BAROSSA ASSESSMENT PANEL

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

Tuesday, 26 March 2024, commencing at 5.00 pm

Aaron Curtis
Assessment Manager

The Barossa Council

AGENDA

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

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

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1. WELCOME

2. ATTENDANCE

2.1 Present

2.2 Apologies

2.3 Absent

3. BUSINESS ARISING

4. DECLARATION OF INTEREST BY MEMBERS OF THE PANEL

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

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

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

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

5. REPORTS – APPLICATION FOR DECISION (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

5.1 24004484 - 2 Barossa Valley Way Lyndoch, 1312 Barossa Valley Way Lyndoch and Lot 304 Bevilaqua Terrace Lyndoch

APPLICATION DETAILS

PROPOSAL	Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures
APPLICANT	The Barossa Council
OWNER	The Barossa Council
APPLICATION NO	24004484
CERTIFICATE(S) OF TITLE	CT 5677/209, CT 6101/50, CT 5438/11
AREA	9.99 ha
CURRENT USE	Recreation Facility/Vineyard
PLANNING AND DEVELOPMENT CODE VERSION	Version 2024.3 – 15 February 2024
PLANNING AND DESIGN CODE EXTRACT LINK	Relevant Code Extract
ZONE	Recreation Zone Rural Zone
OVERLAYS	Character Preservation District (Township) Hazards (Bushfire - Urban Interface) (Urban Interface) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Water Resources Area Traffic Generating Development Urban Transport Routes Water Protection Area Character Preservation District (Not In Township) Hazards (Bushfire - Medium Risk) (Medium) Limited Land Division
APPLICATION TYPE	Code Assessed - Performance Assessed
PUBLIC NOTIFICATION	Notified – Sign Required
REFERRALS	Commissioner of Highways Native Vegetation Council
PREVIOUS APPLICATIONS	960/613/1998 – Addition to Clubrooms 960/477/1999 – Pavilion 960/513/1999 – Tennis Clubrooms 960/520/2004 – Extension of Hours of Use (Tennis Court Lighting)

	960/1093/2004 – Coaches Boxes 960/167/2005 – Verandah 960/309/2005 - Verandah 960/111/2006 – Verandah 960/307/2006 - Verandah 960/77/2008 – Light Tower 960/136/2011 – Clubrooms – Additions and Alterations 960/283/2012 – Outbuilding (Shed) 960/548/2013 – Outbuilding (Shed – Storage of Sporting Equipment) 960/121/2014 – Extensions to Existing Clubrooms 960/680/2014 – Verandah (attached) 96/769/2019 – Replacement of Oval Floodlights; installation of 2 x 18.3 high light poles each house five LED flood light fixtures and installation and 2 x 24.3m high light poles each housing five LED flood light fixtures 23014800 – Land Division – Boundary Realignment
ASSESSING OFFICER	Paul Vivian (Consultant Planner)
RECOMMENDATION	That Planning Consent be GRANTED subject to Reserved Matters and Conditions

INTRODUCTION

Masterplan Pty Ltd lodged the application on behalf of The Barossa Council for a Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures at Barossa Valley Way, Lyndoch.

The site is located within the Rural and Recreation Zones. The proposed development was subject to Performance Assessment and underwent public notification. Eight representations were received, all of which were in support.

This application is subject to decision of the Barossa Assessment Panel for the following reason:

(1) The Barossa Council is the applicant for the development.

The application was subject to statutory referrals to the Commissioner of Highways and Native Vegetation Council, both of whom did not oppose the proposal.

The proposed development forms an enabling element of the Big Project. This project represents a coordinated management and development of sporting and recreation facilities in the Barossa region. A 2017 study commissioned by Council recommended the following reallocation of facilities:

- Lyndoch Oval to be developed as a centralised, multi-use hub for grassroots sporting activities, other than rugby;
- Barossa Rams Rugby Club relocates to a greenfield site at Tanunda;
- Curdnatta Park becomes a satellite venue for junior grade AFL and cricket;

- Queen Victoria Jubilee Park at Williamstown to be developed for outdoor adventure, trails and leisure activities.

A number of these projects have commenced construction. This includes the development of a new home for the Barossa Rams Rugby Club in Tanunda.

The redevelopment of the Lyndoch Recreation Park will make it a multi-use sporting hub for the Barossa region. The expanded facility at Lyndoch is intended to, and assist with, making the Barossa a destination for sports and tourism events meeting future community need and providing economic benefit.

To facilitate delivery of this project, Council negotiated purchase of a portion of the adjoining Burge Family Winemakers landholdings in 2023. A land division application (23014800) was lodged to realign site boundaries to enable future development of the site in accordance with concept plans developed as part of the Big Project. The land division application was approved on 4 August 2023. As at date of lodgement of the application, the new land parcels had not been created and the site had been notified according to land parcels as they existed.

The site is located predominantly in the Recreation Zone where the upgrade and expansion of a recreation area is an envisaged use and form of development. This includes component uses such as the clubroom, ovals, courts, fencing, car parking, outbuildings, spectator seating and landscaping.

An assessment of the proposal has taken place against the Planning and Design Code which reveals general compliance with Desired and Performance Outcomes of the Planning and Design Code.

This development is a significant project with an intent to substantially improve the existing recreation offer for a range of sporting clubs and the Barossa community. The Lyndoch Recreation Park has a longstanding history with the use predating planning legislation in South Australia. On this basis, the site operates relatively unrestricted and there is limited history of complaint regarding noise, parking or other impacts. The upgrade and expansion will attract larger number of uses and offer facilities for a wider group of people.

The assessment has identified that while the proposal is consistent with the Desired Outcome and Performance Outcomes of the Recreation Zone there are some assessment matters to finalise. These matters relate to car parking, stormwater management, and wastewater management. It is considered that resolution of these issues can be achieved as Reserved Matters.

On balance, it is considered that the proposal is an appropriate land use and form of development in the zone and will have an acceptable level of impact on the locality. As such, Planning Consent is warranted, subject to recommended Conditions and Reserved Matters.

SITE AND LOCALITY

The 9.9 hectare site comprises three allotments that collectively form a rectangular shaped development site with an extended frontage of 512 metres to Barossa Valley Way. The three allotments are best described in the table below as follows:

Table 1. *Allotment Details for Site*

Site	Existing uses	Site access	Easements
Allotment 304, Bevilaqua Terrace, Lyndoch	Lyndoch Recreation Park (tennis courts)	No direct access (forms part of an integrated site with the Lyndoch Recreation Park and is internally accessed via Allotment 55 (two entry/exit points within Allotment 55)	Nil
Allotment 55, 1312 Barossa Valley Way, Lyndoch	Lyndoch Recreation Park (oval)	Two established entry/exit points to Barossa Valley Way, also internal access allotment (Allotment 304)	Subject to easement for electrical distribution purposes (in favour of the ETSA Corporation)
Allotment 744, 1312 Barossa Valley Way, Lyndoch	Vineyard	No direct access (vineyard was previously part of Allotment 753 (Burge Family Winemakers)	Nil

Refer to ***Figure 2*** containing aerial photo showing the three land parcels which are effectively the 'site' for the development.

The site is bound to the west by the Burge Family Winemakers cellar door and vineyard, to the south by a rail corridor, Bevilaqua Terrace and the Lyndoch township and to the east by the Lyndoch Bowling Club and cricket nets and series of dwellings with frontage to Barossa Valley Way.

The site is broadly split between an existing vineyard (now owned by Council) in the western half and the existing Lyndoch Recreation Park in the eastern half. The Lyndoch Recreation Park comprises of the Lyndoch Tennis Club, featuring six tennis courts (also used for netball) and clubrooms, and the Lyndoch Cricket Club, with an associated oval and club rooms. The Little Athletics program is also conducted on the site.

Parking for each club is informally spread throughout the land on bituminised or compacted surfaces, accessible via internal roadway that encircles the main oval. The site also features a playground adjacent Barossa Valley Way. A range of ancillary structures, such as outbuildings, cricket nets, athletic event infrastructure and light poles are also present and support the existing recreation use.

There is an approximate nine metre wide 'main' entry onto Barossa Valley Way with a secondary access point located further along this road frontage adjacent the existing playground. Both access points service Allotment 55, 1312 Barossa Valley Way, Lyndoch. There are 138 trees within the site primarily along the front and rear boundaries, comprising mostly non-native vegetation.

The site is located at the north-eastern edge of the Lyndoch township and forms a semi-open 'buffer' between the urban scale residential streets west and south of the site to the larger vineyards and farming properties east and north of the Barossa Valley Way. There is a notable transition from 'township' to 'rural' at the approach of Barossa Valley Way into the township.

There is a total fall across the site in the order of 13.5 metres, with the vineyard area featuring more gradual falls. The existing Lyndoch Recreation Park has more notable changes in site levels due to previous construction of the oval and tennis courts that have required a level playing surface (along with vehicle and patron access).

