

Agenda Report for Decision

Meeting Date: 31 March 2022

Item Name	Mount Lofty Golf Estate Major Development – Guidelines
Presenters	Gabrielle McMahon and Simon Neldner
Purpose of Report	Decision
Item Number	4.1
Strategic Plan Reference	N/A
Work Plan Reference	N/A
Confidentiality	<p>Not Confidential (Released Delayed).</p> <p>The Minister for Planning will be notified of the level of assessment and provided with a copy of the Assessment Guidelines. The Minister will then determine the timing and the release of the Guidelines.</p> <p>The Agenda Report and attachments will then be published on the State Planning Commission’s website, excluding Appendices A and B, which are classified as Confidential (Draft Advice or Documents).</p>
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed). To be released together with the attachments, excluding the details of the development application (**Appendices A** and **B**), which is classified as Confidential (Draft Advice or Documents), following the release of the Assessment Guidelines by the Minister for Planning (the Minister).
2. Determine the level of assessment as a Development Report (DR).
3. Approve the Assessment Guidelines for the Mount Lofty Golf Estate, subject to final editing and review, and authorise the Chair of the Commission to finalise any amendments. (**Attachment 1**).
4. Approve and authorise the Chair to endorse the letter of advice to the Minister (**Attachment 2**).

Background

On 17 December 2020, the then Minister for Planning and Local Government declared via publication in the *South Australian Government Gazette* the Mount Lofty Golf Estate as a Major Development under section 46 of the *Development Act 1993* (the Development Act).

On 7 December 2021, Mount Lofty Golf Estate Pty Ltd lodged an application with the then Minister for Planning and Local Government at the existing Mount Lofty Golf Club site for the construction of a tourist accommodation facility (up to five building levels), 20 private retreats, a new clubhouse and for associated facilities and car parking and the reuse of a local heritage place as a functions facility.

It is noted that the *Planning, Development and Infrastructure Act 2016* (the PDI Act) now applies to any development declared under section 108 of the PDI Act (Impact Assessed Developments – not being restricted development). However, as this Major Development was declared under the Development Act, this still applies in respect to the procedural setting. The following exceptions apply:

- The previous Development Assessment Commission was the author of the Guidelines document – this role is now the responsibility of the State Planning Commission.
- The overall decision maker for the Major Development will now be the Minister for Planning, rather than the Governor of South Australia.

The Development Act requires that the Commission set the level of assessment required (Environmental Impact Assessment, Public Environmental Report or Development Report) and to provide Guidelines for the preparation of the assessment documentation (the Assessment Guidelines).

The applicant actively participated in three Design Review sessions to refine the design response for the proposal, given the scale of the development and the sensitive nature of the environment in the Mount Lofty Ranges region. The pre-lodgement and Design Review process was instrumental in modifying and enhancing the development. The siting, design and environmental considerations associated with the development were considered to be fundamental to address early in the process, in consultation with relevant State agencies. This was particularly important given its location in a peri-urban area adjacent to the Mount George Conservation Park, land located in the sensitive Mount Lofty Ranges water catchment area and a high bushfire risk area, and a site comprising native vegetation and natural fauna.

During the pre-lodgement process the applicant improved a number of key issues, such as amendments to the siting of the development, bulk and scale, materiality, vegetation clearance and landscaping, servicing and access.

A number of preliminary reports are provided to ensure the development is well considered and to demonstrate the primary concerns raised by agencies can be addressed. These matters will be further detailed and refined during the assessment process. However, the level of detail currently provided will assist the proponent in confidently preparing the DR in line with agency expectations.

Planning and Land Use Services (PLUS) have been working collaboratively with the Adelaide Hills Council (the Council) and State agencies, including:

- Office for Design and Architecture SA (ODASA), PLUS
- Country Fire Service (CFS)
- Environment Protection Authority (EPA)
- Native Vegetation Council (NVC)
- Department for Environment and Water (DEW)
- Traffic SA, Department for Infrastructure and Transport (DIT)

- Department for Health and Wellbeing (DHW)
- South Australian Tourism Commission (SATC)
- Landscape Boards SA.

Site visits were undertaken with agencies who provided preliminary feedback on the level of information required in the guidelines. The agencies and Council were further consulted and provided additional input and feedback on the draft Assessment Guidelines with no objections raised on the document. The Assessment Guidelines reflect and incorporate Council and agency feedback.

Discussion

The Mount Lofty Golf Estate Pty Ltd seeks to redevelop an existing golf course through the construction of a tourist accommodation facility up to five building levels (on a sloping site), 20 private retreats and one service pod, and a new clubhouse facility with associated facilities.

The existing 18-hole golf course would be retained with some improvements to the greens and fairways. It is also proposed to undertake conservation works and adaptive reuse of a local heritage place for a café, retail and function space.

The proposal incorporates car parking for 200 vehicles and tree removal (Native Vegetation) with associated landscaping works. An emergency access and additional car parking is proposed via the western entry at Golf Links Road.

The proponent has estimated the project cost to be \$35 million.

The Guidelines have been drafted to consider the application and identify the key social, environmental and economic issues relevant to the assessment of the proposed development (**Attachment 1**). Each issue has been classified as requiring a standard, medium or critical level of assessment, depending upon:

- The nature of the impact and how much information is available.
- Whether the avoidance/mitigation/management techniques (the 'response') is well understood.
- The extent and duration of the issues (the 'scale').
- The nature and sensitivity of the receiving environment.

The 'critical' issues listed in the Guidelines are:

- tourism and economic development and job creation
- design/visual amenity
- landscaping
- traffic and access
- bushfire protection.

It is noted that the proponent seeks to redevelop an existing golf course within a settled area of the Adelaide Hills with existing service connections and road access. However, bushfire hazard, native vegetation clearance and watershed issues require careful consideration, and the design response needs to be of a high standard in order for the development to complement its natural setting and its intended visitor experience.

The initial planning and environmental investigations have not identified significant or unknown issues that would warrant a Public Environmental Report (PER) or Environmental Impact Statement (EIS) level of assessment.

It is therefore recommended that the Commission determine that the proposal will be subject to the processes of a DR, as set out in section 46D of the Development Act. A DR is considered appropriate due to the nature and scale of the issues to be investigated.

The Development Act requires that a DR be publicly exhibited for a period of at least 15 business days and for a public meeting to be held during this period. It is recommended that the DR be publically notified for a period of 30 business days to be consistent with the requirements in the PDI Act.

Procedural matters

As the declaration for the proposal was made under the Development Act, the typical process pathway would involve the Commission endorsing the Guidelines and setting the level of assessment in line with section 46(12) of the Act. The Minister would be responsible for the preparation of the Assessment Report and a decision would be made by the Governor under section 48 of the Act.

However under the PDI Act, the Commission is the author of the Assessment Report and the Minister is the decision maker. The *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017* have now been updated to provide both continuity and certainty that this remains the case for all new developments that are assessed, and where any future decision will be made under the new PDI Act.

The following procedural matters apply to the preparation of Assessment Guidelines under section 46 of the Development Act:

- The Commission is required to make a decision on the level of assessment under section 46 of the Development Act and notify the Minister who will release the Assessment Guidelines.
- The Commission must, in formulating guidelines, classify the issues identified as being relevant to the proper assessment of the major development, according to categories of importance, so as to indicate the level of attention that should be given to those issues in the preparation of the relevant EIS, PER or DR, and the Assessment Report.
- The Commission must, after completing the processes in the preparation of the guidelines, report to the Minister on its determination with respect to the level of assessment that should apply to the major development; in this case, the preparation of a DR.
- The Minister must give a copy of the report to the proponent, and by public advertisement, give notice of the Commission's determination under this section and the places at which copies of the guidelines formulated by the Commission are available for inspection and purchase.
- The Minister will, after consultation with the proponent require they prepare the DR in accordance with guidelines. The DR must include a statement of the expected environmental, social and economic effects of the development; the extent to which the expected effects of the development are consistent with the provisions of the Planning and Design Code and the Planning Strategy.

Conclusion

The assessment presented in this report indicates that a DR is the most appropriate level of assessment for this proposal. The assessment of the issues and impacts associated with the proposal has been undertaken to determine the key issues that would need to be addressed.

The draft Guidelines are now presented for consideration and decision by the Commission. On endorsement of the Guidelines, it is recommended that the Guidelines are forwarded to the Minister for formal release. A draft letter to this effect is at **Attachment 2**.

Attachments:

1. Guidelines – For the preparation of a Development Report: Mount Lofty Golf Estate (#18286281).
2. Suggested letter from the State Planning Commission to the Minister for Planning (#18444186).

