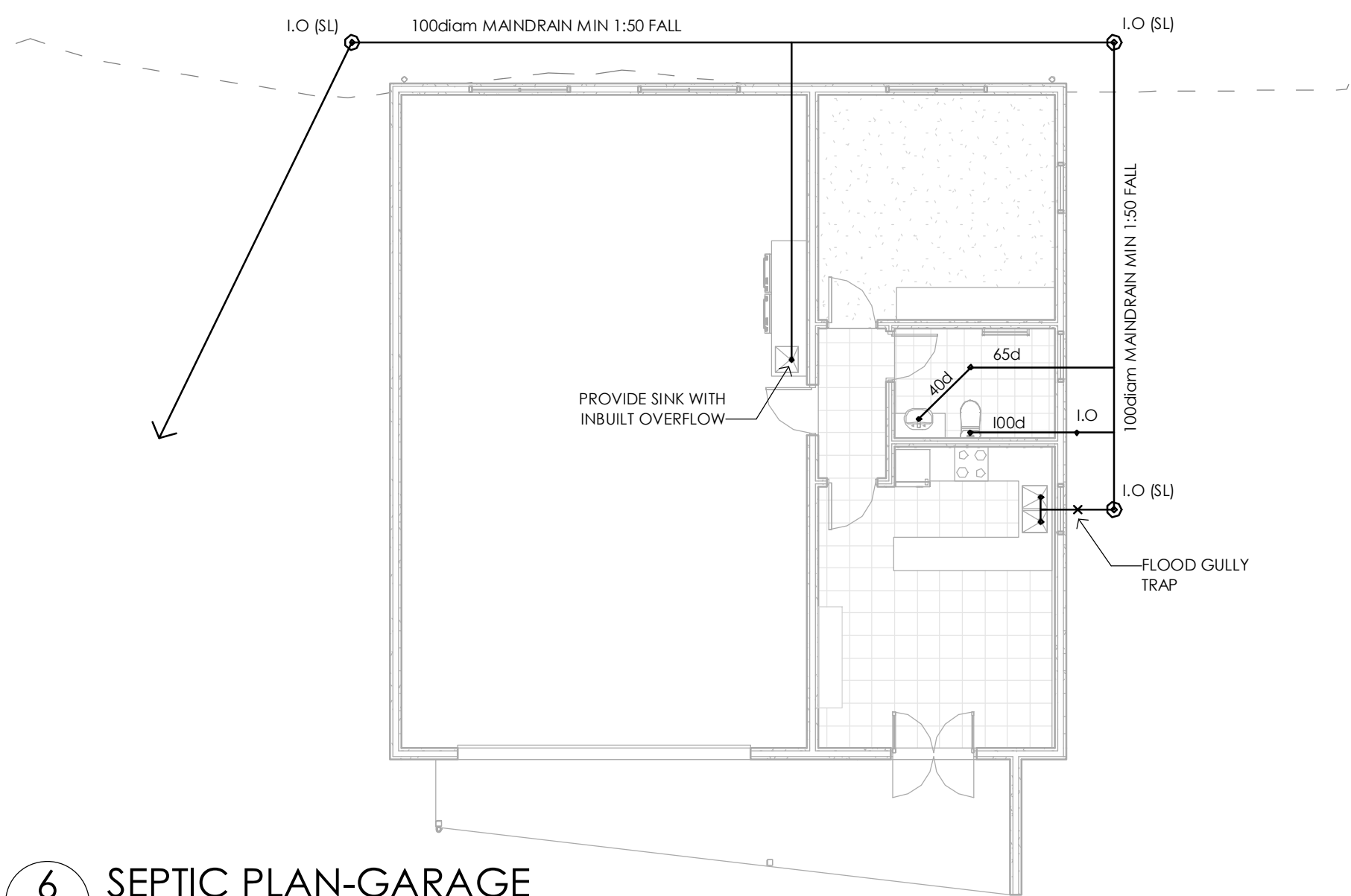
INSULATION SCHEDULE

LOCATION	TYPE	VALUE
ROOF	BLANKET INSULATION + SARKING	R2.0
CEILING	BULK BATT INSULATION	R3.0
EXTERNAL WALLS	NO ADDED INSULATION	

TO BE CONFIRMED

1 FLOOR PLAN-GARAGE

A202 1 : 100



6 SEPTIC PLAN-GARAGE

A202 1 : 100

FLEXIBLE COUPLINGS

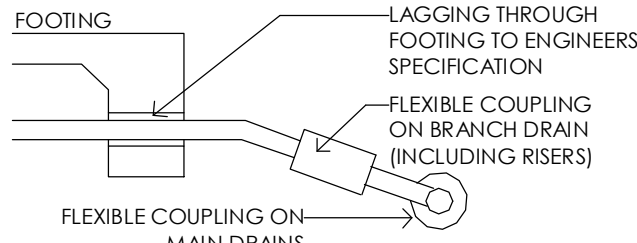
FOR SITES WITH SOIL CLASSIFICATION H1, H2, E:
PROVIDE FLEXIBLE EXPANSION COUPLINGS ON ALL SEWER AND STORMWATER DRAINS:
EXPANSION JOINTS: TYPICALLY ALONG DRAIN RISERS + JUNCTIONS TO MAIN DRAINS + ALONG MAIN DRAIN RUNS (MAX 6M APART)
SWIVEL EXPANSION JOINT - TYPICALLY ON DRAINS EXITING THE FOOTING WITHIN 1M OF THE BUILDING PERIMETER.

ADDITIONAL SWIVEL/EXPANSION CONNECTIONS ARE REQUIRED AT UNDERGROUND SEPTIC TANK/ WATER TANK JUNCTIONS OR SIMILAR FIXTURES. REFER TO CONSULTING ENGINEERS REPORT + PREFERRED SUPPLIER STORM PLASTIC FOR FURTHER DETAILS.

SELECT FLEXIBLE COUPLINGS TO SUIT DIFFERENTIAL MOVEMENT IN SOIL TYPES: 'H1' = 40-60MM / 'H2' = 60-75MM / 'E' = 75MM.

FOR SITES OF ALL SOIL CLASSIFICATION:
PROVIDE POLYETHYLENE LAGGINGS TO ALL SEWER AND STORMWATER PLUMBING PENETRATIONS THROUGH FOOTINGS AND PERIMETER PAVING TO ENGINEERS SPECIFICATION.

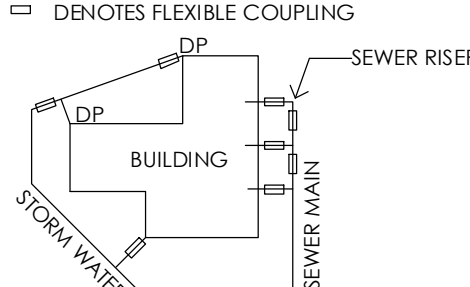
FLEXIBLE COUPLINGS



SCHEMATIC LAYOUT OF TYPICAL

INSTALLATION WITH FLEXIBLE COUPLINGS

- DENOTES FLEXIBLE COUPLING



SEPTIC LEGEND

WASTEWATER LEGEND

- DENOTES PLUMBING FIXTURE
- DENOTES INSPECTION OPENING AT SURFACE LEVEL
- DENOTES INSPECTION OPENING

NOTE:
CONFIRM STATUTORY CLEARANCE REQUIREMENTS BETWEEN SERVICES ON SITE.

DRAINAGE SPECIFICATION NOTES

FLOOR TRAP (FT):

- 65dia FLOOR TRAP WITH 80dia RISER. TO BE CONNECTED TO MAIN DRAIN AT A FALL OF 1:30.

HAND BASIN:

- TO DISCHARGE THROUGH A 40dia WASTE PIPE INTO FLOOR TRAP - MAX LENGTH 2.3M.

KITCHEN SINK:

- TO DISCHARGE TO MAIN DRAIN BY 50dia TRAP AND 65dia WASTE PIPE.

SHOWER:

- REFER TO FLOOR TRAP.

BATH:

- TO DISCHARGE THROUGH 40dia UNTRAPPED WASTE PIPE TO FLOOR TRAP - MAX LENGTH 1.3M.

PLAN LEGEND

WALL NOTES:

- ALL FINISHES AS SCHEDULED ON DRAWING A201 ELEVATIONS.
- DIMENSIONS TO FLOOR PLAN TYPICALLY EXCLUDE CLADDINGS + LININGS.
- ALL WALL FRAMING TO ENGINEERS DETAILS AND AS 1684.
- SELECT EXTERNAL NON COMBUSTIBLE CLADDINGS SUITABLE FOR THE DESIGNATED BUSHFIRE ATTACK LEVEL (IF APPLICABLE).
- INSTALLATION OF PROPRIETARY CLADDINGS / LININGS TO MANUFACTURERS DETAILS.
- PROVIDE INSULATION AND SARKING AS SCHEDULED OR EQUIVALENT TO ALL EXTERNAL WALLS.
- USE WATER RESISTANT PLASTERBOARD TO ALL WET AREAS AS SCHEDULED ON WET AREA DETAILS DRAWING.
- ALL CONTROL JOINTS IN MASONRY WALLS + AAC POWER PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS SITE INVESTIGATION AND FOOTING CONSTRUCTION REPORT.
- SUB FLOOR WALLS TO CONTAIN VENTILATION BRICKS/ VENTS TO THE PERIMETER OF THE WALL TO BCA 3.4.1 + VENTS TO CONTAIN APPROPRIATE TERMITE TREATMENT + BUSHFIRE GUARDS.
- PROVIDE BITUMEN TANKING SOLUTION TO WATERPROOF CELLAR WALL/ FLOOR JUNCTIONS AS REQUIRED

DOOR + WINDOW NOTES:

- ALL DOOR SWINGS + SLIDING DIRECTIONS AS INDICATED ON FLOOR PLAN
 - MEASURE + CONFIRM ALL WINDOW + DOOR STRUCTURAL OPENING DIMENSIONS ON SITE PRIOR TO FABRICATION
 - CONFIRM ALL DOOR + WINDOW HARDWARE SELECTIONS WITH OWNER PRIOR TO FABRICATION. ENSURE HARDWARE SUIT FRAME THICKNESS + CLEARANCES TO WALL STRUCTURE
- EXTERNAL DOORS + WINDOWS:**
- FIT WITH MATCHING INSECT SCREENS AND SELECTED HARDWARE TO OWNERS REQUIREMENTS.
 - PROVIDE DRAUGHT PROTECTION + WEATHER SEALS TO ALL EXTERNAL SWING DOORS

(ALUMINIUM)

- ALUMINIUM SLIDING DOOR FRAMES TO BE FABRICATED WITH LOW PROFILE (NURSING HOME SILL EQUIVALENT) OR CONCEALED THRESHOLDS - CONFIRM PROFILE SELECTION WITH OWNER.