The locality is considered to extend across Barossa Valley Way incorporating the rural properties between the arterial road and Lyndoch Creek and extend east and west of the site to incorporate existing vineyards (including Burge Family Winemakers) and the Barossa Bowling Club, cricket practice nets and adjacent residential development. There is a physical interface with the rail corridor (now a bike path) and Bevilaqua Terrace to the south and nearby dwellings, many with a view onto the subject land. There is potential for dwellings within close proximity to the site to be affected by noise, lighting, or traffic. Therefore, they are considered to form part of the assessment locality.

Figure 1 below contains a Zone map and details of the location of the site.

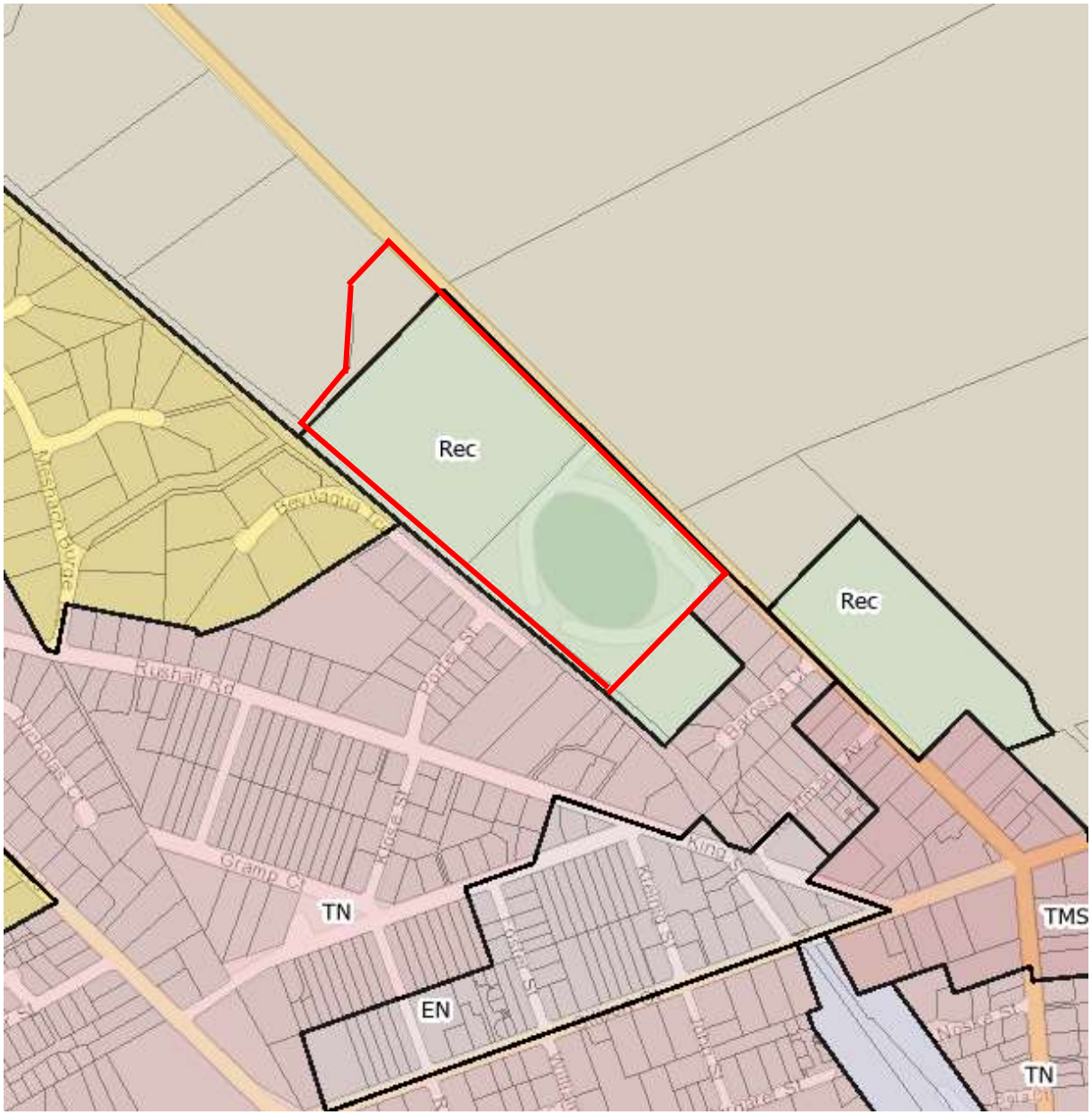


Figure 1: *Zone Map*

An aerial view of the site and locality are contained in ***Figure 2*** and ***Figure 3***.

Site photos are provided in ***Figure 4*** to ***Figure 19.***

Figure 2: *Aerial – Locality, subject site in red, locality in blue*

Figure 3: *Aerial – Locality*

Figure 4: *Site Photo looking south-west from Barossa Valley Way to main entrance*

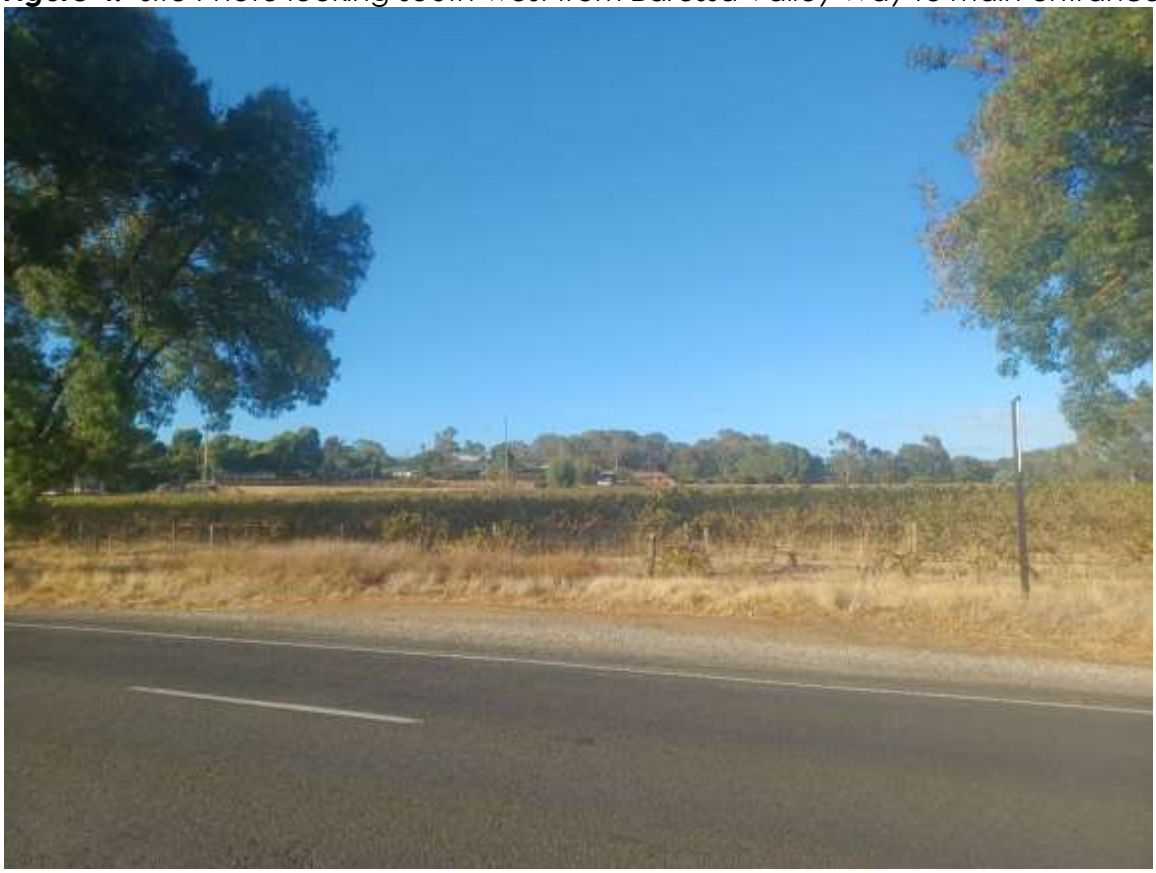


Figure 5: *Site Photo looking south-west from Barossa Valley Way toward existing vines, the location for the new 'Sporting & Recreation Green'*

Figure 6: *Site Photo looking south-east along Barossa Valley Way toward Lyndoch town centre*

Figure 7: *Site Photo looking north-west along Barossa Valley Way away from the township*

Figure 8: *Site Photo looking north toward cleared paddock and vines on opposite side of Barossa Valley Way to the site*

Figure 9: *Site Photo looking south within the site from the northern goals back toward the cricket clubrooms*

Figure 10: *Site Photo looking south-west toward site of proposed combined clubrooms/change rooms*

Figure 11: *Site Photo looking north-east toward existing access to Allotment 55*

Figure 12: *Site Photo looking east toward established vegetation adjacent to Barossa Valley Way*

Figure 13: *Site Photo looking south toward existing Tennis Club building*

Figure 14: *Site Photo looking north toward existing toilets and tennis courts*

Figure 15: *Site Photo looking west toward existing cricket clubrooms and shed*

Figure 16: *Site Photo looking north-west toward oval and cricket clubroom*

Figure 17: *Site Photo looking south toward existing bowling club*

Figure 18: *Site Photo looking south-east toward existing cricket nets and hardstand*

Figure 19: *Site Photo looking north-east toward existing public toilets and little athletics concrete pads and pits*

PROPOSAL
The proposal comprises the refurbishment and expansion of the existing Lyndoch Recreation Park.