Appendices (Confidential – Draft Advice or Documents)

- A. Mount Lofty Golf Estate Major Development Application, prepared by URPS – 2 December 2021 (#18093426).
- B. Technical reports:
 - a) Attachment A – Development Application Form (#18093415)
 - b) Attachment B – Office of the Technical Regulator Form (#18093415)
 - c) Attachment C – Certificate of Title (#18093415)
 - d) Attachment D – Detail Survey (#18093401)
 - e) Attachment E – Plans and elevations – Architectural Drawings, prepared by RArchitecture (#18093404)
 - f) Attachment F – Landscape Master Plan, prepared by Oxigen (#18093410)
 - g) Attachment G – Traffic, car parking and waste management summary, prepared by Cirqa (#18093418)
 - h) Attachment H – Ecology Report, prepared by EBS Ecology (#18093419)
 - i) Attachment I – Preliminary Tree Assessment, prepared by Arborman Tree Solutions (#18093421)
 - j) Attachment J – ESD and Wellbeing Summary Report, prepared by dsquared Consulting (#18093422)
 - k) Attachment K – Building Services Infrastructure Summary, prepared by Lucid Consulting Australia (#18093423)
 - l) Attachment L – Stormwater Management Plan, prepared by FMG Engineering (#18093424)
 - m) Attachment M – Cultural Heritage Desktop Assessment Report, prepared by EBS Heritage (#18093425).

Prepared by: Gabrielle McMahon

Endorsed by: Robert Kleeman

Date: 25 March 2022



STATE
PLANNING
COMMISSION

GUIDELINES

For the preparation of a

Development Report
Mount Lofty Golf Estate

Mount Lofty Golf Estate Pty Ltd
March 2022

State Planning Commission
Department for Trade and Investment

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1. BACKGROUND

On 17 December 2020, the then Minister for Planning and Local Government ('the Minister') declared the Mount Lofty Golf Estate to be assessed as a Major Development pursuant to Section 46 of the *Development Act 1993* (the Act).

Section 46 of the Act ensures that matters affecting the environment, the community or the economy to a significant extent, are fully examined and taken into account in the assessment of this proposal.

The State Planning Commission (SPC) is responsible for setting the level of assessment required (Environmental Impact Statement, Public Environmental Report or Development Report) and provides Guidelines for the preparation of the assessment document.

Due to the nature of proposal, the need for a broader assessment and investigation of the following is required:

- Tourist accommodation and associated land uses, including major events,
- Bushfire protection requirements,
- Native vegetation clearances requirements,
- The interface with the Mount George Conservation Park,
- The potential impacts on the Mount Lofty Ranges Watershed including water resources such as watercourses, dam, lakes, wetlands and floodplains, and associated water quality,
- The impacts on the surrounding traffic networks during construction and operation, and
- Servicing and infrastructure required for the site.

The SPC has determined, subject to consideration of section 63 of the *Development Regulations 2008* that the proposal will be subject to the processes of a **Development Report** (DR), as set out in Section 46D of the Act. A DR was considered appropriate due to the nature and scale of the issues to be investigated.

The *Development Act 1993* requires that a DR be publicly exhibited for a period of at least 15 business days and for a public meeting to be held during this period.

The SPC has now prepared Guidelines (this document) for the Mount Lofty Golf Estate and associated infrastructure based upon the significant issues relating to the proposed development. The DR should be prepared in accordance with these Guidelines and should describe what the proponent wants to do, what the environmental effects will be and how the proponent intends to manage the project.

The DR should cover both the construction and ongoing operation of the development and, where possible, should outline opportunities to incorporate best practice design and management.

For the purposes of environmental impact assessment under the *Development Act 1993*, the meaning of 'environment' is taken to include an assessment of environmental (biological and physical), social and economic effects associated with the development and how those effects can be managed.

In this context, this document forms the guidelines as set by the SPC specifically prepared for this application. The guidelines have been developed to properly define the expected impacts (extent, nature and significance) associated with the proposal in the manner suggested, the proposed mitigation strategies, and on balance whether such impacts are acceptable.

2. DESCRIPTION OF PROPOSAL

The proponent of the proposed development is the Mt Lofty Golf Estate Pty Ltd. The site is described as Allotment 53 in Deposited Plan 59212 (Certificate of Title: CT 5891/805). A proposed site plan is included in Appendix 1.

The proponent seeks to undertake works at the existing Stirling Golf Club incorporating the following:

- The construction of tourist accommodation in a new hotel building (3 to 5 levels), 20 private retreats (pods) and one service pod,
- New clubhouse facility and pro-shop, administration areas and change rooms,
- Retention and improvements to the 18-hole golf course,
- Conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space,
- Car parking for 200 spaces in two parking areas, and
- Tree removal (including native vegetation) and associated landscaping.

An emergency access would be formalised via the western entry at Golf Links Road.

The estimated minimum project cost is anticipated to be approximately \$40 million.

3. MAJOR DEVELOPMENT PROCESS AND ROLE OF GUIDELINES

The Major Development assessment process enables the Minister for Planning to utilise impact assessment as a strategic tool.

Impact assessment enables the holistic consideration of proposals that might otherwise be of a nature or scale that is not expected through the regular development assessment process and/or Planning and Design Code.

The major development assessment process has several steps:



These Guidelines are prepared to inform the preparation of the DR. They set out the assessment issues associated with the proposal along with their scale of risk as determined by the SPC.

A DR must be prepared by the proponent in accordance with the Guidelines and should specifically address each guideline.

Each guideline is intended to be outcome focused and may be accompanied by suggested assessment approaches. These suggestions are not exhaustive and may be just one of a wide range of methods to consider and respond to a particular guideline.

The DR should detail any expected environmental, social and economic effects of the development, and the extent to which the development is consistent with the provisions of the Planning and Design Code, the State Planning Policy and any matter prescribed by the Regulations under the Act.

Whilst not mandatory for this DR, due to it being declared under the Development Act, the DR may also address the State Planning Policies given they are now a relevant planning instrument.

The completed DR is submitted (by the proponent) to the Minister for public release and is subsequently referred to the relevant Council and government agencies for comment.

An opportunity for public comment will occur when the completed DR is released. Public exhibition is undertaken for a minimum period of 15 business days, however the Minister for Planning has the power to extend this if necessary. An advertisement will be placed in the *Advertiser*, *The Courier (Mount Barker)* and on the SA Planning Portal inviting submissions.

Copies of the submissions from the public, relevant Council and government agencies will be provided to the proponent. The proponent must then prepare a 'Response Document' to address the matters raised during the public exhibition period.

An Assessment Report is then prepared by the SPC. The Assessment Report and the Response Document will be available for inspection and purchase at a place and period, determined by the Minister.

Availability of each of these documents will be notified by advertisements in *The Advertiser*, *The Courier (Mount Barker)* and on the Plan SA Portal inviting submissions. A copy of the DR, Response Document and the Assessment Report will be provided to the relevant Council.

In deciding whether the proposal will be approved and any conditions that will apply, the Minister for Planning must have regard to:

- provisions of the appropriate Planning and Design Code
- the *Development Act 1993* and *Development Regulations 2008*
- if relevant, the Building Code of Australia
- the South Australian Planning Strategy
- the DR, Response Document and the State Planning Commission's Assessment Report
- *Landscape South Australia Act 2019* – Water Affecting Activity Control Policy and Western Mount Lofty Ranges Water Allocation plan
- if relevant, the *Environment Protection Act 1993* and any other relevant government policy and/or legislation.

The Minister can at any time indicate that the development will not be granted authorisation. This may occur if the development is inappropriate or cannot be properly managed. This is commonly referred to as an **early no**.

4. DEVELOPMENT REPORT (DR)

The DR will be presented in terms that are readily understood by the general reader. Technical details should be included in the appendices.

The report will include the following:

Summary

The DR should include a concise summary of the matters set out in Section 46D of the *Development Act 1993* and include all aspects covered under the headings set out in the Guidelines, in order for the reader to obtain a quick but thorough understanding of the proposal and the resulting environmental impacts.

Introduction

The introduction to the DR should cover the following:

- background to, and objectives of, the proposed development,
- details of the proponent,
- staging and timing of the proposal, including expected dates for construction and operation,
- relevant legislative requirements and decision making processes, and
- purpose and description of the DR process.

Need for the Proposal

A statement of the objectives and justification for the proposal, including:

- the specific objectives that the proposal is intended to meet, including market requirements,
- expected local, regional and state benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on visual amenity), and
- a summary of environmental, economic and social arguments to support the proposal, including the consequences of not proceeding with the proposal.

