

18 August 2017

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

By email: barossa@barossa.sa.gov.au

Attention: Maxine Lovett

Dear Sir,

**Re: Proposal for Caretakers Accommodation
Lanzerac Country Estate
278 Menge Road, Tanunda**

MasterPlan writes on behalf of Lanzerac Country Estate regarding the development application for caretakers accommodation at 278 Menge Road, Tanunda.

Further to our ongoing conversations regarding the application, we understand that Council staff have determined that the application is for a non-complying form of development. Furthermore, the application will be considered at the Council Development Assessment Panel (CDAP) meeting on 5th September 2017 for a decision as to whether to proceed with a full assessment of the application.

On behalf of Mr Justin Carter of Lanzerac Country Estate, we request the opportunity to address the CDAP in relation to the application.

In our previous correspondence and our discussions, we have outlined that caretakers accommodation is not a new land use on the site. The proposal in its current form provides for a practical accommodation solution for the family members that currently operate and manage the bed and breakfast accommodation and vineyard on the site.

Lanzerac Country Estate is a family business, operated by the Carter family, with the following family members undertaking the following tasks on the property:

- Mr Ray Carter – host/front of house - checking in and hosting guests every afternoon Monday to Saturday; and financial management;



- Helen Carter - front of house; breakfast cooking service; and housekeeping assistance;
- Casey Carter – housekeeping and daily maintenance of the property;
- Justin Carter - front of house assistance; administration and communications (dealing with suppliers, marketing of property, etc);
- Doug Barclay – building and grounds maintenance and development; vineyard manager; and
- Natley Barclay – front of house on weekends (breakfast service, guest hosting/checking in and house keeping).

Currently Mr/s Justin and Casey Carter and their children utilise an existing building (previously approved as 'two private use residential units' as their onsite accommodation. To provide more comfortable and functional family accommodation, the proposed freestanding "dwelling" is proposed to be family accommodation. Smaller 'caretakers' quarters within a building that was previously approved as a component of the caretakers accommodation on the site is for Mr Barclay as the vineyard and maintenance manager of the site. **Attached** to this correspondence are plans of the existing buildings notated in the application as Building C and Building D.

In considering the application, we request the CDAP note that the site has historical had a variety of land uses, which include caretakers accommodation. The proposal comprises a newly constructed building, however this building is a replacement caretakers accommodation. It remains our view that the essential nature of existing development will not alter, but continue to be tourist accommodation and facilities, vineyard, and associated caretaker's accommodation. Furthermore, the proposal is an appropriate form of development within the Primary Production (Barossa Valley Region) Zone and has substantial planning merit including:

- the development aligns with the desired character of the zone;
- the proposal comprises relocation and reorganisation of existing caretakers accommodation on the site;
- the site of the new building is within the cluster of existing buildings and the area of the site is not well suited for primary production activities;
- separation from accommodation on the site and adjoining existing vineyards is effectively unaltered;
- the new development is designed and sited so that it does not unreasonably impact on the amenity of adjoining land; and
- bushfire management has been accommodated and reflected in the proposed design.



For all the above reasons, the proposed development is considered to be of a form that warrants a full assessment and preparation of a Statement of Effect.

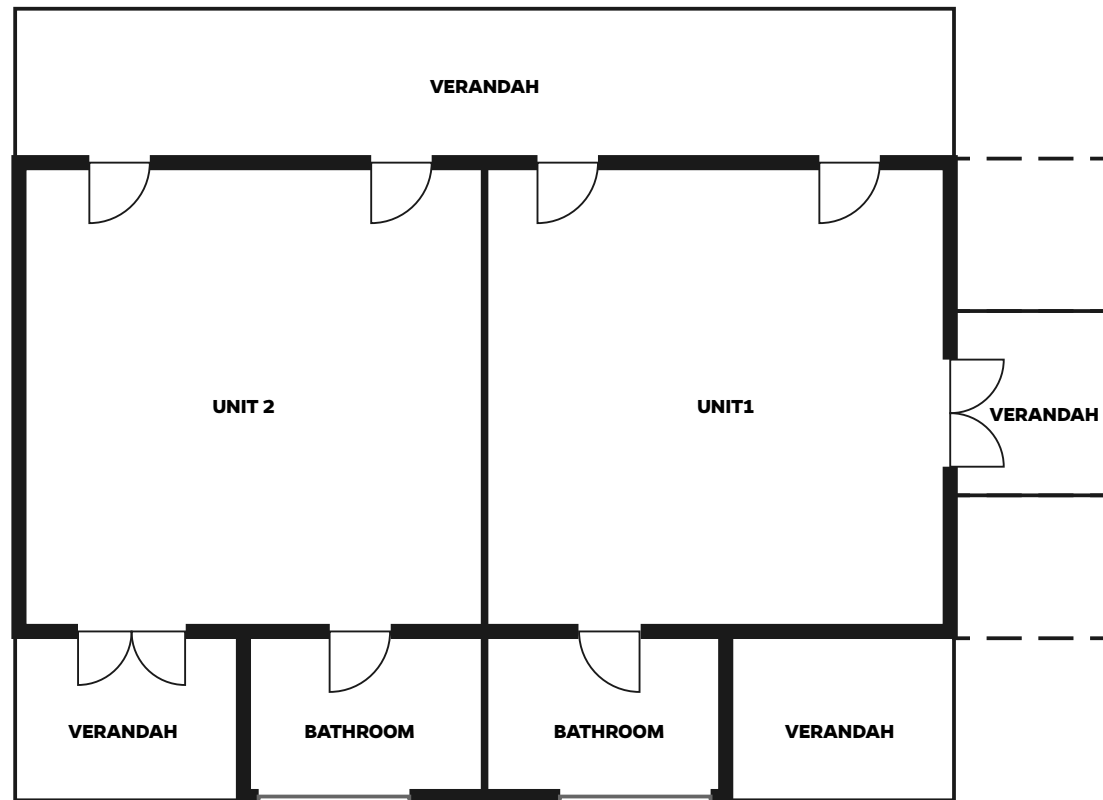
We look forward to your consideration of this matter at the September CDAP meeting.