The Planning Report prepared by Masterplan sets out that the proposal includes the following key elements:

- Various recreational areas including two sports ovals, four netball courts, one half basketball court, one playground, and various formal and informal car parking areas.
- The retention of the existing tennis club building and tennis courts (to be resurfaced).
- A two-storey sports clubroom comprising changerooms, gym, offices, storage rooms, amenities, canteen, bar, kitchen, plant rooms, and stairs and lift.
- A spectator viewing pavilion with terraced seating and ancillary canteen, amenities and storage.
- Four light poles and fixtures surrounding the refurbished oval.
- Three dugout verandah structures associated with the refurbished oval and twelve ancillary to the new netball courts.
- 3.6 metre high fencing associated with the new netball courts.
- Perimeter 1.8 metre high chain mesh fencing and new entry feature gates.

The Lyndoch Recreation Park is proposed to expand onto the western contiguous allotment (now owned by The Barossa Council) that currently contains a vineyard. This section will contain a new sporting and recreation green comprising an AFL standard football oval, a 400 metre athletics track and turf wickets. This multi-use oval is surrounded by grassed areas and landscaping. A storage shed and public toilets are located in this part of the site.

The existing Lyndoch Recreation Park will be extensively upgraded to become a sporting hub for the Barossa region.

Notable built elements include:

- The proposed clubrooms consisting of an architecturally designed two storey building featuring timber, stone cladding, metal elements, and glazed surfaces. The lower floor contains changerooms, toilets, storage and other amenities with a covered viewing and circulation area. The upper floor contains the clubroom, kitchen, bar outdoor plaza area and ancillary spaces. The building has a maximum height above finished ground level of 11.4 metres.
- A two level spectator viewing pavilion is proposed next to the oval. The structure is visually integrated with adjacent viewing terraces and provides space for a canteen, storage and an elevated field view for officials.

As part of the redevelopment the existing Little Athletics area will utilise the second oval and have access to the 'second oval support shed & public toilet' and access to the main facilities.

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

APPLICATION TYPE
The site is predominantly located within the Recreation Zone under the Planning and Design Code. A small section of the site is in the Rural Zone, however, no built form is proposed within this Zone.

The proposal comprises a number of elements including a recreational area, light poles, spectator shelters and viewing platform, clubroom, outbuildings and fencing. These are listed in further detail in section of 5.1 of the Masterplan report.

The proposed development is neither assigned as a form of 'Accepted' or' Deemed to Satisfy' development under Tables 1 and 2 of the Recreation and Rural Zones. The proposed development is also not assigned as a restricted form of development in Table 5 of the Recreation or Rural Zone.

The proposal is therefore subject to "Code Assessed – Performance Assessed" in nature in accordance with Table 3 of the Recreation and Rural Zones of the Planning and Design Code.

PUBLIC NOTIFICATION
The application was subject to public notification in accordance with Table 5 – Procedural Matters – Notification of the Recreation and Rural Zones.

Pursuant to Table 5 of the Recreation Zone, change rooms, courts, playground, fencing, outbuilding and recreation area are exempt from public notification subject to listed exceptions.

In the planning report from Masterplan, the report states that proposal components including the light poles and fixtures, spectator viewing structure, clubroom and amenity buildings are not exempted and public notification is therefore applicable.

The table below provides details of the public notification process:

Representations:	Eight representations were received as follows: • Karl Roth • Andrew Bitter • Barossa District Football and Netball Club • Katrin Lohner • Reuben Batten • Linda Boyle • Bridgette Hasting • Simon Taylor No late representations were received.
Person wishing to be heard:	Of the eight representations received no representors wish to be heard.
Time period for Public Consultation	27 February 2024 to 19 March 2024

The table below summarises the contents of the representations and the applicant's response.

Summary of Representations
Representor/s

- *All representors were in support of the development. Comments included:*
  - *Fabulous project for our community.*
  - *Wish this had been done when our children were younger.*
  - *We will be able to remove two barriers from the viewing platform to allow it to be converted into a stage that we can use at the Lyndoch Christmas party.*
  - *We need to retain the four 32amp power outlets that are located around the oval so we can continue to have the Christmas Party and other events at the oval.*
  - *This development will, once built, be a great community and economic asset to the southern Barossa.*
  - *The facility will satisfy a much needed requirement for quality community facilities to meet the current and growing needs of the southern Barossa region.*
  - *The current sporting and community facilities are sub-standard (and non-existent in some cases) and are in dire need of an upgrade. I therefore fully support the development proposal.*
  - *The upgrade to the Lyndoch Sporting Facility represents a tremendous opportunity for our area.*
  - *I urge the authorities to support this development application, confident in its potential to bring about positive change for our area and its residents.*

Applicant's Response

- *The support expressed by the representors is welcomed and is considered to further demonstrate the merits of the proposed development.*
- *The only concern raised by one representor was the capacity for the clubrooms and oval to be utilised for events such as the Lyndoch Christmas Party. The clubroom has been designed to be utilised by a range of community groups whilst the Oval will remain available to host community events. The desire for the provision of power to the Oval is noted and will form part of the detailed infrastructure design works that will follow the resolution of the development application.*

A copy of the representations are contained in ***Attachment 2*** and the applicant's response is contained in ***Attachment 3***.

REFERRALS

External

Pursuant to Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9 of the Planning and Design Code, the application was subject to the following referrals:

- **Commissioner of Highways** – The proposed development will increase the size of the land use and provides additional facilities, such that there will be a change in the number or frequency of vehicle movements utilising the existing access points and therefore requires referral pursuant to Schedule 9(7).

- **Native Vegetation Council** – A total of eight scattered trees identified as native vegetation are subject to removal. The vegetation clearance is classed as Level 3 clearance and therefore requires referral to Native Vegetation Council, pursuant to Schedule 9(11).

Neither agency has objected to the proposed development. The following responses were received:

Commissioner of Highways	• *The subject site directly abuts Barossa Valley Way, an arterial road under the care, control and management of the state.* • *At this location Barossa Valley Way carries approximately 2,600 vehicles per day (6% commercial vehicles) and has a speed limit of 50km/h, transitioning to 90km/h part way along the site's frontage.* • *It is understood that the development will utilise two existing access points on Barossa Valley Way for access.* • *General support for the conclusions in the Traffic Impact Assessment by WGA but would like some changes to access treatments, footpath width around secondary access, pedestrian refuges to safely cross the road from any overspill parking area and parking controls along Barossa Valley Way to control event parking.* • *DIT supports the project subject to incorporation of eight conditions and two notes attached to any approval.*
Native Vegetation Council	*The Native Vegetation Council directs that planning consent can be granted subject to satisfaction of the Significant Environmental Benefit requirements under the Native Vegetation Act 1991. This is directed by one condition of consent.*

A copy of the Commissioner of Highways and Native Vegetation Council referral responses are contained in ***Attachment 4.***

Internal
The following internal advice has been received from staff:

Engineering Services	*Council's Engineer has reviewed the WGA Traffic Impact Assessment and noted that Commissioner of Highways referral is required for site access. Technical requirements for site access turn treatments are proposed. Requirements of Commissioner of Highways regarding site access will be applicable.* *The existing verge trees will need to be considered in respect to the final design for turn treatments required for the site access.* *A WGA recommendation for a lower speed 'Area Speed Zone' is supported but final speed selection is subject to further consideration.* *The WGA Stormwater Management Plan has been reviewed and it is noted that the report has been based on limiting the 1% AEP post development runoff from the site to the 1% AEP pre-development runoff from the site. This is considered reasonable, however, detailed detention requirements are subject to final design. Final detention basin storage volume and design is required. A Reserved Matter is recommended.*
Health Services	*The subject site is connected via both a gravity main and rising main to the Lyndoch Community Wastewater Management Scheme (CWMS).* *Connection of the new facilities to the Lyndoch CWMS is able to be approved, subject to detailed design. A Reserved Matter is recommended.* *Detailed plan of the kitchen/food areas is subject to assessment under the Food Act 2001 and compliance with Food Safety Standard. An advice note is recommended to be attached to decision.*

ASSESSMENT
Please refer to the following link, the Planning and Design Code extract for this proposal, Version 2024.3 – 15 February 2024.