INTERNAL DOORS:

- **2040 (GIVE INFO)** HIGH 'SOLID CORE' TIMBER PANEL DOORS (UNLESS NOTED OTHERWISE) AS INDICATED ON DWGS: PRIME DOOR FACE TO OWNERS SELECTION
- FIT WITH SELECTED DOOR HANDLES, PRIVACY LOCKS + DOOR STOPS TO OWNERS SPECIFICATION.
- FOR ALL WC'S, IF THE SHORTEST DISTANCE BETWEEN THE PAN AND THE NEAREST PART OF THE DOOR FRAME IS 1200mm OR LESS, THEN THE DOORS ARE TO BE FITTED WITH REMOVABLE HINGES.

DOOR + WINDOW LEGEND:

- ABD ALUMINIUM BI FOLD DOOR
- AD ALUMINIUM DOOR
- AFD ALUMINIUM FRENCH DOOR
- APD ALUMINIUM PIVOT DOOR
- ASD ALUMINIUM SLIDING DOOR

- AAW ALUMINIUM AWNING WINDOW
- ACW ALUMINIUM CASEMENT WINDOW
- AHW ALUMINIUM DOUBLE HUNG WINDOW
- AFG ALUMINIUM FIXED GLASS
- ALW ALUMINIUM LOUVRE WINDOW
- ASW ALUMINIUM SLIDING WINDOW
- AFS ALUMINIUM FRAMELESS SASH

- GD GARAGE DOOR/SHUTTER
- CSD CAVITY SLIDER DOOR + 'JEXIS' CAVITY RELEASE SYSTEM

FLOOR FINISHES:

- FFL DENOTES: FINISHED FLOOR LEVEL
- CONFIRM ALL FLOOR SELECTIONS WITH OWNER PRIOR TO ORDERING/INSTALLATION.
- ALIGN FLOOR + WALL TILE JOINTS
- INSTALL FLOOR COVERINGS TO MANUFACTURERS SPECIFICATIONS

FLOOR FINISH LEGEND:

- CA.01 CARPET + UNDERLAY
- CO.01 CONCRETE
- CT.01 CEMENTITIOUS TOPPINGS + SURFACE MODIFIERS
- DK.01 TIMBER DECKING
- PV.01 PAVERS
- TL.01 WET AREA FLOOR TILES
- TM.01 HARDWOOD TIMBER FLOORBOARDS
- VL.01 VINYL

WALL LEGEND

- THERMACELL (300SERIES) 200mm THICK WALL. PROVIDE RENDER TO EXTERNAL FACES + PLASTERBOARD TO INTERNAL FACES
- THERMACELL (300SERIES) 150mm THICK WALL. PROVIDE PLASTERBOARD TO INTERNAL FACES
- .COL □ COLUMN TO ENGINEERS DETAILS
- .POST □ NOM 100SQ STEEL POST TO ENGINEERS DETAILS

SITE AREA COVERAGE		m²
SITE (APPROX)	162,890.00	
LIVING	53.00	
GARAGE	91.00	
VERANDAH - UNENCLOSED	19.00	
TOTAL NEW BUILDING WORK AREA	163.00	m²



1 PERSPECTIVE 3



2 PERSPECTIVE 4



4 PERSPECTIVE 6



3 PERSPECTIVE 5



5 PERSPECTIVE 7

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G	REVISED PA	TN	JG	14.09.18

Architect

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residential - commercial - interior - planning - architecture - interiors

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E: admin@jbgarchitects.com

Client

M & K

FITZPATRICK

Project Name

FITZPATRICK HOUSE

NEW RESIDENCE &

GARAGE/UNIT

Project Address

LOT 897 N HERBIG RD

SPRINGTOWN SA

Drawing Title

PERSPECTIVES

Project Number

1644

Drawing Number

A901

Issue

G

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363

Marie Thom

From: Greg Burgess <greg@accesssdm.com.au>
Sent: Wednesday, 23 January 2019 10:20 AM
To: Jake Boswell
Cc: Steve Kaesler
Subject: Fitzpatrick's North Herbig Road Springton
Attachments: IMG_2248 - Copy.jpg; IMG_2248.jpg; IMG_2250.jpg; IMG_2251.jpg; IMG_2252.jpg; IMG_2253.jpg; IMG_2254 - Copy.jpg; IMG_2254.jpg; IMG_2255.jpg; IMG_2256.jpg; IMG_2257 - Copy.jpg; IMG_2257.jpg; IMG_2258.jpg; 1644-Fitzpatrick House-170710-PA Review(Planner).pdf

Hi Jake

Thanks for the update prior to Christmas.

I have attached photos of the road that show the portion between the intersection and the property access point, approximately 230 metres from the intersection with Williamstown Road. This intersection has 5 intersecting roads.

N Herbig Road carries local through traffic and is used by local walking groups along the road verge.

N Herbig Road is graded by Council and has successively over a number of years been graded down to the point where subsurface rock has been exposed.

Council have suggested that the road

1. is not safe and convenient
2. has no road rubble
3. is an unmade Public Road and
4. is subject to CFS requirements and
5. suggested that an access from Williamstown Road / Springton Road intersection be installed

The owners of the land have used N Herbig road since purchasing property in all seasons with vehicles and small trucks, during this time the road has not been in a state from rain or surface deterioration that has prevented access or made access inconvenient or dangerous. It is apparent that Council have graded the road over seasons and successively removed surface rubble and material to the verges in the natural formation of road grading. It is apparent that the road surface in two locations has now exposed rock (indicated in the attached photos).

The rock surface exposure is minimal and does not interrupt car travel to the lands

The vegetation overhanging the road carriageway is in isolated locations and occurs as trees have not been pruned or maintained in their growth habit.

The owners are happy to trim the overhanging trees where they occur.

The CFS have inspected the site and N Herbig Road and are satisfied that their access to the lands is not restricted or unsafe by the road surface or overhanging branches.

Further along N Herbig Road other properties use the road to access their lands from the far end of N Herbig road as their lands are closer to that intersection. It is apparent from occupation of the lands that the owners are the only regular traffic users of the road, together with walkers and bike riders.

An alternative access point at the intersection with Williamstown road has been suggested, however that creates a driveway at or near the intersection and given the nature and use of the lands as an operating farm this is not considered safe for the owners.

The application is for a new dwelling part way along N Herbig Road and access is to occur from the Road to the new dwelling. Access already exists and occurs along the same portion of the road for farming activities and the addition of a residence will create about 6 additional vehicle movements per day.
It is not believed the additional movements will result in any increased wear on the road .

We are happy to meet Engineering on site or as required to look at this further if it is considered a reasonable outcome can be identified.

I understand that all requirements and adjustments for the application of the new dwelling apart from the Engineering requirement that the road be reconstructed.

We would ask Council proceed to a Decision on the application as soon as possible

Cheers
Greg Burgess

Access SDM
Surveyors - Civil Designers - Development Managers
PO Box 1700, Mt Barker, 5251
(08) 8391 3000















7. REPORTS – APPLICATIONS TO PROCEED/NOT TO PROCEED TO ASSESSMENT

7.1 960/461/2018 (3 Concordia Road Concordia)

APPLICATION DETAILS

PROPOSAL	Freestanding Advertising Sign
APPLICANT	Springwood Development Nominees
OWNER	Springwood Development Nominees
APPLICATION NO	960/461/2018
CERTIFICATE(S) OF TITLE	CT 6196/976
AREA	34.33ha
CURRENT USE	Farming/Detached Dwelling
DEVELOPMENT PLAN VERSION	Consolidated 11 August 2016
ZONE	Primary Production Zone
POLICY/PRECINCT AREA	Precinct 5 Concordia
OVERLAYS	Bushfire Protection Area
APPLICATION TYPE	Non-Complying
CATEGORY OF DEVELOPMENT	Category 3
REFERRALS	Department of Planning, Transport and Infrastructure (DPTI). State Heritage Branch
PREVIOUS APPLICATIONS	Nil
ASSESSING OFFICER	Phil Harnett
RECOMMENDATION	That Development Plan Consent be REFUSED without proceeding to make an assessment

BACKGROUND

The proposal is for:

- A conventional billboard type sign with a total height of 3.5 metres as elevated off the ground on posts. The primary advertisements will be 7.5 metres wide by 2.5 metres high with a total area of 18.75 square metres. A small panel angled off the primary advertisement façade will be 1.5 metres wide by 2.5 metres high, however will not have any imagery or text.