Description of the Proposal

The description of the proposal should include the following information:

- the nature of the proposal and location,
- site selection and justification provided as to the suitability of the site,
- site layout plans (including indicative land division plan),
- a description of the existing environment (including the immediate and broader location),
- a description of the current land use activities occurring in the area,
- details of all buildings and structures associated with the proposed development and structures to be demolished,
- details of any other infrastructure requirements and availability,
- details of the construction methods to be used,
- details of the operation of the proposed development, including proposed maintenance programs,
- the relevant Planning and Design Code zones,
- identification of the nearest sensitive receivers and their distances from various site activities that have potential to cause off-site impacts,
- management arrangements for the construction and operational phases (including Environmental Management and Monitoring Plans),
- the construction and commissioning timeframes (including staging), and
- a contingency plan for delays in construction.

Assessment of expected environmental, social and economic effects

The assessment of effects should include all issues identified in these Guidelines and cross referenced to supporting technical references.

Avoidance, Mitigation, Management and Control of adverse effects

The proponent's commitment to meet conditions proposed to avoid, mitigate, satisfactorily manage and/or control any potentially adverse impacts of the development on the physical, social or economic environment, must be clearly stated as part of the DR.

The design of the proposal should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation or post-operation monitoring programs.

Consistency with Government policy

The *Development Act 1993* requires the DR to state the consistency of the expected effects of the proposed development:

- with the relevant Planning and Design Code policy and Planning Strategy,
- with the objects of the *Environment Protection Act 1993*, the general environmental duty and relevant environment protection policies,
- water affecting activities in accordance with the *Landscape South Australia Act 2019*, and
- native vegetation clearance in accordance with the *Native Vegetation Act 1991*.

Plans and Forms

- **Current Certificate(s) of Title.**
- **Context and locality plans** should illustrate and analyse the existing environment and site conditions and the relationship of the proposal to surrounding land, buildings and waters. The plan should be drawn to a large scale and be readily legible. The plan(s) should indicate:
 - any neighbouring buildings, infrastructure or facilities, including identification of all nearest sensitive receivers and their distances from proposed activities that may pose air and noise impacts, and the likely use of existing or proposed neighbouring buildings (e.g. dwellings),
 - location of any watercourse, dams, underground wells and/or any other environmentally sensitive areas,
 - location of any State or Local Heritage Places and cultural heritage areas in relation to the site,
 - separation distances from the main building complex to any existing vegetation that poses a fire hazard,
 - location of existing native vegetation, regulated or significant trees (including those on Council land that will be affected by the proposal),
 - known sites for protected, threatened or vulnerable species, including migratory species, on the site, the adjoining land,
 - existing roads and access tracks (public and private), and
 - any other information that would help to set the context for the locality.
- **Site plan(s)** (drawn at a scale of 1:1000 or 1:2000) clearly indicating all proposed buildings, structures and landscape works with individual development sites drawn at a scale of 1:500.
- **Site plan(s)** outlining the location(s) of firefighting water sources, including capacity, locations of outlets and access for fire fighting vehicles.
- **Elevations** (drawn at a scale of 1:100 or 1:200) of all sides of buildings and other structures, with levels and height dimensions provided in Australian Height Datum, existing tree canopy and landscape.
- **Cross sections** of buildings and other structures, including ground levels, floor levels, ceiling heights and maximum height in Australian Height Datum, existing tree canopy and landscape.
- **A schedule of external materials, finishes and colours**, supported by a physical materials sample board.

- Coloured high resolution **perspectives** of the proposal shown in context from various locations, including longer views from strategic approaches to the site.
- **Landscaping plan(s)**, including the incorporation of any native vegetation or significant trees on the site and/or adjoining land.
- **Electricity powerline survey plan** that shows indicative high voltage powerline easement corridor and the location of towers within easement.
- **Sequencing and staging plans** if staged Building Rules Consent is to be sought.
- Any **technical or engineering drawings** and specifications including geotechnical data.

Specialist Reports and Details

- A **Design Statement** outlining the design philosophy proposed the evolution of the proposal (including options explored and discounted) from the initial concept to the final design, and addressing the following matters from a design perspective:
 - Site access, circulation and way finding strategy (for the variety of public users and modes of transport),
 - Servicing strategy, including emergency access,
 - Building site selection,
 - Built form and visual impact,
 - Materiality,
 - Landscaping, including the proposal's response to the unique landscape setting and any work in the public realm,
 - Environmentally Sustainable Design,
 - Universal/equitable access, and
 - Adaptive reuse of the Local Heritage Place
- A report on **Environmentally Sustainable Design** which outlines environmentally sustainable design measures, including any water sensitive design and renewable energy initiatives proposed.
- An **Economic Impact Assessment** that describes the existing environment in which the project is set and assesses the magnitude of change to the economic environment resulting from the project.
- A **Hazard Management Plan** that considers the risks and hazards associated with all components of, and activities associated with, the proposed development. The plan is to address public and workplace safety and emergency response strategies.
- A **Bushfire Management Strategy** to include the following:
 - The provision of firefighting water supplies, pumps and firehose reels,
 - A Bushfire Survival Plan (BSP), including emergency procedures, the identification of evacuation triggers and potential reduction of operating hours or closures on days of heightened fire danger,
 - Training and practicing of emergency procedures for all staff, and
 - Measures to minimise fire risk, including landscaping and vegetation management to reduce fire risk.
- A **Fauna and Flora Assessment and Management Plan**, (including a **Native Vegetation Clearance Data Report**) prepared by an Accredited Consultant approved by the Native Vegetation Council. The assessment should undertake a survey of the vegetation and fauna (including EPBC Act Listed threatened species and communities), detail compliance with the impact mitigation hierarchy and describe how the significant environmental benefit would be achieved. A landscaping plan should include including details about vegetation clearance and maintenance around the accommodation

pods and the main building complex and any clearance required due to other structures / access arrangements (including on Council land).

- A **Transport and Access Impact Assessment** prepared by a suitably qualified traffic and access engineer. The assessment should evaluate current and proposed access arrangements including the effect on the arterial road network and car parking, as well as vehicle interface with the local road network. The impacts on the arterial and local road networks are to be considered to an extent which encompasses Stirling Township. Any assessment must include the traffic and access impact for the construction period as well as any ongoing operations and maintenance including details of the transport vehicle sizes and movements outside of normal gazetted heavy vehicles and how any impacts will be minimised and / or mitigated.
- A **Cultural Heritage Management Plan (CHMP)** prepared by an appropriately qualified heritage expert that includes an assessment of the potential impact of the proposal on First Nation peoples cultures and the wider community heritage. The CHMP must outline measures to be taken before, during and after the proposed development to manage and protect First Nation peoples cultural and the wider community heritage. The CHMP should include a cultural heritage survey identifying areas of First Nation people's significance. This survey should identify any archaeological, anthropological or historical sites, or sites of significance according to First Nation people's tradition.
- A **Heritage Impact Statement (HIS)** prepared by an appropriately qualified heritage expert, that includes an assessment of the Local Heritage Place including research to review and confirm the extent of listing, detailed description of the proposed conservation, reconstruction and new work to the Local Heritage Place (including proposed adjacent built form elements or additional services infrastructure), and the heritage impact of these works on the heritage and cultural values of the Local Heritage Place.
- A **Waste Management and Minimisation Plan** (for demolition, construction and operation) detailing the sources of waste (including spoil and removed vegetation), the location of waste management storage areas (including the separation of waste streams, such as recyclables, hard waste and e-waste) and disposal facilities located on site or within laydown areas and provide details of how these facilities will be serviced. The plan should assess the impact on the local waste management and disposal facilities. The plan should also document the decommissioning and rehabilitation strategy for the development.
- A **Soil Erosion and Drainage Management Plan** which describes the site characteristics, including the existing topography and stormwater runoff characteristics. The plan should describe the measures proposed to prevent soil erosion and contaminated runoff from leaving the site during construction (including any opportunities for retention and reuse). The Plan should describe the drainage management to prevent contamination of groundwater on site.
- A **Surface Water Management Plan**, which describes proposed activities on water resources such as watercourses, lakes, floodplains, springs, wetlands, waterholes and surface water storage structures such as the construction, modification or removal of dams or basins. The plan should detail how these activities will be carried out, materials to be used (including specifications) and machinery/tools required to carry out the works. The anticipated impacts of these activities and the measures and actions proposed to reduce or mitigate the impact on the stability and integrity of the water resources are to be addressed. These activities must meet requirements as set out in the Hills and Fleurieu Water Affecting Activity Control Policy and or Western Mount Lofty Ranges Water Allocation Plan. Information about WAA including specific examples can be found here: <https://www.landscape.sa.gov.au/hf/water/managing-water/water-affecting-activities>
- **Integrated Water Management Plan (IWMP)** that incorporates measures and actions to address (but not be limited to) the following issues:

- Site plan identifying all water related features and infrastructure for the storage, treatment and/or reuse of potable water, stormwater, wastewater and irrigation water.
 - Water balance information, including the total water needs of all components of the development.
 - Total wastewater generation from the development (based on projected wastewater volumes per day).
 - A description of how all wastewater is collected, managed and relayed/discharged to the Adelaide Hills Council CWMS connection point on Golflinks Road (including computations to demonstrate acceptable control discharge to the effluent treatment facility at Stirling and details of any upgrades to the system that may be required).
 - Predicted stormwater generation volumes and details of stormwater quality improvements, including the location and sizing of bio-retention swales and basins, anticipated quality improvements and details of any other proposed stormwater quality treatment features.
 - Contingencies to address any detrimental effects, especially on local hydrology.
- **Construction Environmental Management Plan (CEMP)** that documents proposed construction phase measures to minimise potential impacts on the environment, including hazards and risks, proposed mitigation measures and any residual risks and incorporates measures and actions to address (but not be limited to) the following matters:
 - Construction noise management (e.g. from machinery noise),
 - Air emissions (e.g. from dust),
 - Waste Management strategies detailing the collection, storage and disposal of construction waste to comply with the Environment Protection (Waste to Resources) Policy 2010,
 - Dilapidation report,
 - Construction wastewater collection and treatment to ensure that the general obligations of the Environment Protection (Water Quality) Policy 2015 and SA Public Health (Wastewater) Regulations 2013 are met,
 - Prevention of soil erosion and treatment of polluted stormwater prior to discharge from the site (including any opportunities for retention and reuse),
 - Communication and complaint resolution,
 - Emergency and evacuation procedures including a Fire Management Plan, prepared in consultation with the Country Fire Service, and
 - Monitoring program to monitor those items listed above.
- An **Operational Environmental Management Plan (OEMP)** that describes how operations, will be managed to mitigate negative impacts to the environment, and public health and the amenity, and how any ongoing environmental management requirements will be implemented and monitored.
- Details of **Site Services and Infrastructure** including utility services (water, gas, electricity, domestic and commercial / industrial wastewater treatment and disposal, drainage, trenches or conduits); location of ground and roof plant and equipment (fire booster; electricity transformer; air conditioning; solar panels etc.).
- **Noise assessment** prepared by an acoustic engineer to moderate external and environmental noise disturbance and amenity impacts for future occupants of the development, but also other sensitive uses within the immediate area because of the proposed development.
- **Social Impact Statement** that describes the characteristics and demographics of the local and regional community (including neighbouring land owners and land uses) and the impacts on affected groups of people (such as their way of life, life chances, health and culture).

Sources of Information

- All sources of information (e.g. reference documents, literature services, research projects, authorities consulted) should be fully referenced, and reference should be made to any

uncertainties in knowledge. Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided.

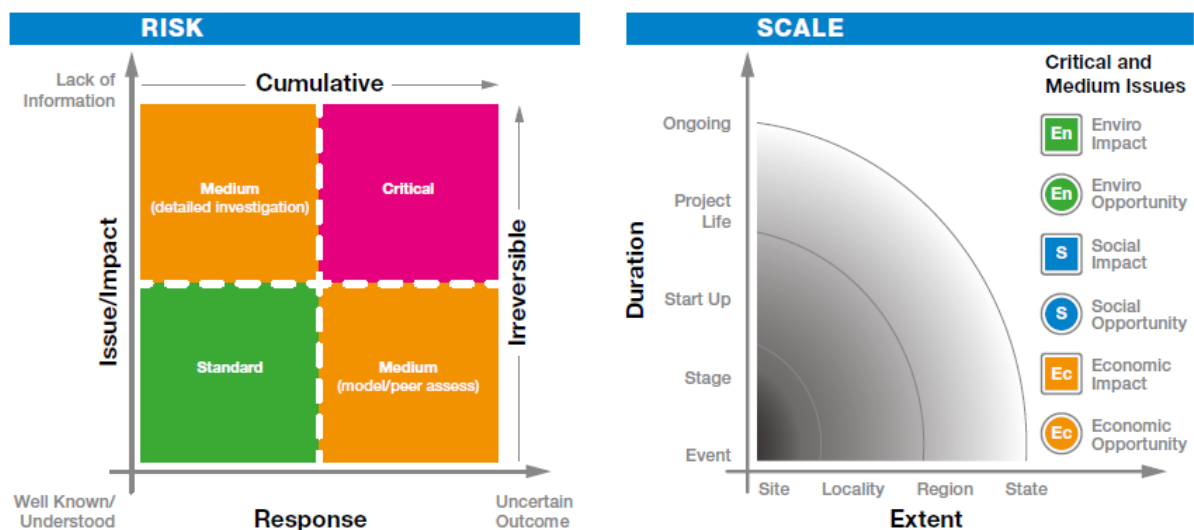
- Any technical and additional information relevant to the DR that is not included in the text should be included in appendices.

5. ASSESSMENT

Impact assessment is an important tool that enables the consideration of projects that might otherwise struggle to be addressed properly or fairly under the 'normal' assessment system.

In setting these Guidelines, the State Planning Commission has considered the scale of issues associated with the project and determined whether they represent issues or opportunities. The potential impacts and issues have then been organised according to the level of work and type of attention required by the proponent: either standard, medium or critical:

- Where the issue is well known and the response is well understood then the risk assessment is classed as **'standard'**
- Where work is required to address the issue but the risk is likely to be manageable with additional information then the risk assessment is classed as **'medium'**.
- Where information about the issue is lacking and the response is unclear, the issue is classed as **'critical'**.



The issues and impacts identified by the Commission as requiring standard, medium or critical level assessment are listed below. Each requirement includes a description of the issue/impact and a description of the action or investigation needed.

To assist with the assessment of the DR the proponent is requested to provide a table (as an appendix) that cross references each Guideline requirement (action or investigation needed) with the relevant section and page of the DR.

NOTE: The investigative requirements of the DR do not negate the need for the proponent to obtain all necessary licences, permits and/or management plans prior to undertaking any investigations or works in relation to this DR. It also does not negate the need for the proponent to comply with any legislative obligations or duty of care under the relevant legislation.

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
1.	Tourism and economic development and job creation	<p>The proposal will have an impact on the local and State's economy during construction and operations and may result in immediate and long terms effects on residents, businesses and surrounding uses.</p> <p>The development will create jobs for various occupations associated with the golf course and its upkeep, tourist accommodation, functions, events and also during construction. The proponent advises that food, services and employment opportunities will be sourced locally, where possible.</p> <p>From an economic perspective the proponent has advised the total capital expenditure for the proposal is some \$35 million. In addition there will be broader economic benefits to the local Adelaide Hills community</p>	<p>The proposal has the potential to significantly boost the local and state economy through local, regional, interstate and potentially international tourism.</p> <p>The proposal will have a positive impact in terms of job creation from an ongoing perspective and during construction.</p> <p>The proposal will be ancillary to surrounding tourist accommodation.</p>	Demonstration of how the proposal is likely to have a positive economic impact on the locality and for job creation during construction and ongoing and for the locality community (spin-off from increased visitors to the region), including how it will be complementary to existing tourist accommodation offerings in close proximity	Ongoing	Locality, Regional and State	The proposal will attract local, regional, interstate and international visitors. This has the potential to boost the local economy, particularly if local produce and employment is sourced =CRITICAL
2.	Design / Visual amenity	The proposed development is located in the Mt Lofty Ranges and requires a bespoke approach to the siting, design and architecture in response to the scenic value and natural character of the area.	<p>The need for a high quality design that is complementary to the locality and maximising views to and from the buildings is well understood.</p> <p>The contextual setting in a peri-urban landscape is well understood.</p> <p>Further consideration and details will be required on aspects of the architectural response and impacts on surrounding sensitive land uses.</p>	<p>The proponent has engaged in the Design Review process and the design is well progressed. Further design resolution is required as the development progresses.</p> <p>In addition to the elevations and site plans the documentation should include an analysis of the visual impact (near and distant views).</p> <p>In principle support is given for robust and genuine materials – the description of the final selection of materials and finishes will be required in the report.</p>	Ongoing	Locality and Regional	<p>The issue is well understood but the response requires further design resolution with the need for further assessment on the bespoke requirements.</p> <p>The extent of the impacts beyond the subject site requires assessment. = CRITICAL</p>
3.	Landscaping	The proposal is for a high quality hospitality and recreation focused development that will celebrate and enhance the landscape setting. This	Integration with the landscape into the built form to minimise the impact of the architectural response to the land.	Continued collaboration with the local landscape architect is required to ensure the landscape and natural environment informs all aspects of	Ongoing	Locality and Regional	The response requires further design resolution with the need for further assessment on the