Planning and Design Code Extract Link	*Relevant Code Extract*

Seriously at Variance
Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Panel determine that the proposed development is not seriously at variance with the relevant provisions of the Planning and Design Code.

The existing Lyndoch Recreation Park is a well-used sporting and community asset in the Barossa region. It is a long standing facility located at the edge of the Lyndoch

township with existing land uses comprising sport and recreation, clubrooms (including related functions), training and supporting community uses such as playgrounds. As a Council owned asset it offers accessible active recreation facilities and is a conduit for community capacity building and development.

The proposed development has been prepared with input from relevant stakeholders and will provide important new and upgraded facilities to accommodate a wider range of sporting codes with modern needs addressed. The facility represents an expansion of the established use and is located within a Recreation Zone which is specifically established for this form of development.

The proposed siting generally accords with the envisaged outcomes for the Recreation Zone and this project is considered a complementary and desired form of activity within the zone.

There is existing residential development in close proximity to the site. Based on expert advice, the amenity impacts from expanded site usage (including night time activity) can be appropriately mitigated to achieve the *Environment Protection (Noise) Policy 2007* criteria.

The development forms part of The Big Project and there is good community awareness and overall support for this project. Eight representations were received in strong support of the application.

The application is supported by traffic and lighting assessment that demonstrates general compliance with relevant Planning and Design Code provisions and/or relevant state government policies. The development is provided by combination of formal and informal car parking spaces. Final car parking provision is subject to detailed design together with formalisation of overflow car parking to cater for instances of major events.

The site layout, building design and intensity of activity is considered to accord with the intent and scale of development envisaged in the Recreation Zone (and additionally for the small section of land within the Rural Zone that will not adversely affect future primary production activity).

Given all of the above, the proposal is not considered to be Seriously at Variance with the relevant provisions of the Planning and Design Code subject to incorporation of Reserved Matters and conditions.

Character Preservation (Barossa Valley) Act 2012

Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, having regard to the objects of the Act, it is recommended that the Panel determine that the proposed development does not adversely impact the character values of the district as listed below:

(a) the rural and natural landscape and visual amenity of the district
(b) the heritage attributes of the district
(c) the built form of the townships as they relate to the district
(d) the viticultural, agricultural and associated industries of the district
(e) the scenic and tourism attributes of the district.

The proposed development involves new and upgraded facilities of the Lyndoch Recreation Park. The site is an established use and will be expanded within the Recreation Zone. The Zone explicitly envisages this form of development. The development is designed of a high architectural standard and will enhance the appearance of built form of the site, which is located within the Lyndoch township. The proposal will result in loss of vines from portion of the site, however, given the Recreation Zoning, this is not considered to be in conflict with the character values of the district. The development will maintain a significant landscaped edge to Barossa Valley Way and achieve generous building setbacks in order to maintain the rural and natural landscape and the facility will support the tourism attributes of the district.

Further discussion is contained under the Assessment section below in relation to the Character Preservation District Overlay.

Assessment

Detailed assessment of the proposal has taken place against the relevant provisions of the Planning and Design Code as quoted above. Commentary is provided below under headings:

Land Use

Recreation Zone	
Desired Outcomes	
DO1	*Provision of a range of accessible recreational facilities.*
Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 *Development is associated with or ancillary to the primary purpose of structured, unstructured, active and/or passive recreational facilities.*	*DTS/DPF 1.1* *Development comprises one or more of the following:* *a) Car parking* *b) Change rooms* *c) Golf course* *d) Indoor recreation facility* *e) Lighting for night use of facilities* *f) Market* *g) Motorsport track and associated activities* *h) Office ancillary to recreation facility* *i) Open space* *j) Outdoor sports courts* *k) Playground* *l) Racecourse and associated activities* *m) Recreation area* *n) Shop ancillary to recreation facility* *o) Showground and associated activities* *p) Special event* *q) Spectator viewing structure.* *r) Sporting clubrooms* *s) Sporting ovals and fields* *t) Stadium* *u) Swimming pool* *v) Tourist accommodation ancillary to recreation facility*

The Lyndoch Recreation Park is a longstanding use best described as a '*Recreation Area'* under the Planning and Design Code. Part 7 – Land Use Definitions of the Planning and Design Code defines a '*Recreation Area'* as follows:

"…any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge."

The Recreation Zone seeks a range of accessible recreational facilities primarily for community use. Envisaged forms of development listed includes a recreation area plus a range of supporting elements such as lighting, playground, viewing structures, ovals, and fields, car parking, clubrooms and a stadium.

The proposed upgrade of the Lyndoch Recreation Park and conversion of the existing vineyard into a recreation area (referred to on plan drawings as Lyndoch Recreation Green) is considered consistent with Desired Outcome 1.

Rural Zone	
Desired Outcomes	
DO1	*A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.*
DO2	*A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.*
Relevant Performance Outcomes/Designated Performance Features	
Land use and Intensity	
PO 1.1 *The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.*	*DTS/DPF 1.1* *Development comprises one or more of the following:* (a) *Advertisement* (b) *Agricultural building* (c) *Brewery* (d) *Carport* (e) *Cidery* (f) *Dairy* (g) *Dam* (h) *Distillery* (i) *Dwelling* (j) *Dwelling addition* (k) *Farming* (l) *Horse keeping* (m) *Horticulture* (n) *Industry* (o) *Intensive animal husbandry* (p) *Low intensity animal husbandry* (q) *Outbuilding* (r) *Renewable energy facility* (s) *Shop* (t) *Small-scale ground mounted solar power facility* (u) *Stock slaughter works* (v) *Tourist accommodation* (w) *Transport distribution* (x) *Verandah*

	(y) *Warehouse* (z) *Winery* (aa) *Workers' accommodation*

The primary intent of the Rural Zone is to support economic prosperity through ongoing production, processing, storage and distribution of primary produce.

The Burge Family Winemakers negotiated with Council to sell a portion of their existing property to facilitate the development of this recreation area. Approximately 0.7 hectares of land sold to Council is located in the Rural Zone. This portion of the site forms part of the grassed curtilage of the new sporting and recreation green. No built form is proposed within the Rural Zone.

This assessment matter was identified in the August 2023 Panel report for the land division application (23014800) where it was concluded that the proportional loss of this section of vineyard was minor and would not adversely affect ongoing Burge Family viticultural operations and the productive value of the balance of rural zoned land in the region.

The proposed change of use of this small section of the site from primary production to recreation is considered minor. The land is now under ownership of the Council and does not form part of a viable primary production use.

On this basis, it is considered that the proposal will not impact ongoing primary production use on the land parcel now solely contained within the Rural Zone or restrict the adjoining land owner in continuing to use their site in accordance with desired land uses in DFP 1.1 and Desired Outcome 1.

Built Form and Character

Recreation Zone	
Built form and character	
PO 2.1 *Development includes building, landscape and streetscape design elements to achieve high visual amenity particularly along public roads and open spaces.*	*DTS/DPF 2.1* *None are applicable.*
PO 2.2 *Buildings are designed and sited to manage visual impacts.*	*DTS/DPF 2.2* *Buildings are set back:* *a) no closer to a public road than an existing building on an adjoining allotment, or 8m where no building exists on an adjoining site* *b) 8 metres from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.*
PO 2.3 *Outbuildings are of a scale that manages visual impacts*	*DTS/DPF 2.3* *Outbuildings have a:* *a) floor area that does not exceed 80 sqm* *b) wall height that does not exceed 3 metres* *c) building height that does not exceed 5 metres*

The proposed development comprises the upgrade and expansion of the Lyndoch Recreation Park to create a modern facility that meets the sporting and recreation needs of the township and the Barossa community. The proposal has been carefully prepared to utilise existing elements such as the oval and tennis courts, retain existing vegetation as far as possible and place new sporting facilities and built form to complement existing internal layout and minimise visual impact on external views. The proposal requires demolition and/or relocation of smaller elements such as the cricket clubrooms, playground and Little Athletics area adjacent Barossa Valley Way.

The inherent visual nature of the site will not significantly alter with its underlying use as a recreation area maintained and appropriately expanded within the boundaries of the Recreation Zone. The significant landscaped frontage to Barossa Valley Way will be maintained. Buildings are clustered centrally within the site and the new tennis courts, half-court basketball and associated fencing etc will visually read as an expected and integrated part of a regional sporting facility. The overall site design and proposed landscaping will achieve a high level of visual amenity in accordance with Performance Outcome 2.1.