Advertisements are non-complying in the Primary Production Zone except where the development achieves at least one of (a) or (b) below:

- (a) Is adjacent a road with a speed limit of less than 80km/h.
- (b) Has an advertisement area of 2sqm or less and achieves all of the following:
 - i. The message contained thereon relates entirely to the lawful use of the land.
 - ii. The advertisements is erected on the same allotments as the use it seeks to advertise.
 - iii. The advertisement will not result in more than two advertisements on the allotment.

The proposal does not satisfy (a) or (b) and is therefore a non-complying form of development for assessment purposes.

Attachment 1 provides a copy of the application and associated documentation, including the Statement in Support.

This application has been referred to the Barossa Assessment Panel for a decision for the following reason:

(1) With respect to a non-complying application:

- In accordance with Section 39(4)(d) of the Development Act, to refuse consent, without proceeding to make an assessment of the application.

PUBLIC NOTIFICATION

The application is a Category 3 form of development pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and Regulations 2008 and the Procedural Matters of the Primary Production Zone.

Public notification will be undertaken if the Barossa Assessment Panel resolve to proceed further with the assessment.

SITE AND LOCALITY

The subject land is Allotment 30, 3 Concordia Road, Concordia within Certificate of Title – Volume 6196, Folio 976.

The subject land has an approximate area of 34.3 hectares (343,396 square metres) with an approximate frontage of:

- 61 metres to the Barossa Valley Way
- 490 metres to Concordia Road
- 835 metres to Harris Road.

Three watercourses traverse the southern and western sections of the land which undulates up from the watercourses to the east. A detached dwelling with associated outbuildings are situated on the land however it is primarily used for farming purposes.

The locality is characterised by a mix of land uses with the subject land being situated close to the boundary with Gawler Council. Development within Gawler Council area is predominantly suburban in character with a range of residential allotment sizes and development. This character contrasts with the character of The Barossa Council area which is characterised by open farming allotments and rural living allotments, primarily south of the Barossa Valley Way.

The Barossa Valley Way is a secondary arterial road which accommodates single lane traffic in each direction. The Barossa Valley Way and its associated traffic, being a busy thoroughfare, influences the character of the locality. A railway corridor intersects the Barossa Valley Way adjacent the subject land and travels in an east-west direction.

The site is located within the Primary Production Zone, as shown in *Figure 1*.

The site is located within Precinct 5 - Concordia, as shown in *Figure 2*.

The site is located outside the Heritage and Character Preservation District, as shown in *Figure 3*.

An aerial view of the locality and site are shown in *Figure 4* and *Figure 5*.

Site photos are provided in Figure 6 to Figure 10.