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
		development presents a significant opportunity due to its location and unique landscape setting and has the potential to become a leading precedent for developments of this kind.	Connectivity within and beyond the site should be explored, including connections with existing walking trails.	the architectural response to minimise the impact of an architectural response to the land.			integration of the development into the landscape. = CRITICAL
4.	Traffic and access	<p>The proposal significantly increases vehicle movements to the site, with the increase in visitors and employees and service vehicles. The proposal includes a 200 space car park.</p> <p>The proposal also includes a function facility and the occasional large events which will increase demand for vehicular access.</p> <p>The overall traffic to the site will include different modes of transport – including cars, share vehicles, coaches, bicycles and the like.</p> <p>The proposal also involves the transportation of infrastructure and construction materials to site.</p>	<p>The site is located near residential properties with access from a local road to the golf course, which also provides access for residents. These residents may be impacted from the increase in traffic movement as a result of the development – this includes normal operation of the golf course, functions and special events.</p> <p>Potential issues with the movement strategy have been identified with the potential for conflicts between back of house and front of house functions.</p> <p>Traffic may introduce impacts to the arterial and local road network, including the delivery of materials and infrastructure.</p> <p>There are likely to be traffic impacts during construction.</p>	<p>A detailed traffic assessment is required for the immediate locality and the wider area. Traffic management strategies will be required to be put in place. This includes everyday operation of the Golf course, functions and special events. The conflicts with the movement strategy between users should be further explored and be addressed in the design strategy.</p> <p>A bushfire management strategy will also be required, in the case of an emergency.</p>	Ongoing and during construction	Locality and Regional	<p>The proposal requires ongoing access for visitors and employees to the site and also for the transportation of infrastructure and construction materials and ongoing access for materials and workforce attendance.</p> <p>The site is located within a high Bushfire area and traffic management during emergencies is required. = CRITICAL</p>
5.	Bushfire	The proposed development is located within a High Bushfire Risk area and in close proximity to hazardous vegetation, including Mount George Conservation Park.	The CFS needs to undertake a Bushfire Attack Level (BAL) assessment of the proposed development. The main hotel complex and the tourist accommodation pods are at high risk of being impacted by bushfires unless mitigation strategies, including siting away from hazardous vegetation and landscaping and vegetation clearance to reduce bushfire risk are introduced.	The current documents provide limited detail of risk assessment and mitigation strategies. Suitable separation distances are needed from the forest vegetation east, south east and south of the main hotel complex to achieve BAL 29, BAL 19 or BAL 12.5. A change to the siting of the building and/or vegetation clearance may be needed to achieve a minimum requirement of BAL 29 (BAL 12.5 is the preferred option). Plans clearly need to outline these separation distances and how they will be achieved.	Ongoing	Locality and Regional	The issue is well understood and advice provided by the SA CFS will need to be addressed to lower the risk to the development. Ongoing and final assessment of bushfire hazards and mitigation strategies is required. = CRITICAL

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
				The current landscaping plan does not address vegetation clearance and landscaping requirements to lower the bushfire risk for the accommodation pods.			
6.	Conservation	To the east of the proposal is the Mount George Conservation Park, the traditional lands of the Peramangk Peoples.	Conservation values of the Park are to be maintained and native fauna accessing the golf course to be protected. Aboriginal culture is to be respected.	Details will be required of any impacts on the conservation values of the area, including the introduction of exotic plant or animal species.	Ongoing	Locality, Regional, State	There is a potential impact on the Conservation Park and habitat for native fauna. A final report is required identifying potential impacts against the EPBC for consideration. There is a need for further assessment. = MEDIUM
7.	Environmental Sustainability	The proposed development is located in a highly valued rural landscape where environmental sustainability is important	The need for a high level of environmental sustainability to showcase ESD initiatives in a natural setting.	A variety of ESD initiatives should be implemented into the design. The proponent should showcase the project's sustainability ambitions in a bold and distinctive manner.	Ongoing	Locality, Regional and State	The issue is well understood but the response requires further resolution and consideration of ESD initiatives. = MEDIUM
8.	Land Use	The proposal will have an impact on surrounding land owners and uses, in the immediate and long term due to the intensification of the land use and introduction of tourist accommodation.	The proposal introduces land uses which are compatible with the Planning and Design Code provisions	The issues are well understood and need to be outlined in the report – including visual amenity, noise, traffic, and lighting.	Ongoing	Locality and Regional	The report should outline the impacts of the intensification of the land use on the land. =MEDIUM
9.	Native Vegetation	The removal of native vegetation is proposed (although intended to be kept to a minimum), including possibly threatened species and ecological communities.	There are potentially significant impacts on native vegetation, including threatened species and ecological communities through the clearance of vegetation and habitat and disturbance and edge effects. The interaction of the development in relation to the Native Vegetation Heritage Agreement is required to be detailed.	A detailed description is required of the quantity and condition of native vegetation proposed to be cleared, the effect on habitat and conservation values (including any changes to the Native Vegetation Heritage Agreement).	During construction	Locality, Regional and State and potentially National	The receiving natural environment is potentially negatively impacted by the development. Need for further assessment on the location, extent, condition and impact on native vegetation and habitat (especially threatened species and ecological communities). Need for investigation of offset opportunities. = MEDIUM
10.	Native Fauna	The site is located in a peri-urban area and adjacent the Mt George Conservation Park. The proposal involves significant construction and also clearance of native	The proposal involves construction of new buildings and clearance of native vegetation. Particularly given its peri-urban location and being adjacent a Conservation Park there is the potential	An analysis of the impacts on native Fauna is required, including under the EPBC Act.	During construction and ongoing	Local, Regional and State and potentially National	The receiving natural environment is potentially negatively impacted by the development. Need for further assessment

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
		vegetation which has the potential to impact on native fauna and habitat.	to impact on native fauna and habitat and potentially threatened species, including Chestnut-rumped Heathwren, White-throated Needletail, South Australian Bassian Thrush, Southern Brown Bandicoot. Greater visitation levels to the site would increase human disturbance to local native fauna.				= MEDIUM
11.	Flooding and Water Quality	The proposed development is located within the Mount Lofty Ranges Catchment (Area 2) Overlay, which seeks to ensure that development has a neutral or beneficial effect on the water quality harvested from secondary reservoirs or diversion weir catchments. The Hazards (Flooding – Evidence –Required) Overlay seeks the management of potential flooding of infrastructure and buildings.	The issues are well understood. The site is located in close proximity to a watercourse and high flood prone area. The proposal includes construction of new habitable buildings and infrastructure which could be impacted during times of flooding. The design, location and siting of buildings will need to take this into account as well as any mitigation measures required.	The current plan does not provide a detailed description of the various effects on water quality and methods for managing this. Demonstration of how stormwater and wastewater/effluent will be managed will be required. Details will be required to address the land slope (not exceeding 20%), rainwater tanks of 1000L and swales that divert clean stormwater away from areas where it could be contaminated. Further investigations are required to understand the stability, erosion levels of the Cox Creek waterway running through the site and appropriate erosion control measures.	During construction and ongoing.	Locality, Regional and State	The receiving environment is potentially negatively impacted by the development. Need for further assessment and offset opportunities. = MEDIUM
12.	Surface water	The proposed development is located within the Onkaparinga (reservoir) catchment. Cox creek (stream order 4) runs through the development area. Creek restoration and crossing work has been identified. There are two off-stream surface water sutures on site. There are policies and principles related to capture, extraction	There is potential for impacts on the integrity and geomorphology of the watercourse and surface water storage structures (i.e. dam or lake) and on downstream flows from both an ecological or downstream community perspective.	The current plan does not provide detailed information to enable an assessment as to whether any of these adverse outcomes are likely to result from the development. Detailed information must include the following: how these activities will be carried out, materials to be used (including specifications) and machinery/tools required to carry out the works. The anticipated	During construction and ongoing.	Locality and Regional	There is potential impacts on receiving water resources. Proposed development needs to meet the requirements set out in the Hills and Fleurieu Water Affecting Activity Control Policy and Western Mount Lofty Ranges Water Allocation plan. There is a need for further assessment. = MEDIUM