At present, the tennis club and cricket club rooms are located towards the rear of the site adjacent the disused railway line. The proposed consolidated clubroom building will be a larger structure located centrally within the site. Subject to angle of viewing the clubroom building varies in height from single to two stories (due to changes in site topography). The high quality building design comprises a pavilion style roof structure, extensive verandahs and a stone clad undercroft area for change rooms and other associated uses. The building contains a series of design elements intended to break up massing and provide visual interest. A small 'clock tower' at the southern end of the building is a design feature intended to provide a visual time reference for participants and spectators. The closest point of the clubroom building is over 70 metre from the Barossa Valley Way boundary and 50 metres from the rear boundary. This significantly exceeds the minimum 8 metre setback sought in DPF 2.2.

There is only one established residential property directly abutting the site, which is that of 6 Barossa Valley Way, located directly south-east of the site. It is noted there are no proposed buildings located close to this boundary and what is proposed will be a realignment of the internal roadway in this location to set it further back from the internal boundary, thereby resulting in increased landscaping area adjacent this property.

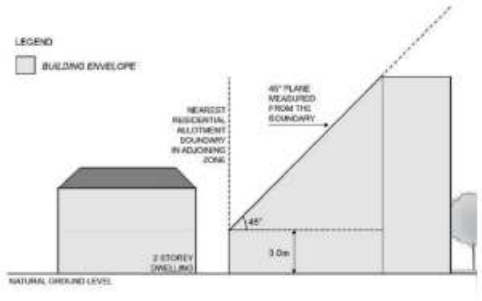
Given the substantial site area, significant street setbacks, perimeter landscaping and high quality level of design detail, articulation of the clubroom building it is considered the proposal complies with Performance Outcome 2.2 and Performance Outcome 2.3.

A 'second oval support shed and public toilet' is proposed adjacent the new netball courts and is setback 51 metres from the Barossa Valley Way boundary. This building will be used by Little Athletics club. This storage shed is a simple rectangular gable end structure with prefinished metal cladding (Colorbond Wallaby) with a maximum roof height of 3.9 metres above ground level and a floor area of 230 sqm.

The public toilet is a much smaller structure providing three toilets for public use.

The shed and toilet are positioned angled to the street boundary and partially set behind the new netball courts and a half basketball court, so as to minimise their visual profile in the landscape.

The height of the shed meets DPF 2.2 (b) and (c), however the building floor area exceeds the 80 sqm guideline in DPF 2.2 (a). This departure is considered acceptable in the context of the building's small footprint in context of the large site, significant front setback, screening effects of landscaping and structures and the justified storage needs of athletics and other sports within this part of the site. It is also noted that a number of existing buildings will be removed.

Recreation Zone	
Interface Heights	
PO 3.2 *Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.*	*DTS/DPF 3.2* *Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the*  *primary street boundary*
PO 3.3 *Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.*	*DTS/DPF 3.3 None are applicable.*

The subject land is separated from the Township Neighbourhood Zone of Lyndoch located to the south by a rail corridor, verge and carriageway. No residential allotment directly abuts the southern boundary of the subject land. However, as mentioned earlier, the dwelling at 6 Barossa Valley Way shares a common boundary and is also located in the Township Neighbourhood Zone. On this basis, Performance Outcome 3.2 only applies to 6 Barossa Valley Way.

The net aggregate of the significant clubroom building setback of at least 70 metres and a 11.4 metre maximum building height above ground level ensures there is no conflict with the 45 degree angle of transgression as outlined in DPF 3.2 to 6 Barossa Valley Way. A proposed light pole adjacent the southeast flank of the oval may

marginally encroach within the prescribed building envelope. It is estimated this light pole will be setback approximately 35m from this site. Given its singular nature, slimline profile and large side setback it is considered acceptable assessed against Performance Outcome 3.2.

The siting and design of new buildings and the large separation space to the rear boundary maintains an open outlook for residential properties in Bevilaqua Terrace, with no large structures in close proximity to the interface. The site perimeter will be landscaped. The proposal provides an orderly transition to the scale of development anticipated in the Township Neighbourhood Zone and complies with Performance Outcome 3.3.

Buildings and Structures	
PO 7.1 *Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.*	*DTS/DPF 7.1* *None are applicable.*
PO 7.2 *Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.*	*DTS/DPF 7.2* *None are applicable.*

The proposed clubroom adopts a contemporary design vernacular using a mix of materials (in darker hues) and a readily identifiable 'pavilion' design idiom representative of many sport/clubroom buildings. The two storey clubroom building is well setback from the closest roads and is designed to 'sit' within the site utilising existing topography to minimise visual scale particularly from Barossa Valley Way. The building is set perpendicular to the southern common boundary with sensitive receivers and is positioned to maximise views of the playing fields.

Car parking areas are located across the site and are generally positioned between landscaping. They are unobtrusive as sought by Performance Outcome 7.1.

The clubroom building has been designed to incorporate the clubroom, change rooms, eating and drinking, spectator viewing, store and other amenities into a single building. This reduces the appearance of site clutter and minimises total building footprint as sought by Performance Outcome 7.2. Other site buildings are much more subservient in scale and placed to directly interact with the adjacent sporting activity.

Open Space and Recreation

Open Space and Recreation	
General Development Policies	
Desired Outcomes	
DO 1	*Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.*

Relevant Performance Outcomes/Designated Performance Features	
All development	
Land Use and Intensity	
PO 1.1	*DTS/DPF 1.1* *None are applicable.*

Recreation facilities are compatible with surrounding land uses and activities.	
PO 1.2 *Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.*	*DTS/DPF 1.2* *None are applicable.*

The proposed development is a direct response to detailed site analysis and community outreach to recraft the provision and delivery of sporting facilities in the southern Barossa region. The application will improve the recreation offer for Lyndoch and the wider community with a proposed site layout, built form and landscaping that retains valued elements of the existing facility and delivers high quality new buildings to support and help grow sporting participation in the future. In addition, there is significant land allocated for landscaping and passive recreation. Site coverage is very low and the development does not adversely affect surrounding land uses.

The clubroom building is setback in excess of 100 metres from residential properties and is compatible with existing activities and zoning intent within the Recreation Zone. The proposed development will not interfere with the ongoing use of adjoining properties for residential use.

Parts of the site are designated for additional planting and landscaping and will result in a coordinated, pleasant and biodiverse outcome.

The proposal accords with both Performance Outcomes 1.1 and 1.2.

General Development Policies	
Design and Siting	
PO 2.1 *Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.*	*DTS/DPF 2.1* *None are applicable.*
PO 2.2 *Open space and recreation facilities incorporate park furniture, shaded areas and resting places.*	*DTS/DPF 2.2* *None are applicable.*
PO 2.3 *Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.*	*DTS/DPF 2.3* *None are applicable.*
PO 4.1 *Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.*	*DTS/DPF 4.1* *None are applicable.*

The proposed layout has been carefully curated to address site conditions including connections to adjacent public roads and provision of sitting, shaded and resting places within the upgraded park.

The site will be landscaped and comprises significant pervious surfaces providing potential for habitat and continued links with any wildlife along the railway corridor in compliance with Performance Outcome 2.3.

The main entry point is from Barossa Valley Way that is in excess of 70 metres from the clubrooms. The building will not directly face adjacent public roads (Performance Outcome 3.1), however, given the size of the site and desire to centrally locate the clubrooms within the site this is not achievable but is considered to be an acceptable outcome.

All relevant Performance Outcomes are considered to be satisfactorily addressed.

Interface between Land Uses

Interface between Land Uses	
Desired Outcomes	
DO 1	*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
Relevant Performance Outcomes/Designated Performance Features	
General Land Use Compatibility	
PO 1.1 *Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*	*DTS/DPF 1.1* *None are applicable.*
PO 1.2 *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*	*DTS/DPF 1.2* *None are applicable.*
Hours of Operation	
PO 2.1 *Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:* *(a) the nature of the development.* *(b) measures to mitigate off-site impacts.* *(c) the extent to which the development is desired in the zone.* *(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*	DTS/DPF 2.1 Development operating within the following hours: *(Nil Applicable)*
Activities Generating Noise or Vibration	
PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*	*DTS/DPF 4.1* *Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.*
PO 4.2 *Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (and the like) are*	*DTS/DPF 4.2* *None are applicable.*

<table>
<tr><td>designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers.
(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers.
(c) housing plant and equipment within an enclosed structure or acoustic enclosure.
(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</td><td></td></tr>
<tr><td>PO 4.4
External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</td><td>DTS/DPF 4.4
Adjacent land is used for residential purposes.</td></tr>
<tr><td>PO 4.5
Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</td><td>DTS/DPF 4.5
None are applicable.</td></tr>
<tr><td>PO 4.6
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</td><td>DTS/DPF 4.6
Development incorporating music includes noise attenuation measures that will achieve the following noise levels:
<table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td></tr></table></td></tr>
<tr><td colspan="2">Light Spill</td></tr>
<tr><td>PO 6.1
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</td><td>DTS/DPF 6.1
None are applicable.</td></tr>
<tr><td>PO 6.2
External lighting is not hazardous to motorists and cyclists.</td><td>DTS/DPF 6.2
None are applicable.</td></tr>
</table>

Solar Reflectivity/Glare	
PO 7.1 *Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.*	*DTS/DPF 7.1* *None are applicable.*
Interface with Rural Activities	
PO 9.1 *Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.*	*DTS/DPF 9.1* *None are applicable.*
PO 9.2 *Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.*	*DTS/DPF 9.2* *None are applicable.*
PO 9.6 *Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.*	*DTS/DPF 9.6* *None are applicable.*

As mentioned earlier, the proposal has capacity to generate noise, light spill and traffic impacts. Noise is likely associated with sporting activities, clubroom usage, vehicle/service vehicle generation and general visitor movement. Light spill is associated with the proposed light towers.