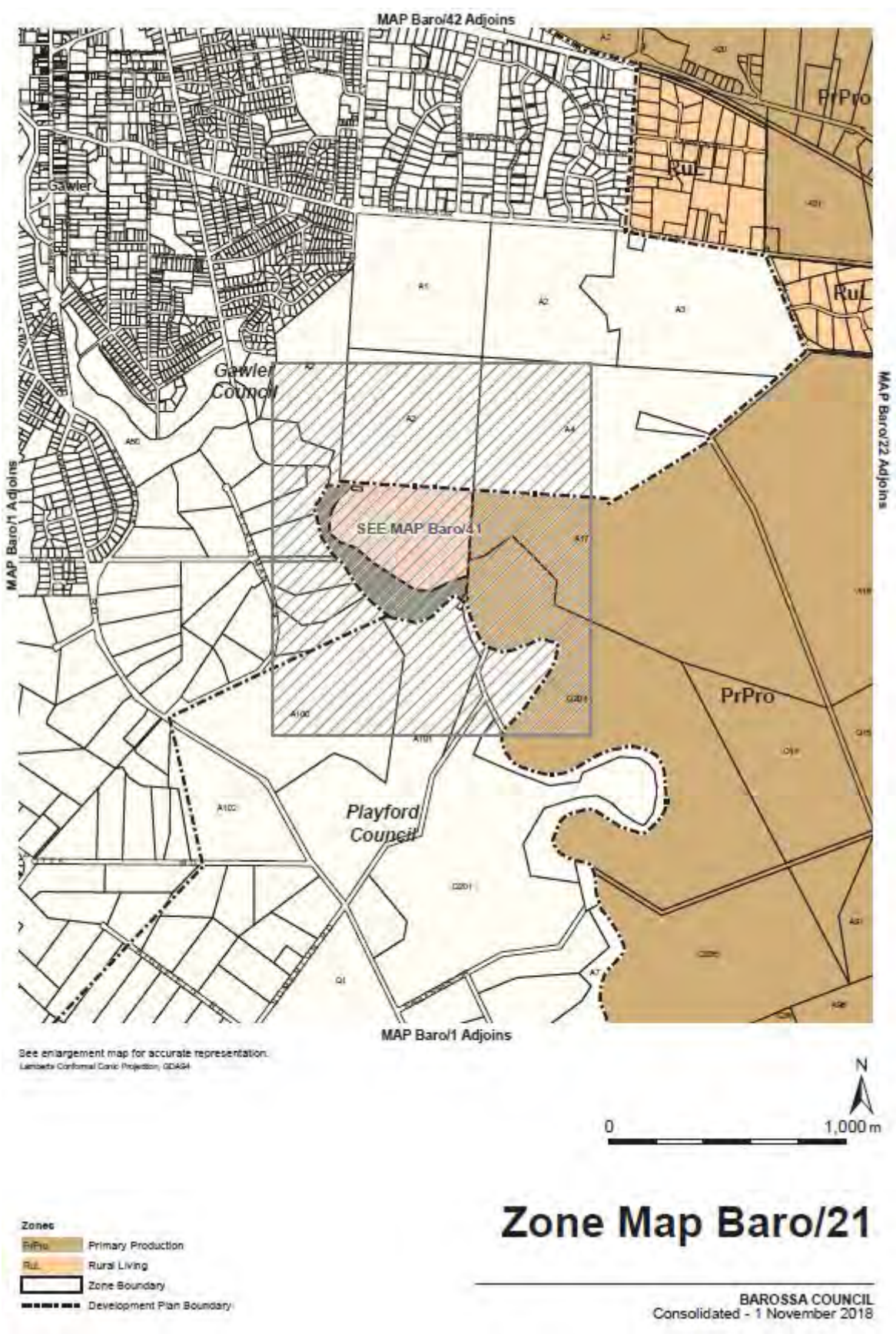


Figure 1: Zone Map Baro/21

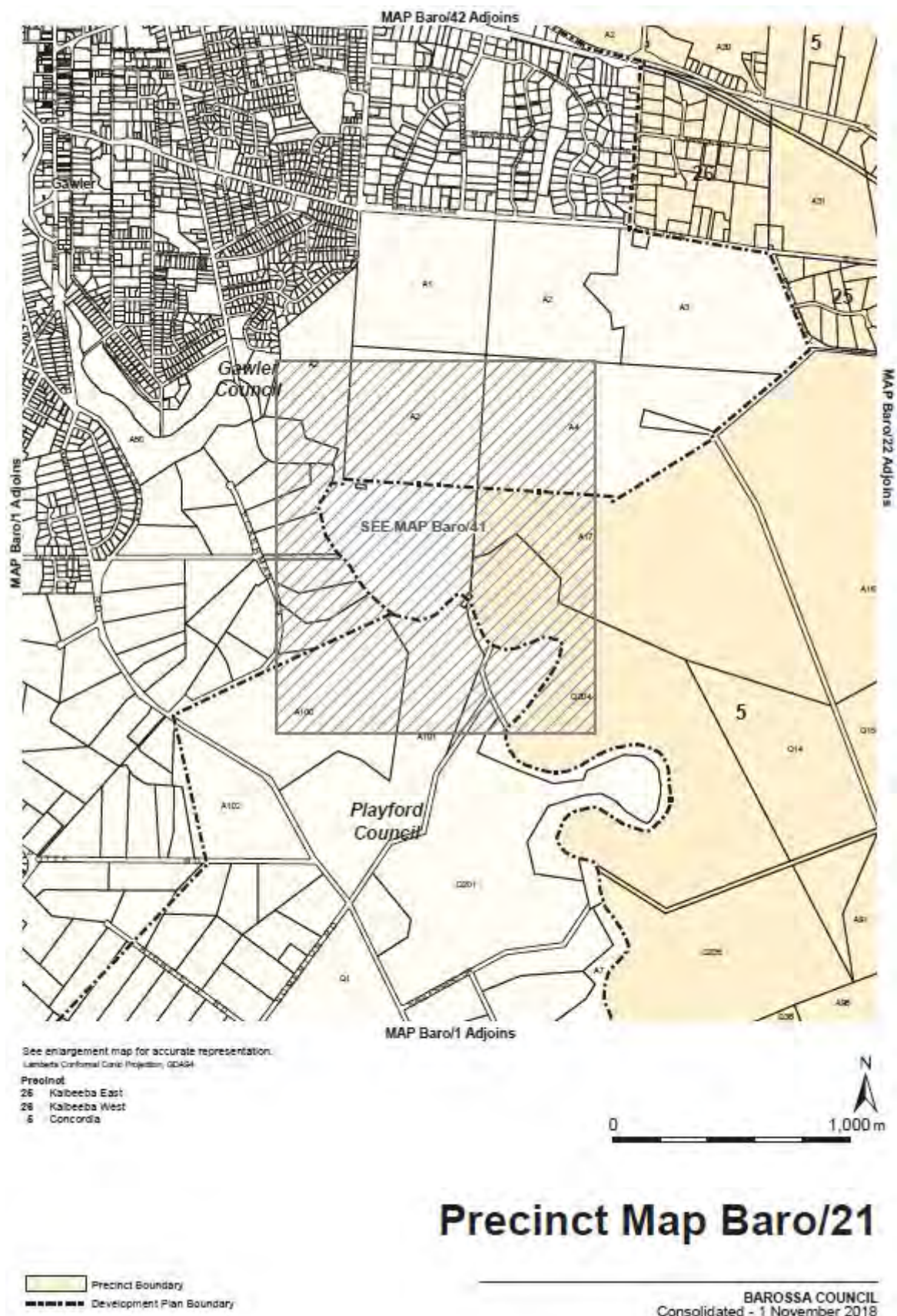


Figure 2: Precinct Map Baro/21

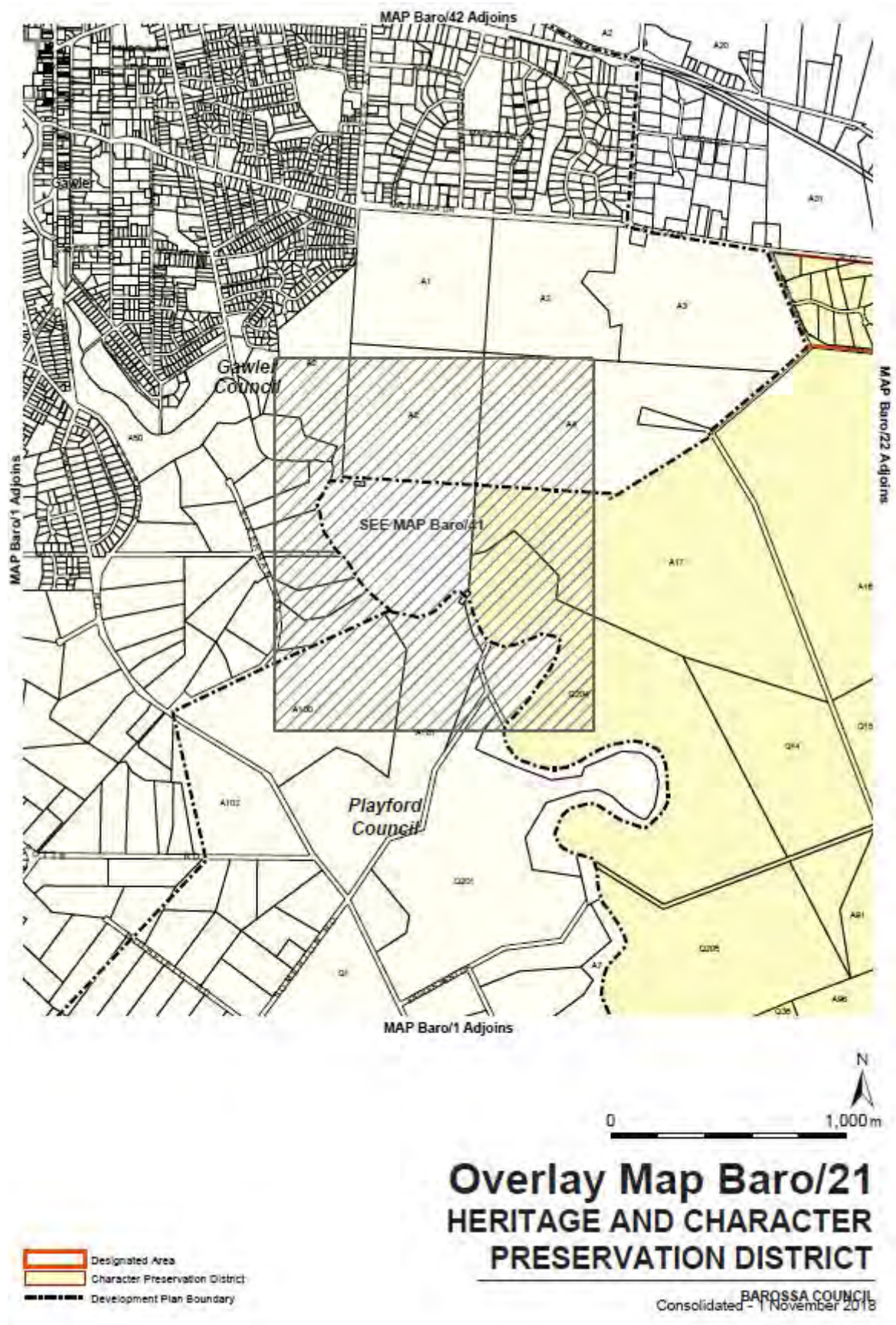


Figure 3: Heritage and Character Preservation District Overlay Map

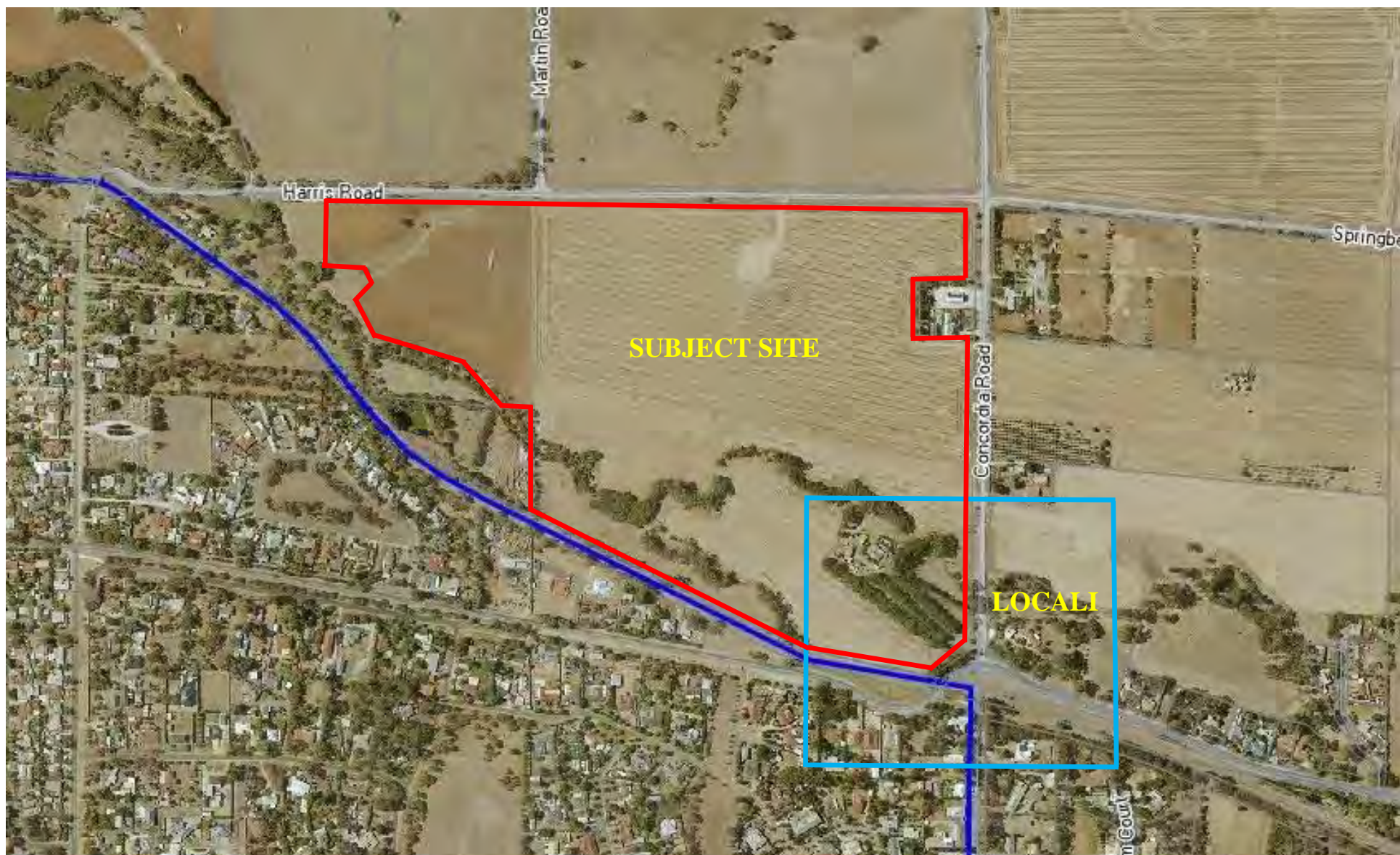


Figure 4: Aerial – Locality



Figure 5: Aerial – Site



Figure 6: Site Photo – Looking toward railway crossing of the Barossa Valley Way



Figure 7: Site Photo – Advertisement location. Trees to be trimmed, potentially removed



Figure 8: Site Photo – Intersection of Concordia Road and the Barossa Valley Way looking towards advertisement location.



Figure 9: Site Photo – View towards advertisement location from railway line



Figure 10: Site Photo – Nearby State Heritage Place

REFERRALS

Internal

The application will be referred to Council's Works and Engineering Section if the Barossa Assessment Panel resolve to proceed with the Assessment.

External

Pursuant to Section 8 of the *Development Act 1993*, the application will be referred to DPTI (Department of Planning, Transport and Infrastructure) and potentially the State Heritage Council if the Barossa Assessment Panel resolve to proceed with the Assessment.