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
		and diversion of surface water resources, particular those catchments upstream from reservoirs.		impacts of these activities and the measures and actions proposed to reduce or mitigate the impact on the stability and integrity of the water resources must be addressed.			
13.	Heritage – First Nations people	The proposed development has the potential to impact on sites and places of Indigenous heritage through disturbance during construction.	The proposed development may have impacts heritage sites, objects and remains of the First nation people.	A detailed description on existing First nation people’s heritage or management of such heritage matters that may arise during the construction phase.	Construction	Locality and State, Regional	Investigations are required to be undertaken and more information to be provided. = MEDIUM
14.	Heritage - European	The site contains a Local Heritage Place and proposes partial demolition, restoration, conservation, reuse and new built form elements adjacent the Local Heritage Place	The proposal will have a material impact on a Local Heritage Place.	The proponent is aware of the issue and requirements. A Heritage Impact Statement will be required on the works affecting the heritage place – and associated plans and documentation (prior to any approval for this component of works).	Construction and operation	Locality	A Heritage Impact Statement and plans, elevations and materials schedule will be required. = MEDIUM
15.	Waste Management – Stormwater and Construction and Operational Environmental Management	The proposed development would require a range of impacts to be minimised, mitigated and monitored through an environmental management plan framework across the construction and operational phases.	The potential impacts would need to be adequately addressed to mitigate adverse impacts.	The current document provides limited information on the proposed construction and operational management techniques and measures.	During construction and ongoing.	Locality and Regional	More information is required. = STANDARD
16.	Effects on the physical Environment	The site is located in a sensitive area, with a sloping topography. The proposal is likely to result in excavation and fill on the land which will have an impact on the natural landform.	The potential impacts would need to be adequately detailed and addressed to mitigate adverse impacts on the natural landform.	A description of any works which will affect the natural topography of the land and mitigation measures.	Construction and ongoing	Locality and Regional	Details are to be provided in the report. = STANDARD
17.	Environment Food Production Area (EFPA)	The Site is located within the EFPA where productive agricultural land is expected to be retained for such land uses and the land cannot be subdivided for residential purposes.	The site has an existing non-agricultural land use. Land division for residential purposes will not be allowed.	The intention of any further subdivisions should be identified in the report.	Ongoing	Locality, Regional and State	Details are to be provided in the report. = STANDARD

State Assessment Requirements

CRITICAL ASSESSMENT

1. Tourism and Economic Development / Employment and Job Creation

Guideline 1: The proposal will result in significant job creation and has the potential to be an economic stimulus for the area. The proposal will have an impact on the local and State's economy during construction and operations and may result in immediate and long terms effects on residents, businesses and surrounding uses.

- 1.1** *Identify any potential economic effects on tourism, recreation, and any secondary economic effects, including the potential to attract value add development and commercial ventures. Describe the positive and negative effects of this, including the current situation.*
- 1.2** *Describe potential employment opportunities and the expected impacts on the local workforce during construction and operational stages. In particular the proposal's anticipated effect on State and local investment and the region as a whole, employment generation and flow-on impacts on local business and also effects on accommodation supply and demand.*
- 1.3** *Describe how the proposal aligns with the State tourism organisation (SATC) to ensure that positive outcomes are being delivered.*

2 Design / Visual Amenity

Guideline 2: The proposal is for tourist accommodation, functions and recreation focussed land uses with high visual amenity and in the Mt Lofty Ranges, in a rural landscaped setting adjacent the Mount George Conservation Park. Any development on the site requires a bespoke approach to the siting, design and architecture in response to the scenic value and natural character of the area.

- 2.1** *Evaluate the proposal against the Office for Design and Architecture SA's Principles of Good Design, including input from the Government Architect through the State Design Review process. Demonstrate how the development responds to the six principles: 'Context, Inclusive, Durable, Value, Performance and Sustainable.'*
- 2.2** *Demonstrate that the development provides a high quality design that complements the natural landscaped setting and surrounding locality.*
- 2.3** *Describe the proximity of the proposed structures the nearest dwellings and describe any potential impacts of the proposal on quality of lifestyle and how the visual landscape and amenity will be altered by the development, for residents and visitors, for both near and distant views.*
- 2.4** *Describe the effects of the proposal on the visual amenity and landscape quality for residents, visitors and tourists and views from nearby roads. Refer to construction, operation, maintenance aspects of the proposal.*
- 2.5** *Demonstrate that the development will result in a high quality arrival experience in relation to movement and legibility, materiality, seamless integration of landscape and architecture, built form massing, architectural expression and extent of car parking.*
- 2.6** *Identify the strategies undertaken to reduce the built form massing to ensure views to the surrounding tree canopy from key pedestrian viewpoints are maintained.*
- 2.7** *Buildings should be designed and sited to manage visual impacts. Provide visualisations that demonstrate the approach to the development from the elevated position of the main Golf links*

Road roadway, and from the Heysen Trail and Cox Creek dam to demonstrate how the development sits within the landscape and the effective integration of landscape and architecture.

- 2.8** *Provide a detailed schedule of external materials, finishes and colours, supported by a physical materials sample board to demonstrate the commitment to materials that are robust and genuine.*
- 2.9** *Demonstrate the guest movement strategy within the site, including access for People with Restricted Mobility.*
- 2.10** *Demonstrate the fire and life safety and egress strategy for each of the building elements.*
- 2.11** *Describe any community consultation processes conducted by the proponent for the proposal and indicate community attitudes towards the proposal, where identified.*

3. Landscaping

Guideline 3: The proposal is for a high quality hospitality and recreation focused development that will celebrate and enhance the landscape setting and its high quality integration with the built form is important. This development presents a significant opportunity due to its location and unique landscape setting and has the potential to become a leading precedent for developments of this kind.

- 3.1** *Describe the nature and condition of the existing physical environment in the proposal's environs, including reference to geology, geomorphology, soils, hydrology and atmosphere.*
- 3.2** *Provide a detailed landscaping plan that includes surface and edge treatments, seating and platform elements, lighting, tree and planting selections and size, wayfinding, retaining walls, and proposed restoration works to Cox Creek.*
- 3.3** *Provide details of the interfaces and demonstrate how the landscape integrates and merges into the built form to minimise the impact of the architectural response to the land.*
- 3.4** *Outline mitigation measures and their likely effectiveness in minimising or avoiding disturbance to the physical environment (including surface and underground waters) during construction and maintenance.*

4. Traffic and Access

Guideline 4: The proposal incorporates a variety of land uses including an upgrade to the existing 18-hole recreational golf course and construction of new tourist accommodation, restaurant, function facility and special events, which will significantly increase vehicle movements to the site. The proposal includes a 200 space car park and will also have a number of service vehicles accessing the site. Emergency service vehicles will require safe and convenient access to the site, especially taking into consideration CFS vehicles, as this is a high bushfire risk area.

- 4.1** *Describe the existing transport and access arrangements to and around the site, including access from the arterial and local road network, private roads and gated areas. Detail the existing and proposed road surface treatments and traffic control devices (line marking etc) and detail any proposed road upgrades / new roads and egress points.*
- 4.2** *Identify all vehicle types required to utilise the existing and any proposed new access routes, specifically the heavy vehicles anticipated. Identify any road surface upgrades required as a result of the development and any heavy vehicle movements (including over-size/over-mass) that require approval through the National Heavy Vehicle Regulator.*

- 4.3 *Provide details of the site-wide movement strategy in relation to servicing, operations, traffic, legibility of front and back of house areas, with the view to providing discrete servicing and a seamless and welcoming guest experience.*
- 4.4 *Provide confirmation of waste storage locations and transfer pathways with consideration given to amenity impacts – ie location of bin rooms relative to guest arrival spaces.*
- 4.5 *Provide confirmation of the adequacy of Back of House facilities informed by the hotel operator/consultant and the technical and operational aspects of the development.*
- 4.6 *Undertake a Transport Assessment to determine transport impacts (including traffic impacts on the local and arterial road network) and measures to manage and / or mitigate the impacts during the construction and operational phases. The impacts on the arterial and local road networks are to be considered to an extent which encompasses Stirling Township.*
- 4.7 *Identify any potential effects of construction traffic including noise and dust and associated mitigation measures.*
- 4.8 *Demonstrate emergency service vehicle access to the site and manoeuvrability.*

Bushfire Hazard

Guideline 5: The site is located within a high bushfire area and development is to be sited and designed to minimise the threat and impact of bushfires on life and property. Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.