The clubrooms, ovals and courts will be utilised by a range of sporting and athletics clubs including the Barossa Districts Football and Netball Club, Lyndoch Tennis Club, Lyndoch Cricket Club and Lyndoch Little Athletics. These groups are already established at the site.

The applicant has advised that the oval and courts are expected to be used as follows:

- Monday to Thursday 5.00 pm – 9.00 pm
- Friday 5.00 pm – 10.00 pm
- Saturday 7.00 am – 10.00 pm
- Sunday 7.00 am – 5.00 pm

This includes times for both games and training with the use of lighting during dusk and night time periods.

Activities within the clubrooms will accord with the following hours of operation:

- Monday to Thursday 4.00 pm – 10.00 pm
- Friday 4.00 pm – Midnight
- Saturday 7.00 am – Midnight
- Sunday 7.00 am – 10.00 pm

The site is presently not restricted in terms of operating hours. The Cricket Club (albeit with a smaller footprint) has a liquor license allowing the sale of alcohol on site from 5.00 am until midnight from Monday to Saturday, and 8.00 am until midnight on Sundays.

The applicant engaged acoustic consultants, Resonate to prepare an Environmental Noise Assessment Acoustic Services report (dated 6 March 2024).

To inform their assessment, Resonate performed background noise monitoring over a continuous seven day period at the southwestern site boundary between 16 and 23 February 2024. The survey was conducted using a calibrated Rion NL-52 (SN: 820994) sound level meter. This monitoring identified that existing daytime average noise levels are 51 dB(A)$L_{eq,15min}$ and night-time average noise levels are 47 dB(A)$L_{eq,15min}$.

A series of sensitive receivers were identified comprising dwellings located at:

- 1312 Bevilaqua Terrace – Rural Zone (note: this dwelling is sited on land retained by Burge Family Winemakers)
- Residential receivers along Barossa Valley Way, Barossa Court, Rushall Road and Bevilaqua Terrace – located in the Township Neighbourhood Zone and Rural Zone

The assessment identifies that all elements of the redevelopment were considered, including the new clubrooms (up to 350 persons indoors and outdoors), new netball courts, new recreation green and athletic tracks, playground and carparking area.

The report concluded that:

> *"This assessment has demonstrated that, with the indicative noise mitigation treatments detailed in this report the noise emissions from the operation of the proposed development will be able to comply with the relevant documents:*
>
> - *Planning and Design Code*
> - *Environment Protection (Commercial and Industrial Noise) Policy 2023 (Noise Policy)*
> - *Local Nuisance and Litter Control Act 2016*
> - *Environment Protection Authority (EPA) Guideline Assessing music noise from indoor venues (2021).*

Proposed treatments are recommended for building services (plant room), clubroom glazing, doors, music noise limit (within the venue to L_{10}92dB(A)), internal partitions/materials and operational time limits. These measures ensure compliance with day time and night time noise policy criteria for all tested sensitive receivers.

Resonate state that "*All recommended treatments will be further reviewed and refined during the detailed design of the development, and as such, all recommendations provided within the report are to be considered as indicative only to demonstrate that the proposed development is able to comply with the relevant noise requirements.*"

On this basis, it is recommended to incorporate a Reserved Matter ensuring that the final detailed design of the development achieves the intended acoustic performance in terms of noise mitigation.

In addition, hours of operation and music noise limits are recommended as conditions, plus imposition of the standard noise condition requiring compliance with the State Government Environmental noise policies is recommended. Subject to these conditions, the proposal is considered to comply with Performance Outcome 2.1 and 4.1 to 4.6. It should also be noted that in providing for new conditions of consent, this results in a greater level of certainty of operations for the site and community in what is acceptable, noting the current absence of conditions governing use and activities of the site, other than what is enforced under the liquor license.

In respect to light spill, as on-site activity is proposed to occur outside of daylight hours the proposal includes night time illumination. This is provided by four lighting poles, which are identified in the proposal elevation plans as indicative 35 metre height. Two poles are to be positioned on either flank of the oval (no lighting proposed for the athletic track).

An obtrusive lighting assessment has been undertaken by Lucid Consulting Australia. This assessment confirms that the lights provide a compliant level of illumination for sporting activities on the oval pursuant to Australian Standard 4282: '*Control of the obtrusive effects of outdoor lighting'*. There will be additional lighting for the change and clubrooms, car parks and walking paths.

Lucid conclude that maximum allowable luminous Intensity levels to the eastern, southern and western residential property boundaries, adjacent to the south-eastern side boundary and along Bevilaqua Terrace are consistent with 'Non-Curfew, Medium District Business Surrounds' outlined within AS4282:2019.

It is further noted that properties in the nearby Township Neighbourhood Zone generally face the subject land (i.e. also affected by street lighting) and are separated from the nearest light pole(s) by landscaping, the rail corridor and street carriageway. Further, it is noted that lighting is already an established feature of the site including existing lighting of the oval, the tennis/netball courts and the adjacent lawn bowls club.

It is recommended that a condition of consent reinforce the requirements to satisfy Australian Standard 4282 and that lighting shall cease in alignment with the hours of proposed operation.

In summary, the proposed facility is located within a Recreation Zone that is suitably sized to cater for the redevelopment, and as such will achieve practicable setbacks from sensitive receivers to minimise conflict with adjacent land uses, as sought by policies in this section of the Planning and Design Code.

Signage

Signage	
PO 6.1 *Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of*	*DTS/DPF 6.1* *None are applicable.*

interest such as the location of public toilets, telephones, safe routes, park activities and the like.	

No signage is proposed as part of the development application. An existing sign is located at the main entry to the site and can be upgraded at a later time, if necessary, subject to a development application. It is noted that Council's Signage Policy addresses the management of signage on Council land and any future signage will be subject to compliance with the Signage Policy as well as subject to development authorisation pursuant to the Act.

Cut and Fill

General Development Policies	
Design	
Earthworks and sloping land	
PO 8.1 *Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*	*DTS/DPF 8.1* *Development does not involve any of the following:* *(a) excavation exceeding a vertical height of 1 metres.* *(b) filling exceeding a vertical height of 1 metre.* *(c) a total combined excavation and filling vertical height of 2 metres or more.*
PO 8.2 *Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).*	*DTS/DPF 8.2* *Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):* *(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway.* *(b) are constructed with an all-weather trafficable surface.*

The site has a crossfall from west to east with a vertical change of up to 13.5 metres. The site also slopes from rear to front with an approximate four metre difference along the eastern boundary (adjacent the Bowling Club). The land has been previously modified to facilitate construction of the tennis courts, clubrooms and the oval. There are retaining walls and embankments within the site with the steepest areas surrounding the tennis courts and the cricket clubrooms. The topography within the vineyards remains largely natural.

The upgraded and new oval/athletics track is designed to work with existing contours yet still meet Australian and AFL standards. There is a need for retaining walls up to four metres in discrete parts of the site. This exceeds the level of earthworks anticipated under Performance Outcome 8.1, however is a necessary response to achieve accessible site movement, appropriate viewing terrace alignment and address changes in level due to the siting requirements of the new and/or refurbished tennis courts. The terraced seating component of the spectator viewing pavilion comprises 0.45m high retaining walls.

The proposed clubroom building is set into existing embankments to minimise the level of cut and fill. Similarly the car parks and driveway are to be constructed/upgraded

on existing more level parts of the site with limited ground modification necessary in order to create an accessible parking area.

A stormwater basin is identified on the proposal plans adjacent to portion of Barossa Valley Way that will be constructed as part of water management. This location has been chosen to enable capture of stormwater and minimise the need for extensive earthworks.

In summary, the proposed development satisfies the relevant Performance Outcomes.