ASSESSMENT

Qualitative Criteria

The proposal is assessed for consistency with the qualitative requirements of the Development Plan as outlined below:

Overlay Section

Bushfire Protection Area The subject land is located in the Medium Bushfire Protection Area as shown on the Bushfire Protection Area (BPA) Maps – Bushfire Risk.

Notwithstanding this, the proposal is not a habitable building or a fire hazard.

General Section

Advertisements
Safety
Free-standing
Advertising along
Arterial Roads

Objectives 1, 2 and 3
PDCs 1, 2, 4, 5, 6, 9, 10, 11, 12, 14, 15 and 20

Contrary to Principle 1, the proposal is prominently sited and of a size that is inconsistent with the predominant character of the surrounding landscape.

The proposal will advertise the sale of land within Springwood Estate, situated approximately 740 metres from the subject land. Contrary to Principle 4, the proposal does not advertise information relating to the use of the subject land.

In accordance with Principle 5 the applicant has explained that the proposal will be situated on private land. Contrary to Principle 5 some pruning/trimming of trees will be required.

In accordance with the intent of Principle 9, the support structure of the proposal is considered to be visually discreet and suitably concealed. Furthermore, the proposed image is clear and concise in accordance with Principle 10.

The proposal would be the only advertisement situated on the land, however is considered to be of a scale and size that is contrary to the desired character of the locality and incompatible with the rural use of the land and existing character of the locality.

Principle 20 states that advertising should not be placed along arterial roads that have a speed limit of 80km/h or more. The Barossa Valley Way has a speed limit of 80km/h, however the bend adjacent the proposal has a signed recommended speed limit of 45km/h.

All other Objectives and PDCs are deemed to comply.

Design and
Appearance
Building Setbacks from
Road Boundaries

Objective 1
PDCs 1, 2, 3, 7, 11 and 17

The proposal is a conventional billboard type sign with a total height of 3.5 metres as elevated off the ground on posts. The primary advertisements will be 7.5 metres wide by 2.5 metres high with a total area of 18.75 sqm. A small panel angled off the primary advertisement façade will be 1.5 metres wide by 2.5 metres high, however will not have any imagery or text.

Contrary to Principle 1 the proposal is of a size and scale that is not sympathetic to development in the locality. The advertisement is of a size that will dominate the surrounding character when travelling along the Barossa Valley Way.

In accordance with Principle 7, the proposal will not incorporate highly reflective materials which will result in glare.

The signage is likely to have a co-ordinate display, however contrary to Principle 11, the proposal is not considered to maintain or enhance the visual attractiveness of the locality which is primarily characterised by an open, undulating rural landscape.

Contrary to Principle 17, the proposal is not setback or sited in a location that contributes positively to the streetscape character and will have a detrimental impact upon the character of the locality.

All other Objectives and PDCs are deemed to comply.

Heritage Place

Objective 3 and 4
PDCs 6

The Wheatsheaf Hotel is a State Heritage Place situated nearby the proposal at 2-6 Sunnysdale Avenue, Gawler East, within the Gawler Council Area.

The proposal will not commonly be viewed against the State Heritage Place, however will affect its context. On this basis, referral to the State Heritage Branch is appropriate if the Barossa Assessment Panel resolve to proceed with the assessment.

Orderly and Sustainable Development

Objectives 1, 2, 3, 4, 5 and 7
PDCs 1, 2, 3 and 10

The proposal will not jeopardise or prejudice the continuance of adjoining authorised land uses, rural productivity or the achievement of the Development Plan.

All other Objectives and PDCs are deemed to comply.

Siting and Visibility

Objectives 1 and 2
PDCs 1, 2, 3, 4, 5 and 6

The proposal will be prominently located on Barossa Valley Way. In addition to its size, its siting will ensure that it is highly visible. On this basis, the proposal has not been sited or designed to minimise its visual impact on the character of the area, but rather sited to be prominent as per the intent of advertisements.

Tourist routes are not specifically prescribed within the Development Plan however Barossa Valley Way is a principal road for tourists leaving Gawler for The Barossa Valley and vice versa. Barossa Valley Way is therefore considered to be a tourist route and the proposal is not considered to protect or enhance the visual amenity and landscape quality when viewed from Barossa Valley Way.

The proposal is not situated on a ridgeline and will not be visible against the skyline. The proposal will be the only advertisement situated on the subject land however is not set

well back from public roads so as to be unobtrusive. It is acknowledged that the strategy behind the placement of advertisements is 'to be seen', however the impact of an advertisement upon the surrounding character is particularly important in rural areas and adjacent arterial roads.

In this circumstance, the proposal is of a size and siting that will be obtrusive. The advertisements is considered to negatively impact upon the visual amenity and character of the locality.

All other Objectives and PDCs are deemed to comply.

Zone Section

Primary Production Zone Objectives 1, 2 and 5

The proposal has been situated so as not to impact upon the economy, efficiency or sustainability of existing primary production activities. On this basis, existing primary production activities are protected.

That being said, the size and appearance of the proposal is considered to detract from the scenic qualities of the surrounding rural landscape.

All other Objectives are deemed to comply.

Desired Character

The zone comprises a range of landscapes with varying soil quality, underground water supplies and rainfall levels. Development of grazing and broadacre farming land uses is the most appropriate form of agricultural use located within the zone, with limited opportunities for more intensive uses such as horticulture and viticulture located within the uplands areas of the zone such as the Barossa Range. Development will take into account the capability and suitability of the land for the intended use.

It is anticipated that the expansion of existing winery and industrial uses will only occur in association with improvements to the amenity, visual impact, site access and environmental protection standards of such activities.

Located within the North Mount Lofty Ranges and South Mount Lofty Ranges, small scale, low impact agricultural and home based industries are encouraged where they expand the economic base of the Mount Lofty Ranges and Barossa Valley. Industries will be limited to those based upon the processing of agricultural produce primarily from the Barossa Valley Region. Home based industries will be limited to those based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the Region. Such agricultural and home based industries will complement the character of the zone and enhance tourist or heritage activities and be compatible with local areas. Forms of large scale winery and industrial development are more appropriate within industry zones within townships or regional industrial areas established specifically for such purposes.

The zone comprises a pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures together with the isolated dwellings and scattered farm buildings. The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. There are pockets

of the zone where steep slopes and stands of native vegetation are more predominant, such as the upland areas of the Barossa Ranges. Development will recognise the limitations imposed by such characteristics and prevent the further erosion of soils, or removal of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character.

The stands of existing native vegetation within and surrounding Sandy Creek Conservation Park add to the landscape character consisting of a patchwork of open cropped and grazing areas interspersed with stands of vegetation. Development will result in the protection and expansion of stands of native vegetation within and outside of the Sandy Creek Conservation Park, and across the zone generally.

Other than within Precinct 4 Barossa Range, Precinct 6 Moculta and Precinct 7 Paper Town, there are opportunities for additional dwellings to be established within the zone, however only where it can be demonstrated that they do not conflict with the use of land for primary production purposes and maintain the open landscape character. Additional dwellings within Precinct 4 Barossa Range and Precinct 6 Moculta will be limited so as to maximise farm productivity and prevent incremental erosion of the existing landscape character. It is anticipated that buildings in the zone will be limited to single-storey in height, be designed and located so that they are not visible from public roads, particularly the Barossa Valley Highway, scenic or tourist routes, or from vistas within townships. Buildings will be designed to minimise the disturbance to the natural ground levels, utilising design techniques to reduce bulk and massing and be constructed using materials and finishes of a low reflective nature and subdued colour to match those found located within the landscape in order to be inconspicuous in appearance. Buildings will be designed and constructed with environmentally sustainable principles in mind, including passive solar techniques, use of renewable energy and harvesting of stormwater for re-use located within the dwelling and surrounds.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. It is expected that broadacre farming and horticultural land use will not take place on land containing stands of mature native vegetation. Development will result in the conservation of existing stands of native vegetation and increase the planting of locally indigenous vegetation in important locations, such as along watercourses. Development involving the construction of buildings or structures will include the planting of additional locally indigenous species to increase biodiversity and habitats for fauna, as well as screen the buildings and structures from views in the locality.

Desired Character

The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character. This character generally remains in place of the proposal, however is somewhat influenced by the railway junction and curved nature of the Barossa Valley Way immediately adjacent the proposed sign.

Farm buildings, detached dwellings and outbuildings are anticipated within the precinct where they maintain an open landscape character. Buildings should be designed and located so that they are not visible from public roads, particularly the Barossa Valley Way and scenic or tourist routes.

The proposal is sited and sized to be prominent, particularly from the Barossa Valley Way, to the detriment of the open landscape character. On this basis, the proposal is contrary to the thrust and intent of the Zone's desired character despite not impacting upon primary production land uses.

Land Use

PDCs 1, 2, and 5

The proposal is not specifically envisaged within the Zone and would be deemed "generally inappropriate" (because it is non-complying) if considered strictly in accordance with Principles 1 and 2. Regardless, it is appropriate to consider the true impact of the proposal in determining its merits.

Principle 5 guides that:

Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

- (a) *grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads.*
- (b) *screened from public roads and adjacent land by existing vegetation or landscaped buffers.*

Contrary to Principle 5, the proposal is:

- Not grouped together with other buildings or structures.
- Not setback from allotment boundaries to minimise visual impact.
- Not screened from public roads.

It is acknowledged that the proposal is a kind which is intended to be seen so as to promote the advertised product however, this is contrary to the intent of Principle 5.