- 5.1 *Evaluate and identify any bushfire risks on the site, in particular how risks from bushfire will be minimised with regards to the potential for uncontrolled bushfire events, high levels and exposure to ember attack, impact from burning debris, radiant heat, likelihood and direct exposure to flames from a fire front.*
- 5.2 *Provide an outline of the bushfire management strategy and details of the access arrangements for emergency service vehicles (to achieve SA CFS requirements), including road construction for fire-fighting vehicles/ turning options, location of firefighting water and outlets, (including any bushfire protection systems comprising firefighting equipment, all-weather hardstands, firehose reels and pumps). The bushfire strategy should also include the development of a bushfire survival plan, including triggers for evacuation and/or closure or reduction of business hours and the transportation of guests and staff.*
- 5.3 *Explain how the buildings and structures will be designed, configured, sited and the use of materials in order to reduce the impact of bushfire (i.e. buildings should reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of buildings on stilts and located on flatter sites and away from vegetated areas that pose an unacceptable bushfire risk).*
- 5.4 *Address vegetation clearance and landscaping needed to mitigate the bushfire risk, particularly around the tourist accommodation pods and to the east, south-east of the main hotel complex.*

MEDIUM ASSESSMENT

Conservation

Guideline 6: The proposal is in an area which has high conservation value being adjacent the Mount George Conservation Park, the traditional lands of the Peramangk Peoples.

- 6.1** *Identify the potential effects and measures to avoid and or mitigate the proposal on the local, regional, state or national conservation status of individual species and vegetation communities during both construction and maintenance (including species listed in the SA National Parks and Wildlife Act 1972 and the Commonwealth Environment Protection Biodiversity Conservation Act 1999).*
- 6.2** *Identify the potential effects and measures to avoid and or mitigate the proposal on the local, regional, state or national conservation status of sites, objects and areas of significance to First Nations people during both construction and operation.*
- 6.3** *Describe the volume and source of cut and fill required for all proposed built form and associated works, including access tracks, permanent and temporary structures, and the effect on the natural topography of the site.*
- 6.4** *Identify any exotic plant or animal species that may have a risk of spreading and mitigation measures.*

Environmental Sustainability

Guideline 7: The proposed development comprises built form in a highly valued landscaped rural setting. Environmentally Sustainable Design (ESD) measures, consistent with the Planning and Design Code should be achieved - to maximise natural sunlight access and ventilation, maximise passive environmental performance and minimise energy consumption and reliance on mechanical cooling and heating. Tourism development comprising multiple accommodation is expected to be clustered to minimise environmental and contextual impact.

- 7.1** *Provide details of the Environmentally Sustainable Design (ESD) techniques proposed for the development including holistic solutions to building performance and services. Demonstrate if and how the development achieves the following:*
 - 7.1.1** *incorporates integrated passive design principles and climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.*
 - 7.1.2** *is sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.*
 - 7.1.3** *is sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open space.*
- 7.2** *Provide details on the roofscapes including external materials selection, facade systems and green infrastructure in collaboration with landscape, structural and sustainability consultants to ensure delivery of the design intent*

Land use

Guideline 8: The proposal will have an impact on surrounding land owners and uses, in the immediate and long term due to the intensification of the land use and introduction of tourist accommodation. The land use and interface issues will require consideration, such as visual amenity, traffic, noise.

- 8.1** *Identify the existing land uses of the subject site and surrounds.*
- 8.2** *Describe the new land uses proposed for the subject site, including the general break down of floor areas.*
- 8.3** *Evaluate the compatibility of the land use with the Planning and Design Code provisions. This includes the recreation zone, relevant overlays and general provisions.*
- 8.4** *Identify the level of interference to landowners, land uses and activities in the immediate and surrounding environs and outline any mitigation measures to alleviate or avoid impacts on land owners and land uses. This includes traffic, noise, light spill, hours, likely hours of operation for functions and special events/live music, odours and any other interface issues.*
- 8.5** *Describe the implications, if any, of securing any easements.*

Native Vegetation

Guideline 9: The proposed development is located on land which currently holds significant stands of native vegetation, some requiring removal to facilitate the proposed construction. Development should avoid delicate or environmentally sensitive areas, including areas of native vegetation. Wherever possible areas of native vegetation are to be protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

- 9.1** *Describe the location, condition and significance of native vegetation on the subject site, including individual species and communities. Include reference to areas that have Heritage Agreements under the Native Vegetation Act 1991 and any proposed alterations to or implications for the Heritage Agreement.*
- 9.2** *Identify any threatened plant species listed under the EPBC Act, such as Osborn's Eyebright (*Euphrasia collina* sbsp. *Osbornii*), Clover Glycine, Plum Leek-orchid).*
- 9.3** *Describe the location, condition and significance of native vegetation species and communities that may need to be cleared or disturbed during both the construction and operation phases. This should include clearing for all buildings, structures, exclusion zones and access arrangements.*
- 9.4** *Identify significant wildlife habitat and movement corridors.*
- 9.5** *Describe the potential impacts on native vegetation fragmentation and the ability of communities or individual species to recover, regenerate or be rehabilitated during all phases of development.*
- 9.6** *Identify the habitat value of native vegetation and the potential for habitat fragmentation during both construction and maintenance (and decommissioning). Include a description of the effects of any fragmentation that may occur over the life of the project.*
- 9.7** *Outline measures to mitigate effects on native vegetation by addressing the mitigation hierarchy, including any compensatory activities in already degraded areas and use of existing easements. Make reference to guidelines produced by the Native Vegetation Council and*

outline the effectiveness of any mitigation measures adopted during both construction and maintenance.

Native Fauna

Guideline 10: The site is located in a peri-urban area, adjacent the Mt George Conservation Park. The proposal involves significant construction and also clearance of native vegetation which has the potential to impact on native fauna and habitat. Greater visitation levels to the site would increase human disturbance to local native fauna.

- 10.1** *Identify significant wildlife habitat and movement corridors including a description of the location, extent, condition and significance of native fauna populations, including individual species and communities in the proposal's environs and any threatened species, such as chestnut-rumped Heathwren, White-throated Needletail, South Australian Bassian Thrush, Southern Brown Bandicoot.*
- 10.2** *Identify the effect of the loss of habitat for fauna.*
- 10.3** *Outline measures to mitigate the effects on native fauna, including any compensatory activities in already degraded areas and use of existing easements.*

Flooding and Water Quality

Guideline 11: The proposed development is located within the Mount Lofty Ranges Catchment (Area 2) Overlay which seeks a neutral or beneficial effect on the water quality harvested from secondary reservoirs or diversion weir catchments. It is also located in the Hazards (Flooding) Overlay where development should adopt a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

- 11.1** *Identify any risks and implications of causing or exacerbating land degradation, especially soil erosion.*
- 11.2** *Identify the potential for pollution (including, but not limited to, sedimentation) of wetlands, watercourses, drainage channels and groundwater (especially at crossing points during construction), including the implications of this pollution and how these impacts will be minimised.*
- 11.3** *Describe potential changes to hydrology (e.g. drainage patterns or groundwater characteristics), including the implications of these changes and identify major and minor flows.*
- 11.4** *Identify the potential impacts on people, property, infrastructure and the environment from potential flood risk.*
- 11.5** *Provide details of how wastewater will be managed to demonstrate that potential adverse impacts on water quality within secondary reservoir and weir catchment areas are minimised and surface and groundwater is protected from wastewater discharge pollution.*
- 11.6** *Provide detail of any change to the watercourse and its bed, banks, wetlands and floodplains and any works that will interfere with existing hydrology.*
- 11.7** *Provide details of how stormwater will be managed during operation and the incorporation of Water Sensitive Urban Design (WSUD) principles. The above matters should be addressed in stormwater management plans.*

Surface Water

Guideline 12: *Part 8 of the Landscape South Australia Act 2019 (LSA Act) defines provisions for the conservation, management or protection of water resources. The Hills and Fleurieu Landscape Board specifically manage surface water resources, including activities in and around watercourses, lakes and dams. The Hills and Fleurieu Water Affecting Activities Control Policy and the relevant Water Allocation Plans set out the principles for managing WAA. The subject site is located within the Onkaparinga catchment. The development has the potential to impact water resources identified on site.*

- 12.1** *Provide detail of any proposed water affecting activities including: description of the proposed activity, materials to be used (and specifications); how the works will be undertaken and machinery/tools to be used to complete the work, construction specifications and stormwater design plans for underground pipe systems and detention and retention systems.*
- 12.2** *Provide details on identified environmental risks during and after construction and provide measures and actions to minimise and or mitigate the identified risks.*

Heritage – First Nations People

Guideline 13: The proposed development has the potential to impact on sites / locations of First Nation people through disturbance during construction.

- 13.1** *Identify any effects sites of archaeological or anthropological significance for First Nation people (including but not limited to those listed in the Register of the National Estate and the SA Register of Aboriginal Sites and Objects). Indicate any consultation with local Aboriginal organisations that have an in interest in the area.*
- 13.2** *Outline measures adopted to avoid or minimise impacts on sites of archaeological or anthropological significance for First Nations people.*

Heritage – European

Guideline 14: The proposed development has the potential to impact on sites / locations of European heritage through disturbance during construction. The site contains a Local Heritage Place which is proposed for adaptive reuse.