Character Preservation Overlay

Character Preservation District Overlay (Not in township)	
Desired Outcomes	
DO1	*Recognise, protect and enhance the special character of Character Preservation Districts.*
DO2	*The long term use of land outside of townships for primary production and associated value adding enterprises is assured and promoted.*
Relevant Performance Outcomes/Designated Performance Features	
Built Form and Character in the Rural Area	
PO 3.1 *Preservation of existing natural features including topography, watercourses and mature trees.*	*DTS/DPF 3.1* *None are applicable.*
PO 3.2 *Buildings and structures do not interrupt views of the skyline through measures including being sited below ridge lines.*	*DTS/DPF 3.2* *None are applicable.*
PO 3.3 *Buildings and structures harmonise with the natural features of the landscape and reinforce the rural character through the use of muted, neutral, non-reflective landscape colours on external surfaces.*	*DTS/DPF 3.3* *None are applicable.*
PO 3.4 *Large buildings and structures are sited and oriented to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees in close proximity.*	*DTS/DPF 3.4* *None are applicable.*
PO 3.5 *Buildings and structures are grouped to create compact clusters well set back from public roads.*	*DTS/DPF 3.5* *None are applicable.*
PO 3.6 *Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation.*	*DTS/DPF 3.6* *None are applicable.*

Desired Outcomes for the Character Preservation District speak of protecting the special character of the District and ensuring long term use of rural land outside of townships for primary production and value adding enterprises. It is considered that the proposed development will not adversely affect the special character, nor primary production activity.

The proposed development satisfies Performance Outcomes 3.1 – 3.6 as follows:

- The buildings and playing field are well setback from Barossa Valley Way and designed with careful consideration of existing topography, local building vernacular and efficient use of space within the large site.
- The conversion of vines to a sporting oval and soft landscaping is an acceptable visual change and is undertaken within the Recreation Zone within the Lyndoch township boundary as shown on the Character Preservation District overlay.
- The development retains the majority of mature trees and introduces additional perimeter and screen landscaping.
- Earthworks and the siting of buildings and ovals has been carefully selected to utilise topography in creating a level playing surface.
- Most of the site remains undeveloped with the clubrooms, viewing areas and slender light poles forming the primary built element. Given their setback from the road and acceptable height, scale or profile (in the case of the light poles) their visual impact at the township interface is considered to be acceptable and they will not dominate the viewshed from public areas.
- Proposed clubroom building utilises a grey/brown palette that is non-reflective and helps embed the development in the immediate landscape.
- The internal driveways to the car park(s) and the other service roads are existing;
- The facility will support the tourism attributes of the district.

Bushfire Hazard

Hazards (Bushfire – Urban Interface) Overlay	
Desired Outcomes	
DO1	*Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:* *a) allow access through to bushfire risk areas* *b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack* *c) facilitate evacuation to areas safe from bushfire danger.*

The site is located within the Hazards (Medium Bushfire Risk) Area Overlay under the Planning and Design Code. The subject land has longstanding use as a recreation area and is well connected to the arterial road network.

The site layout ensures that fire-fighting vehicles can enter and exit in a forward direction. Sufficient space is allocated for vehicle turnaround within both the northern crossover car park and the internal road accessed via the southern crossover, satisfying the requirements of Performance Outcome 2.1 of the Hazards (Bushfire – Urban Interface) Overlay. It is further considered that interface from bushfire to the township will be improved by expanding the open space provision at the north-eastern edge of the Lyndoch township.

Flooding and Stormwater Management

Hazards (Flooding – Evidence Required) Overlay	
Desired Outcomes	
DO1	*Development adopts 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.*

Relevant Performance Outcomes/Designated Performance Features	
Flood Resilience	
PO 1.1 *Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.*	*DTS/DPF 1.1* *Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:* *(a) the highest point of top of kerb of the primary street* *or* *the highest point of natural ground level at the primary street boundary where there is no kerb.*

The proposed clubroom minimises risk of inundation from floodwater by having the elevated finished floor level, working with the natural topography and utilising large area of pervious surface to enable the site to drain.

The large expanses of open pervious surface and limited building footprints limits the impact on overland flood flows and maximises opportunity for on-site drainage.

Council's Engineering Department has reviewed the proposal and have not identified any concerns from flood perspective.

In respect to stormwater, a stormwater management plan has been prepared by WGA. The proposed stormwater management approach is intended to minimise adverse ground or surface water impact, alteration to external site flow rates and maximise retention and re-use of stormwater. A stormwater basin and tank storage are identified on the proposal plans adjacent to portion of Barossa Valley Way that will be constructed as part of water management. This will primarily address flows from car parks, new buildings and any other hard surface or overland flows.

The WGA Stormwater Management Plan has been reviewed by the Council's Engineering Services Department and the report is based on limiting the 1% AEP post development runoff from the site to the 1% AEP pre-development runoff from the site. Council's Engineering Services Department are comfortable with the methodology, however, detailed detention requirements are subject to final design to determine storage volume and design.

Final details will ensure an appropriate engineered outcome in accordance with the Performance Outcomes of the Overlay. A Reserved Matter is recommended in relation to this matter.

Water Resources

Water Resources Overlay	
Desired Outcomes	
DO1.	*Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.*
DO2	*Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.*

Relevant Performance Outcomes/Designated Performance Features	
Water Catchment	
PO 1.1 *Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.*	*DTS/DPF 1.1* *None are applicable.*
PO 1.2 *Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.*	*DTS/DPF 1.2* *None are applicable.*
PO 1.7 *Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.*	*DTS/DPF 1.7* *None are applicable.*
PO 1.8 *Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.*	*DTS/DPF 1.8* *None are applicable.*
PO 1.9 *Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.*	*DTS/DPF 1.9* *None are applicable.*

The site is located within the Water Resources Overlay. The closest watercourse is Lyndoch Creek which runs parallel to Barossa Valley Way, approximately 150 metres east from the site. Given the location of the Lyndoch Creek on opposite side of Barossa Valley Way, the proposed development will not affect this creek or any wetland/watercourse system.

Landscaping

Design	
Desired Outcomes	
DO 1	*Development is:* *(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area.* *(b) durable - fit for purpose, adaptable and long lasting.* *(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors.* *(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.*

Relevant Performance Outcomes/Designated Performance Features	
All development	
Landscaping	
PO 3.1 *Soft landscaping and tree planting is incorporated to:* *(a) minimise heat absorption and reflection* *(b) maximise shade and shelter* *(c) maximise stormwater infiltration* *(d) enhance the appearance of land and streetscapes* *(e) contribute to biodiversity.*	*DTS/DPF 3.1* *None are applicable.*
PO 3.2 *Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.*	*DTS/DPF 3.2* *None are applicable.*

The subject site comprises almost entirely of soft landscaping. The proposal will retain a substantial number of existing trees together with new plantings proposed throughout the perimeter of the site to maximise shaded areas and enhance the site appearance. Plantings are focused to perimeter which is supported.

The site plan identifies that landscaping will comprise of selected perimeter planting, however, there is limited detail regarding species selection, pot sizes and maintenance methods. As such, it is recommended that a final working landscaping plan be requested as a Reserved Matter.

Subject to final planting details, the proposed landscaping satisfies the above Desired Outcome and Performance Outcomes.

Effluent Disposal

General Development Policies	
Design	
On-site Waste Treatment Systems	
PO 6.1 *Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.*	*DTS/DPF 6.1* *Effluent disposal drainage areas do not:* *(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space.* *(b) use an area also used as a driveway.* *(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-street Car Parking Requirements or Table 2 - Off-street Car Parking Requirements in Designated Areas.*
Waste Treatment and Management Facilities	
Desired Outcomes	
DO 1	*Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.*

Relevant Performance Outcomes/Designated Performance Features	
Siting	
PO 1.1 *Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.*	*DTS/DPF 1.1* *None are applicable.*
Soil and Water Protection	
PO 2.1 *Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:* *(a) containing potential groundwater and surface water.* *(b) contaminants within waste operations areas.* *(c) diverting clean stormwater away from waste operations areas and potentially contaminated areas.* *(d) providing a leachate barrier between waste operations areas and underlying soil and groundwater.*	*DTS/DPF 2.1* *None are applicable.*
Wastewater	
PO 5.1 *Wastewater generating development utilises existing communal wastewater management infrastructure to avoid on-site disposal.*	*DTS/DPF 5.1* *Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.*
PO 5.2 *Development that generates wastewater which cannot be disposed of via sewerage or community wastewater management systems, is designed and of a scale that will enable on-site wastewater treatment and disposal in accordance with relevant health and environmental requirements.*	*DTS/DPF 5.2* *On-site wastewater treatment systems comply with:* *(a) the 'On-site Wastewater Systems Code'* *or* *(b) AS/NZS 1547: On-site domestic wastewater management and the South Australian amendments to AS/NSZ 1547 as outlined in section 9.2 of the 'On-site Wastewater Systems Code'.*

The subject site is connected via both a gravity main and rising main to the Lyndoch Community Wastewater Management System (CWMS).