All other Objectives and PDCs are deemed to comply.

Form and Character

PDCs 10 and 11

Principle 11 guides that:

Buildings should be unobtrusive in appearance, not detract from the open natural character of the zone and, in particular should:

- (a) *be single storey*
- (b) *be of a low profile with roof lines that complement the natural form of the land*
- (c) *comprise variations in wall and roof lines and floor plans which complement the contours of the land so as to minimise the mass of the building*
- (d) *be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building*

- (e) *incorporate large eaves, verandas and pergolas into designs to create shadowed areas which reduce the bulky appearance of buildings*
- (f) *utilise non-reflective materials and be finished in colours that blend with the natural environment*
- (g) *be screened by existing native vegetation when viewed from roads located within the zone or from townships.*

It is acknowledged that Principle 11 is primarily intended for farm buildings, detached dwellings or outbuildings. Notwithstanding this, the proposal will have a total height of 3.5 metre which is consistent with a single storey building and is low profile. The proposal will comprise non-reflective materials however will not be unobtrusive given its siting and visibility from public roads.

All other PDCs are deemed to comply.

CONCLUSION

Not seriously at variance

The proposed development is not seriously at variance with the Development Plan.

Development Plan Consent should be refused

When assessed against the relevant provisions of the Development Plan, it is considered that the proposed development, on balance, does not warrant the granting of Development Plan Consent and should be refused for the reasons given below.

RECOMMENDATION

The Barossa Assessment Panel, having considered the application, resolves that the development proposal is REFUSED without proceeding to make an assessment of the application pursuant to Section 39(4)(d) of the Development Act for the following reasons:

- (a) Contrary to the Desired Character of the Zone, the proposal is sited and sized to be prominent, particularly from the Barossa Valley Way, to the detriment of the open landscape character. On this basis, the proposal is contrary to the thrust and intent of the Zone's desired character despite not impacting upon primary production land uses.
- (b) Contrary to Objective 3 of the Zone, the size and appearance of the proposal is considered to detract from the scenic qualities of the surrounding rural landscape.
- (c) Contrary to General Section, Advertisements Principle 1, the proposal is prominently sited and of a size that is inconsistent with the predominant character of the surrounding landscape.
- (d) Contrary to General Section, Advertisements Principle 4, the proposal will advertise the sale of land within Springwood Estate, situated approximately 740 metres from the subject land. The proposal does not advertise information relating to the use of the subject land.

- (e) Contrary to General Section, Design and Appearance Principle 1, the proposal is of a size and scale that is not sympathetic to development in the locality. The advertisement is of a size that will dominate the surrounding character when travelling along the Barossa Valley Way.
- (f) Contrary to General Section, Design and Appearance Principle 11, the proposal is not considered to maintain or enhance the visual attractiveness of the locality which is primarily characterised by an open, undulating rural landscape.

7.1 Attachment 1



DEVELOPMENT APPLICATION FORM

CONSENT TYPE APPLYING FOR (Please tick appropriate box)

- ☒ Development Plan Consent (Planning Only)
- ☐ Building Rules Consent (Building Only)
- ☐ Full Development Approval (Both Planning and Building Consent)

OFFICE USE ONLY

DEVELOPMENT NO.: 960/ _____ / _____

PROPERTY NO.: _____

VG NO.: _____

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

APPLICANT: SPRINGWOOD DEVELOPMENT NOMINEES

Postal Address: PO BOX 1585, GAWLER SA Post Code: 5118

Phone: 0404436766 Mobile: _____ Fax: _____

Email: jack@mssp-ingwood.com.au

OWNER: (As above)

Postal Address: _____ Post Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____

ARE YOU GOING TO BE AN OWNER BUILDER? YES/NO

BUILDER: (To be supplied)

Postal Address: _____ Post Code: _____

Phone: _____ Mobile: _____ Fax: _____

Email: _____ Builders Licence No.: _____

Please refer to attached fact sheet "Important Information for Owners and Builders".

CONTACT PERSON FOR FURTHER INFORMATION: Name: Jack Johnson

Phone: _____ Mobile: 0404436766 Fax: _____

Email: jack@mssp-ingwood.com.au

DESCRIPTION OF PROPOSED DEVELOPMENT: Erection of pylon sign (7.5 x 2.5m)

EXISTING LAND USE: Vacant

AREA (m²) OF PROPOSED DEVELOPMENT: N/A

LOCATION OF PROPOSED DEVELOPMENT:

House No: _____ Street: _____ Town: _____

Lot No: 30 Section: _____ Hundred: _____

Certificate of Title(s): Volume: 6196 Folio: 976

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present Classification _____

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ Female: _____

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES/NO

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID? YES/NO

DEVELOPMENT COST (do not include any fit out costs): \$ 5,000

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and where public notification is required may be made available on Council's website. Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council's Development Assessment Panel agendas. The agenda, minutes and accompanying report is made available on Council's website.

SIGNED: _____ Dated: 12/8/18

DEVELOPMENT REGULATIONS 2008

DECLARATION OF APPLICANT
(Pursuant to Clause 2A(1) of Schedule 5)

TO: The Barossa Council
43-51 Tanunda Road
PO Box 867
NURIOOTPA SA 5355

OFFICE USE ONLY	
DEVELOPMENT NO.:	960/ <u>1</u>
PROPERTY NO.:	<u> </u>

APPLICANT: <u>SPRINGWOOD DEVELOPMENT NOMINEES 3/4</u>	
Postal Address: <u>PO BOX 1685, GAWLER SA</u>	Post Code: <u>5118</u>
Phone: <u> </u>	Mobile: <u>0404436766</u> Fax: <u> </u>
Email: <u>jack@myspringwood.com.au</u>	

DATE OF APPLICATION: 13/8/18

LOCATION OF PROPOSED DEVELOPMENT:	
House No: <u> </u>	Street: <u> </u> Town: <u> </u>
Lot No: <u>30</u>	Section: <u> </u> Hundred: <u> </u>
Certificate of Title(s): Volume: <u>6196</u>	Folio: <u>976</u>

NATURE OF PROPOSED DEVELOPMENT: <u>Erection of pylon sign (7.5 x 2.5m)</u>
--

I JACK JOHNSON (insert name) being the applicant/a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*. I make this declaration under Clause 2A(1) of Schedule 5 of the *Development Regulations 2008*.

Signed:  Date of Declaration: 13/8/18



Government of South Australia

Department of Planning
Infrastructure and Transport

Product	Register Search (CT 6196/976)
Date/Time	13/08/2018 10:14AM
Customer Reference	Concordia
Order ID	20180813011604
Cost	\$28.75

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6196 Folio 976

Parent Title(s)	CT 6181/650		
Creating Dealing(s)	TG 12786435		
Title Issued	20/09/2017	Edition 1	Edition Issued 20/09/2017

Estate Type

FEE SIMPLE

Registered Proprietor

WAKEFIELD PROPERTIES PTY. LTD. (ACN: 147 179 584)
OF L 6 211 VICTORIA SQUARE ADELAIDE SA 5000

Description of Land

ALLOTMENT 30 DEPOSITED PLAN 113544
IN THE AREA NAMED CONCORDIA
HUNDRED OF BAROSSA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D ON F252594 TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED 2ND PART (SUBJECT TO LEASE 9061500) AND ELECTRANET PTY. LTD. OF 1 UNDIVIDED 2ND PART (T 2222687)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON F252594 TO ELECTRANET PTY. LTD. (TG 12786435)

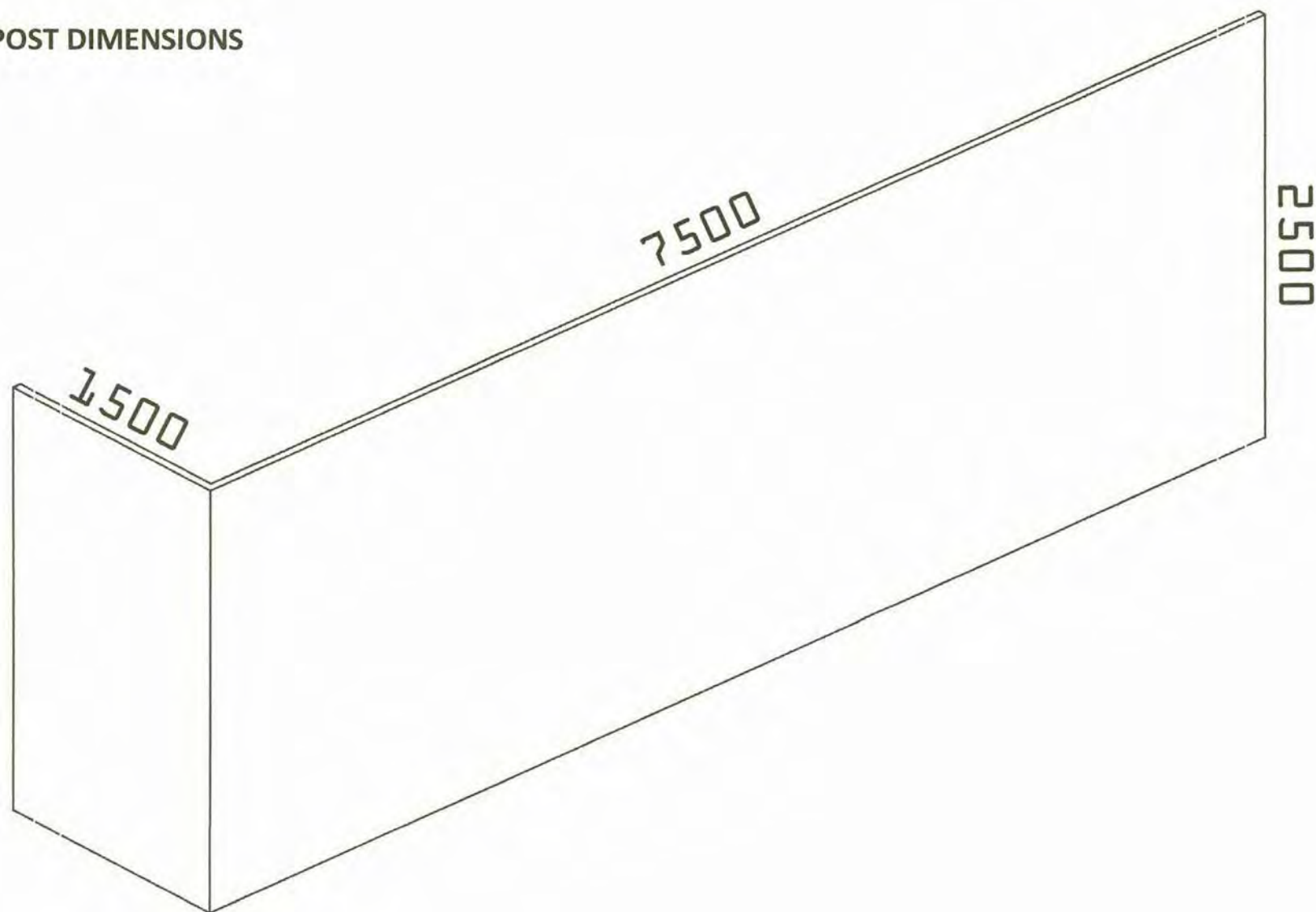
Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