- 14.1** *Identify any effects on post European settlement sites of archaeological or anthropological significance (especially but not limited to those listed in the Register of the National Estate, State Heritage Register or Interim List for the State Register and lists of places of local heritage value).*
- 14.2** *Identify any works affecting the Local Heritage Place on the site and any merits associated with the works (i.e. how the development maintains the heritage and cultural values of the Local Heritage Place through conservation, ongoing use and adaptive reuse).*
- 14.3** *Provide details of proposed conservation, reconstruction and new work to the Local Heritage Place (including proposed adjacent built form elements or additional services infrastructure), and demonstrate how the works, materials and colours are either consistent with or complement the heritage values of the Local Heritage Place.*

STANDARD ASSESSMENT

Waste Management –/ Construction Environment Management Plan

Guideline 15: The proposed development would require a range of impacts to be minimised, mitigated and monitored through an environmental management plan framework across the construction and operational phases.

- 15.1** *Document the development’s construction techniques, methodology, including site preparation works, activities, timeframes and staging (if proposed). Detail the proposed management arrangements to mitigate the negative environmental, public health and amenity impacts and subsequent implementation of these procedures.*
- 15.2** *Outline the timing of construction and the time of year it is likely to occur.*
- 15.3** *Identify the location, extent and details of all infrastructure and site services required on site to support the development including, but not limited, to solar arrays, water tanks, chemical storage, and generators. Detail all utilities to be provided or connecting, including water, gas, electricity, wastewater treatment and disposal, drainage, trenches or conduits.*
- 15.4** *Prepare a waste management and minimisation plan which documents all waste streams during construction and operation, identifies the location of waste storage areas and disposal facilities. Identify the opportunities for recycling and reuse of equipment and componentry.*

Effects on Physical Environment

Guideline 16: The site is located in a sensitive area, with a sloping topography and the proposal is likely to result in works that affect the natural landform – including excavation and fill on the land and form.

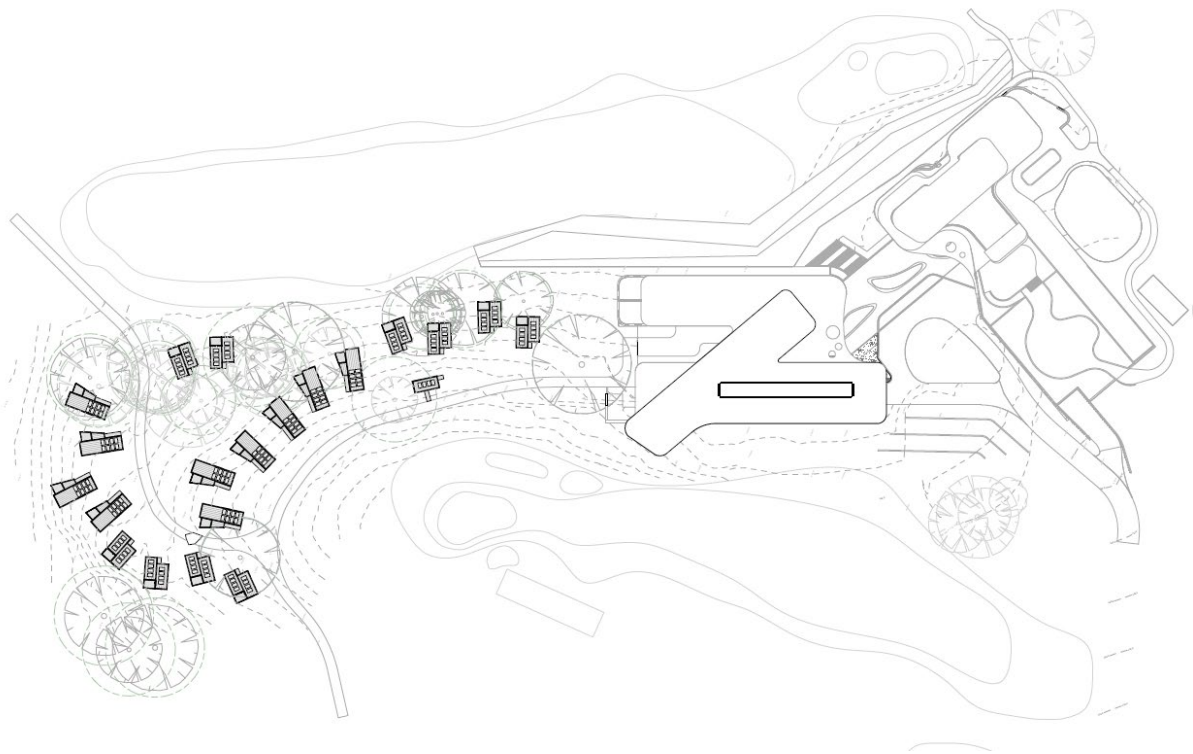
- 16.1** *Provide details on the proposed works that are likely to impact the natural landform – details of excavation and fill, and the associated impacts (during construction and operation) and mitigation impacts.*

Environment Food Production Area (EFPA)

Guideline 17: The site is within the EFPA where productive agricultural land is expected to be retained for such land uses and the land cannot be subdivided for residential purposes.

- 17.1** *Provide details of any future land divisions likely to be proposed on the site – given that valuable rural, landscape, environmental and food production areas are to be protected from urban encroachment and no residential land division is permitted.*

APPENDIX 1 – SITE PLAN



APPENDIX 1 – USEFUL DOCUMENTS

Legislation

- *Planning Development and Infrastructure Act, 2016*
- *Planning, Development and Infrastructure (General) Regulations 2017*
- *Development Act 1993*
- *Development Regulations 2008*
- *Environment Protection Act 1993*
- *Native Vegetation Act 1991*
- *Landscape South Australia Act 2019*
- *Native Title Act 1994*
- *Aboriginal Heritage Act 1988*
- *Heritage Places Act 1993*
- *National Parks and Wildlife Act 1972*
- *National Parks and Wildlife (Protected Animals - Marine Mammals) Regulations 2010*
- *SA Public Health (Wastewater) Regulations 2013*

Strategy & Policy

- Planning and Design Code
- State Planning Policies, 2019
- *Environment Protection (Noise) Policy 2007*
- *Environment Protection (Water Quality) Policy 2015*
- *Environment Protection (Air Quality) Policy 2016*
- Hills and Fleurieu Water Affecting Activity Control Policy 2021
- Western Mount Lofty Ranges Water Allocation Plan 2013
- South Australia's Waste Strategy 2020 – 2025, Green Industries SA
- Building Code of Australia

Guidelines

- Guide for applications to clear native vegetation, 2020
- EPA Construction environmental management plans guidelines, 2021
- Office for Design and Architecture SA's (ODASA) Principles of Good Design

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4 April 2022

Hon Nick Champion MP
Minister for PlanningLevel 5, 50 Flinders Street
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Adelaide SA 500108 7109 7466
saplanningcommission@sa.gov.auBy email: OfficeOfMinisterChampion@sa.gov.au

Dear Minister

Guidelines – Mount Lofty Golf Estate Major Development

On 17 December 2020, the then Minister for Planning and Local Government declared the Mount Lofty Golf Estate to be assessed as a Major Development pursuant to section 46 of the *Development Act 1993* (the Development Act).

In accordance with section 7 of the Development Act, the State Planning Commission (the Commission) is responsible for preparing the guidelines for the proposal and setting the level of assessment. A guidelines document has now been endorsed and requires the preparation of a Development Report level of assessment. The document captures the further investigations required to properly assess the impacts for development proposed on the subject site, and to consider the potential impacts on the adjoining landscape character and watershed, removal of native vegetation and bushfire protection.

Accordingly, and pursuant to section 46(13) of the Development Act, please find enclosed, for public release, the guidelines document which the Mount Lofty Golf Estate Pty Ltd (the Proponent) will be required to work through in the production of a Development Report under section 46D of the Development Act.

On a matter of process, variation regulations associated with the introduction of the *Planning, Development and Infrastructure Act 2016*, which were gazetted on 18 June 2020, have had the effect of making the Commission the author of the Assessment Report for those major development applications declared under the Development Act, but where the Planning and Design Code 'switches on' prior to a decision being made.

The Commission looks forward to providing you with further advice in due course in relation to this matter.

Yours sincerely

**Craig Holden**
Chair

Enc Guidelines – For the preparation of a Development Report: Mount Lofty Golf Estate