Yours sincerely

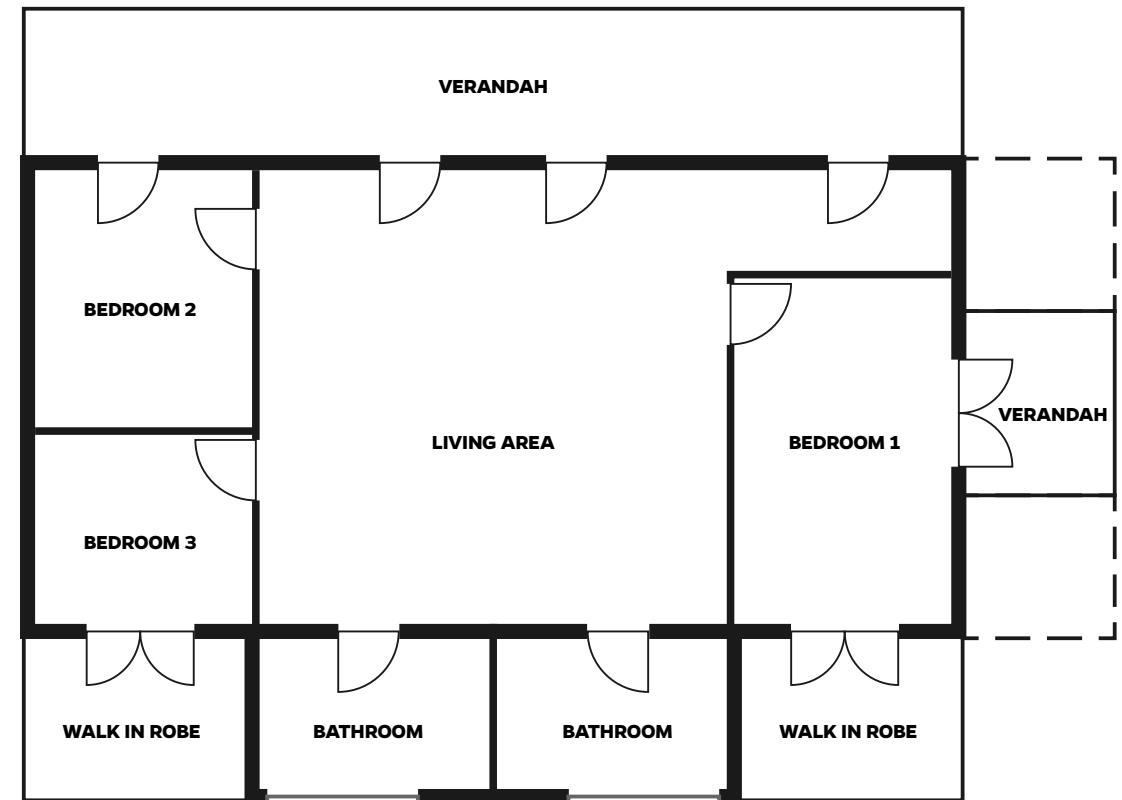
Julie Jansen
MasterPlan SA Pty Ltd

enc: Floor Plans
cc: Mr Justin Carter

EXISTING "PRIVATE RESIDENTIAL UNITS"



PROPOSED "CARETAKERS ACCOMMODATION"