RECEIVED
15 August 2018
The Barossa Council

SIGNPOST DIMENSIONS

26 November 2018

john@stimsonconsulting.net.au
www.stimsonconsulting.net.au

ABN 87 096 337 576

Mr D Grieve
Senior Statutory Planner
The Barossa Council
PO Box 44
WOODSIDE SA 5113

Dear Dylan

Proposed Sign 3 Concordia Rd Concrodia – DA 960/461/2018

Stimson Consulting has been engaged by Wakefield Properties Pty Ltd and Springwood Development Nominees Pty Ltd who are seeking to erect a sign at the above address. The development application was lodged on 13 August 2018 and a tax invoice from Council dated 28th August 2018 has been received. This Statement of Support is lodged on behalf of the applicant to meet the requirements of Regulation 17(1) of the Development Regulations as the proposal is a non-complying form of development in the Primary Production Zone.

The Subject Land and Locality

The subject land is lot 30 in Deposited Plan 113544 Concordia Rd Concordia. The Certificate of Title is Volume 6196 Folio 976. The land is 34.37ha in size, has a 61.18m frontage to Barossa Valley Way, 491.74m frontage to Concordia Road and a 829.55m frontage to Harris Road. There is an electricity easement to Electranet on the property. An aerial photo of the site with yellow lines showing the approximate property boundaries is shown below.



The land has a tributary of the North Para River running east – west through the site. Land slopes from the north and south to the creek. There is a dwelling and sheds located in the south east portion of the site. The land is being used for cropping.



There are trees lining the driveway to the dwelling and along the frontage to Barossa Valley Way.

Below are photos of the relevant part of the subject land.



Photo looking southwest along Barossa Valley Way frontage towards the rail crossing



Photo looking west from Barossa Valley Way at the subject land

The locality is mixed with residential to the southwest, rural residential to the south and southeast, a restaurant immediately to the south, farming (cropping) properties to the north and east, and a small scale fruit winery further to the east. The Gawler – Barossa rail line traverses the locality west – east. There are numerous road traffic signs and advertisements in the locality.

An aerial photo showing the locality is on the following page – the location of the proposed sign on the subject land is shown with a blue star.



See photos of the locality below and on the following pages.



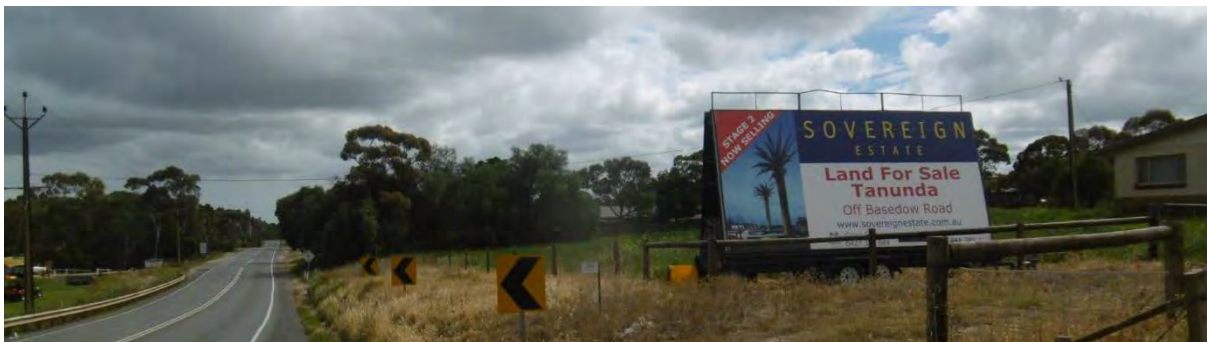
Photo looking south at the Wheatsheaf Inn from the subject land



Looking east at neighbouring dwelling and pump shed



Looking north along Concordia Rd



Looking west along Barossa Valley Way towards the subject land



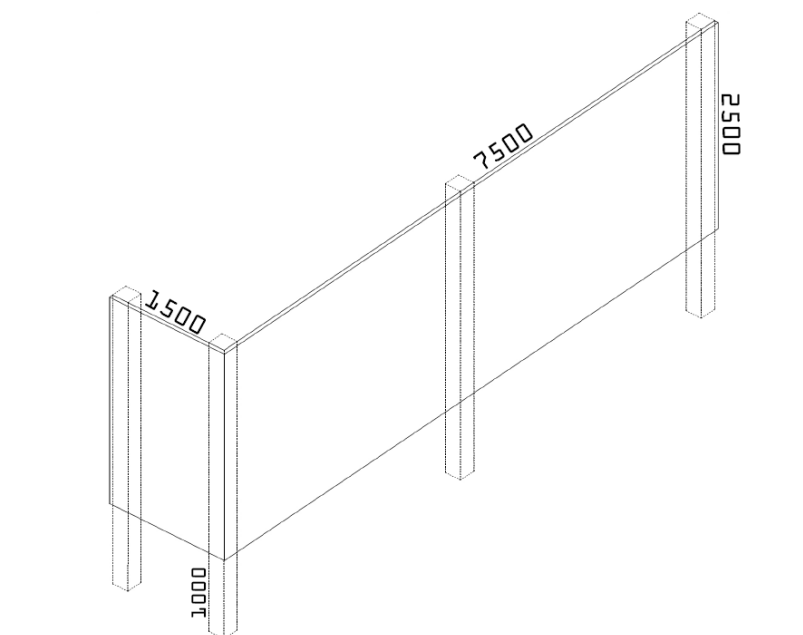
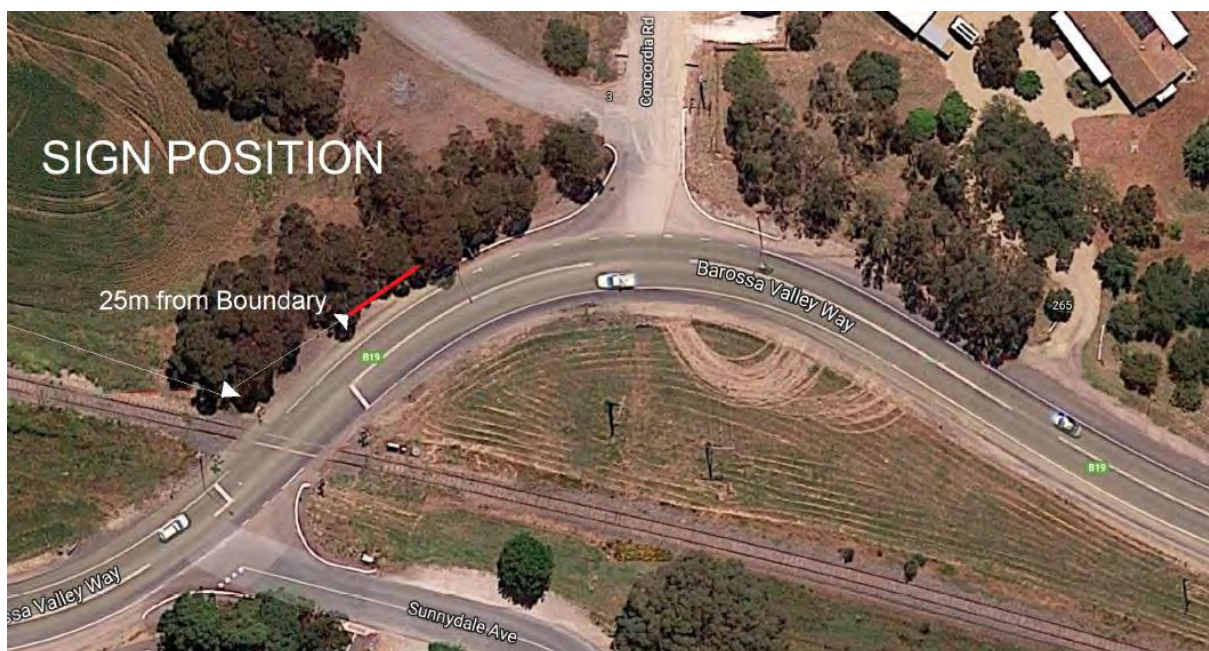
Looking west along Barossa Valley Way from 200m to the west of the subject land



The Proposal

The proposal is to erect an advertisement on the frontage to Barossa Valley Way some **25m north of the subject land's southern property boundary (rail corridor)**. The face of the sign will be 7.5m wide and 2.5m high and will be elevated 1.0m off the ground. Please note the small (1.5m x 2.5m) panel will not have any imagery or text. This advertisement structure is being reused from another site.

The sign will not be illuminated either internally nor externally. A copy of the site and elevation plans are below:





The sign face will have imagery and text as per the perspective below.



Trimming of a couple of the trees will be required.

Brief Assessment

The Primary Production Zone envisages economically productive, efficient and sustainable primary production and the protection of the scenic qualities of the rural landscape.

The proposal is listed as non-complying as it is adjacent a road with a speed limit of 80kmh and is greater than 2sqm in size.

The site for the proposed sign is located to the north of the rail crossing at Concordia. Whilst the Barossa Valley Hwy is an 80kmh speed zone in this location (hence the non-complying classification) the advisory speed is posted as 45kmh – see photo below. Having driven along this road many times I would estimate the majority of drivers traverse the S bend at about 50kmh. The sign is proposed to be located just to the left of where the car is shown in the photo.



Looking west along Barossa Valley Hwy some 170m from the proposed sign



The Advertising Signs Assessment Guidelines for Road Safety prepared by DPTI in August 2014 (see https://dpti.sa.gov.au/_data/assets/pdf_file/0019/145333/DPTI-Advertising-Signs-Assessment-Guidelines.pdf) is relevant to the assessment. The checklist on page 12 has the following questions.

1. *Is the advertisement located in an area that has a low crash rate?*

According to the Location SA Viewer website there have been 4 accidents in the locality, three of which were to the west of the proposed sign. Given the traffic volumes are between 2,000 – 10,000vpd I would consider this is a low crash rate.

2. *Is the advertisement located such that it does not create a confusing or dominating background, foreground or surrounding which might reduce the clarity of effectiveness of a traffic control device.*

On the basis the signals at the rail crossing are a traffic control device the answer to this question is no. Furthermore, the rail corridor has not been being used by trains for a number of years.

3. *Is the advertisement located such that it does not obstruct a road user's line of sight of a traffic control device or at an intersection, curve or point of egress from an adjacent property?*

The sign would not obstruct the line of sight.

4. *Does the advertisement meet relevant clearances?*

Appendix 2 of the DPTI Guidelines is where the relevant clearances are discussed. The Clear Zones are not applicable as the proposed sign will be on private property. The Device Restriction Areas is applicable as a rail level crossing is involved. Whilst the speed limit is 80kmh, the speed environment is considered to be 50kmh where the sign is to be located. As such the desirable restriction distance is 60m. The proposed location of the sign is some 25m from the property boundary and some 37.5m from the northern rail track. The road is not considered to be a sharp bend and is certainly not on a crest and there is no merging or diverging traffic or involve weaving.

5. *Is the advertisement located outside of a 'Device Restriction Area'?*

No

6. *If the advertisement is attached on a bridge (rail, road, pedestrian) or other transport related infrastructure, is the advertisement located and attached such that it does not interfere with the integrity and function of the bridge or other infrastructure?*

Not applicable as the sign is on private property.

7. *Is the advertisement designed such that it cannot be mistaken for a traffic control device or it gives instructions to road users?*

The sign could not conceivably be mistaken for a traffic control device.

8. *Is the advertisement designed such that it does not 'dazzle' or distract the driver due to its size, design or colouring, or it being illuminated, reflective, animated, changing, moving or flashing?*



The above mentioned guidelines are a useful tool however the Ooh! Media v Corporation of the City of Adelaide case in the ERD Court (2017 SAERDC 39) where the Commissioner took the advice of Mr Bitzios (traffic engineer) – “*He said the DPTI Guidelines needed to be applied with some caution as they lacked rigour and were not adequately founded on research.*” The complexity of the intersection, the crash history, and device restriction areas need to be considered as criteria in assessing the potential risk. I have already discussed the issues of device restriction areas and crash history above. With regard to the complexity of the intersection, I would not characterize this locality (rail crossing) as complex – particularly as the ERD Court found the intersection adjacent the Caledonian Hotel I North Adelaide was not complex.

I acknowledge there is a chevron rail crossing sign in the road reserve immediately in front of where the sign was proposed in the original application – see photo below.



We approached DPTI with regard to gaining their consideration of the proposal and received the following email response on Monday 22nd October 2018.

Hi John,

I refer to your request for advice on a proposed billboard sign on the Barossa Valley Way at Concordia. As you are aware, this location contains a series of reverse curves across a rail level crossing and two junctions.

The proposal has been reviewed against DPTI's *Advertising Signs: Assessment Guidelines for Road Safety* (the Guide) and inspected on site. The following is noted:

- It is understood that that there is currently no intention to illuminate the sign, and therefore it has been assessed on that basis
- The proposed sign is within a device restriction area as defined in the Guide. It is preferable that the sign is able to be viewed by westbound vehicles before they commence the reverse curves
- Two locations have been proposed for the sign - adjacent the Barossa Valley Way/Concordia Road junction or adjacent the rail line. There are some concerns regarding these locations as the sign may conflict with departmental signage and/or obstruct sightlines at the level crossing.



On the basis of the above, DPTI would not object to the sign being located essentially central between the two locations that have been proposed (i.e. the nearest edge of the sign being approx. 25-30 metres from the western property boundary). An indicative image is shown below (adjusted from the indicative image you provided):



Should you have any queries or wish to discuss further, please do not hesitate to contact me.

Regards,
Paul

Paul Bennett

Manager, Transport Assessment and Policy Reform
Planning and Transport Policy

Department of Planning, Transport and Infrastructure

T (08) 7109 7355 (internal 97355) • M 0417 944 185 • E paul.bennett@sa.gov.au

50 Flinders Street Adelaide SA 5000 • PO Box 1815 Adelaide SA 5001 • DX

171 • www.dpti.sa.gov.au



As such the proposed sign has been shifted in location in accordance with the advice from DPTI.

As described above the locality is mixed in nature. There are the rural components, and urban components with the beginning of the Town of Gawler immediately to the south of the relevant part of the subject land. When driving along Barossa Valley Way from the east the impression of the locality is that you are leaving the rural area and entering urban Adelaide.

The proposed sign will not be the dominant element in the vista when travelling west along Barossa Valley Way as the trees along that frontage will continue to dominate.

The message on the proposed sign refers to the Springwood development which is located to the south of the subject land and also refers to Wakefield Properties who own the subject land which is



part of the future Concordia project. It is usual practice with large urban developments for signs to be placed in off site locations to assist in guiding users of roads to the development.

The General Section of the Development Plan has policies relating to Advertisements. The objectives seek:

- . urban and rural landscapes not disfigured by advertisements
- . advertisement not creating a hazard
- . advertisements enhancing the appearance of buildings and the locality

The proposed advertisement is only 18.75sqm in size. It will have a horizontal emphasis which is in keeping with the nature of the locality. There are other signs in the locality of about this size – photos of these are shown above on page 4. DPTI do not consider the proposal will cause a hazard. The proposal is not on a building and will not disfigure the landscape.

It is considered the proposal is not seriously at variance with the Development Plan and should proceed to a full assessment through the Statement of Effect process.

On the basis the DAP decides to proceed to the assessment phase could you please advise the various application and public notification fees that are required.

A Statement of Effect will be prepared and submitted providing a detailed assessment against the Development Plan policies.

Should you have any queries regarding the above please do not hesitate to contact me on 0402134568 or via email john@stimsonconsulting.net.au

Yours sincerely
STIMSON CONSULTING PTY LTD

JOHN STIMSON
Managing Director

Enc.

8. REPORTS – PANEL UPDATES

8.1 STATE PLANNING COMMISSION CONCURRENCE APPLICATIONS

The following applications have received or are awaiting concurrence from the State Planning Commission.

DA NUMBER	APPLICANT	ADDRESS	NATURE OF DEVELOPMENT	DAC DECISION
960/62/2018	Dorrien Estate Winery Pty Ltd	Lot 241 Research Road Nuriootpa	Construction of a Winery Wastewater Treatment Facility and Irrigation Water Re-us	Concurrence granted 8/1/2019 (13/11/2018 panel meeting)
960/819/2017	Chateau 1847 Yaldara	159 Hermann Thumm Drive Lyndoch	Alterations to existing two-storey building, demolition and partial demolition of numerous sheds; Continue use as a Function centre (ground floor), additional use Motel incorporating eleven rooms (first floor)	Awaiting SPC Concurrence (4/12/2018 panel meeting)
960/305/2018	Poonawatta Enterprises	1227 Eden Valley Road Flaxman Valley	Cellar Door Sales Outlet, Deck and Advertising Sign	Awaiting SPC Concurrence (4/12/2018 panel meeting)

RECOMMENDATION

That the report be received.

9. REPORTS – OTHER BUSINESS

Nil.

10. REPORTS – CONFIDENTIAL

Nil.

11. NEXT MEETING

Tuesday 5 March 2019 commencing at 5.00 pm.

12. CLOSURE OF MEETING