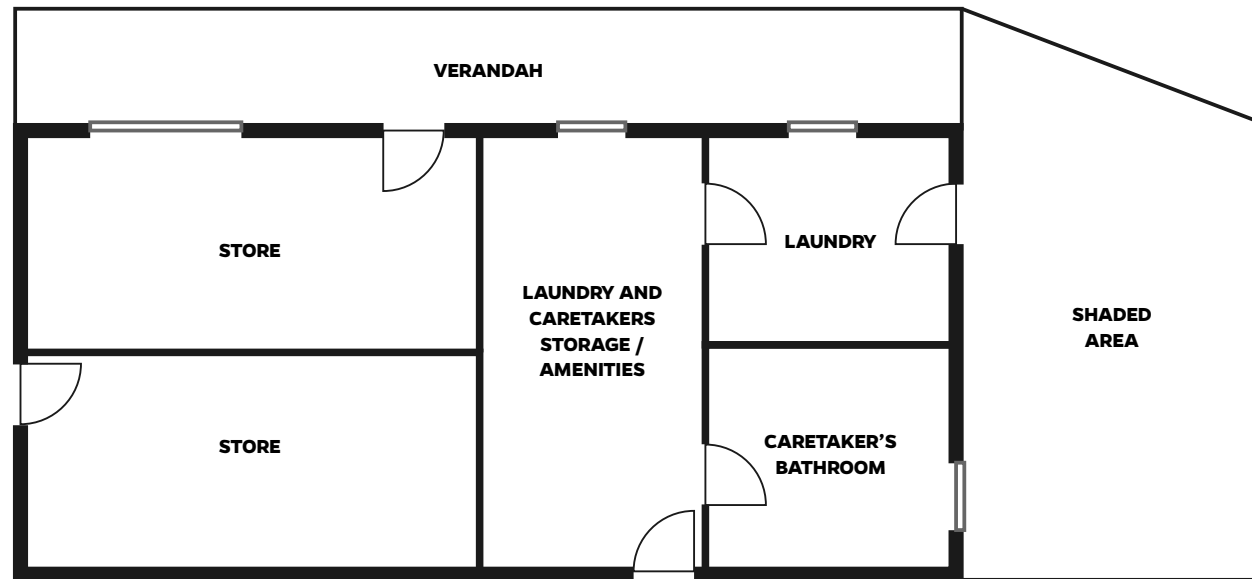
CARETAKERS ACCOMMODATION
EXISTING AND PROPOSED BUILDING USES

at 278 Menge Road
TANUNDA

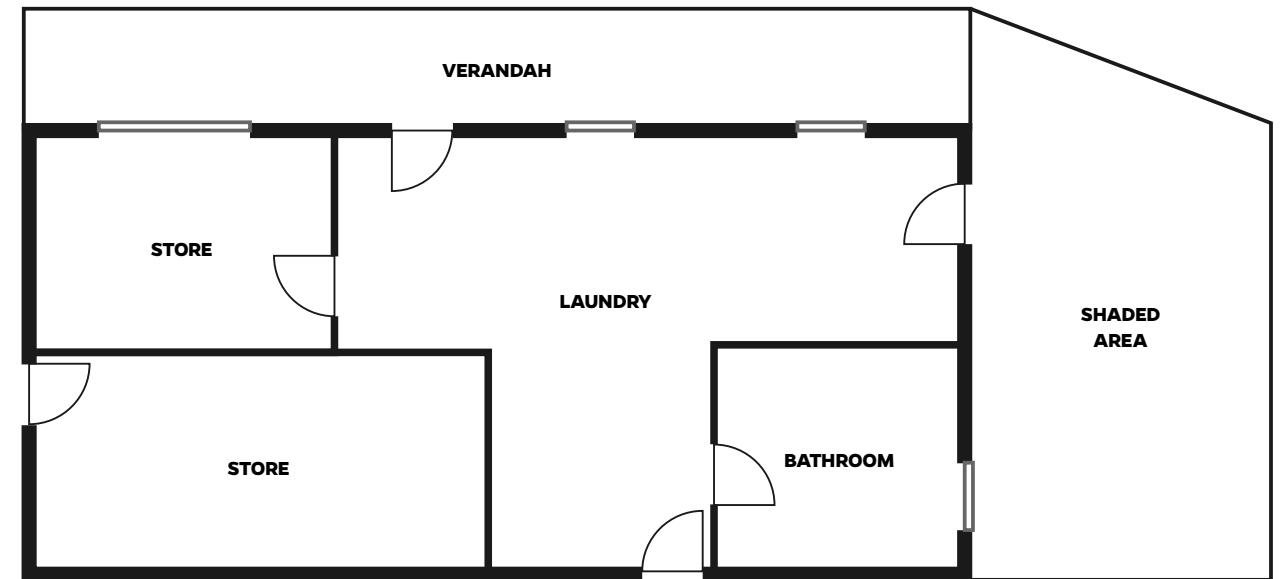
for Lanzerac Country Estate



**EXISTING STORE, LAUNDRY
AND CARETAKER'S AMENITIES**



**PROPOSED STORE
AND LAUNDRY**



STORE AND LAUNDRY
EXISTING AND PROPOSED BUILDING USES

at 278 Menge Road
TANUNDA

for Lanzerac Country Estate



1:100 @ A3
0 2m