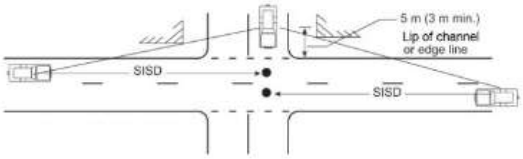
All proposed wastewater connections will be linked with these mains, with wastewater likely to be disposed of off-site to the CWMS. Council's Environmental Health team have confirmed that connection to the CWMS is able to be approved, subject to detailed design. As such, it is considered that the connection to this system can be appropriately dealt with via a separate wastewater application.

A Reserved Matter is proposed to request approval of the wastewater application, pursuant to the *SA Public Health Act 2011*. As such, it is considered that the proposed development will satisfy Performance Outcomes 5.1 and 5.2.

Vehicular Access

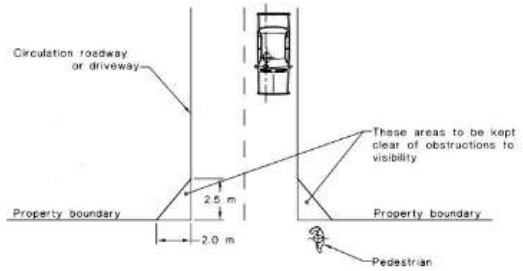
General Development Policies		
Site Contamination		
Desired Outcomes		
DO 1	*Safe and efficient operation of Urban Transport Routes for all road users.*	
DO 2	*Provision of safe and efficient access to and from Urban Transport Routes.*	
Relevant Performance Outcomes/Designated Performance Features		
Access - Safe Entry and Exit (Traffic Flow)		
PO 1.1 *Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.*		
PO 2.1 *Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.*		
Access - (Location Spacing) - Existing Access Point		
PO 3.1 *Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.*		
Access - Location (Sight Lines)		
PO 5.1 *Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner*		*An access point satisfies (a) and (c) or (b) and (c):* 1. *the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point* *or* 2. *drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1 metre above the surface of the road):*

Speed Limit	Access point serving 1–6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

) pedestrian sightlines in accordance with the following diagram:



WGA has provided advice regarding access and movements to the site for the proposed development.

The Commissioner of Highways has provided referral advice based upon the proposal plans and WGA report and has advised it does not object to the proposal subject to recommendations for access and turn treatments into the site.

The access points are existing and the matters for resolution are primarily related to off street engineering solutions to be agreed by Council and Department of Infrastructure and Transport (DIT).

The Commissioner of Highways has directed conditions be attached to any consent granted to address their requirements. The conditions of consent are included within the recommendation as directed by Commissioner of Highways.

It is considered that the above Desired Outcome and Performance Outcomes have been met.

Car Parking

<table>
<tr><td colspan="2">Transport, Access and Parking</td></tr>
<tr><td colspan="2">Desired Outcomes</td></tr>
<tr><td>DO 1</td><td>A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.</td></tr>
<tr><td colspan="2">Relevant Performance Outcomes/Designated Performance Features</td></tr>
<tr><td colspan="2">Access for People with Disabilities</td></tr>
<tr><td>PO 4.1
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</td><td>DTS/DPF 4.1
None are applicable.</td></tr>
<tr><td colspan="2">Vehicle Parking Rates</td></tr>
<tr><td>PO 5.1
Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

(a) availability of on street car parking.
(b) shared use of other parking areas.
(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared.
(d) the adaptive reuse of a State or Local Heritage Place.</td><td>DTS/DPF 5.1
Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

(a) Transport, Access and Parking Table 1 - General Off-street Car Parking Requirements.
(b) Transport, Access and Parking Table 2 - Off-street Vehicle Parking Requirements in Designated Areas.
(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</td></tr>
<tr><td>Table 1 - General Off-Street Car Parking Requirements</td><td>
<table>
<tr><th>Class of Development</th><th>Car Parking Rate</th></tr>
<tr><td>Tourist Accommodation</td><td>1 car parking space per accommodation unit / guest room.</td></tr>
<tr><td>Shop (in the form of a restaurant or involving a commercial kitchen)</td><td>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</td></tr>
<tr><td>Hall / meeting hall</td><td>0.2 spaces per seat.</td></tr>
</table>
</td></tr>
<tr><td colspan="2">Vehicle Parking Areas</td></tr>
<tr><td>PO 6.1
Vehicle parking areas are sited and designed to minimise impact on the operation of public</td><td>DTS/DPF 6.1</td></tr>
</table>

roads by avoiding the use of public roads when moving from one part of a parking area to another.	*Movement between vehicle parking areas within the site can occur without the need to use a public road.*
PO 6.2 *Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.*	*DTS/DPF 6.2* *None are applicable.*
PO 6.4 *Pedestrian linkages between parking areas and the development are provided and are safe and convenient.*	*DTS/DPF 6.4* *None are applicable.*
PO 6.5 *Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.*	*DTS/DPF 6.5* *None are applicable.*
PO 6.6 *Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.*	*DTS/DPF 6.6* *Loading areas and designated parking spaces are wholly located within the site.*
PO 6.7 *On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.*	*DTS/DPF 6.7* *None are applicable.*

WGA has undertaken an assessment of parking demand and provision requirements for the development.

WGA state that the *"RTA Guide to Traffic Generating Developments notes that for recreational facilities, a conclusive relationship between parking demand and the size and nature of the recreation facilities surveyed cannot be developed. The number of parking spaces required is therefore best determined by the nature of the proposed development, with comparisons drawn from surveys on particular recreation facilities and other similar facilities."*

WGA has determined parking demand for an average week (no large events) by deriving a series of rates from other benchmarks and guidelines. They have looked at each development component to identify a rate of parking provision as follows:

Table 2. *Parking demand for recreation activities*

Activity	References	Demand estimate
Australian Rules Football/Cricket Ovals	• Cricket Australian Community Cricket Facility Guidelines • AFL Community Club Facilities Guideline • Comparative analysis of other grounds - Mt Barker	Parking demand of up to 285 parks required on a typical Saturday for the ARF/Cricket Oval component of the facility (both ovals being utilised).
Soccer		Nil pitches proposed
Athletics	• Athletics Australia – no guidelines • Compiled provision rate table – no source reference	WGA state difficult to determine as other parking rates assume very

	• Comparative analysis – Nuriootpa High School and Little Athletics	high attendance and up to 4000 spectators for events such as a school sports day. WGA do not recommend a rate as the site could not accommodate events of this scale.
Tennis/Netball Courts	• RTA Guide to Traffic Generating Developments • Comparative analysis	Parking demand of 112 on a typical Saturday for the Tennis/Netball Court component of the facility.
Clubroom	• Planning and Design Code • Planning SA Bulletin • Based on classifying the clubroom as a 'recreation building' or a 'shop"	Based on a 1500 sqm facility would generate a demand for 150 car parks. Based on design drawings there is a catered function facility with an indicated 10 seats for up to 100 patrons. Using a 'shop' car parking rate this equates to 40 spaces. WGA consider there is a need for 40 off street spaces for this component.

In total, WGA consider there is a need for 397 car parking spaces for a Saturday 'peak demand' event. The 'peak demand' event is on a Saturday when both the ovals and tennis courts are being used. The parking demand estimate is considered to be robust as it accounts for possible worst case scenario of all uses being at peak simultaneously.

WGA have considered the following as part of their parking assessment:

- *This is the expected maximum parking demand - likely to occur on Saturday afternoons in the winter sports season with all facilities being simultaneous utilised at once by the highest parking demand sports.*
- *The parking demand is expected to be greatly reduced on training nights and outside of the winter sports season.*
- *The parking demand does not take into account the scheduling of varying sports at different times of the day. For example, it would be considered unusual for all four netball courts to be utilised at the same time as both ovals due to home game scheduling, which would decrease the parking demand.*
- *The encouragement of alternative greener transport options (walking, cycling, public transport, carpooling) will likely further reduce the parking demand, with Council understood to be keen to encourage users to explore alternative means of transport where possible.*

The proposal provides for informal and formal parking areas with capacity for 146 car parking spaces. Proposed siting of the car parks is shown in the figure below.

Figure 20: *Proposed formal and informal car parking areas*

The above parking does not include parking associated with the Lyndoch lawn bowls club, which utilises the Oval access points and has 25 formal car parks and hardstand area adjacent to the cricket nets for a further 70 car parks. If taken into account as part of the overall car park supply, this increases total provision to 240. While not formally part of the site for purpose of this application, these car parks are accessible to the site and are logically connected with it.

While not included in the proposal, there is further opportunity for car parking supply at the north-eastern corner of the second oval which has not been included in the car parking provision but space is available for such if needed. Based on available area, 50 or more car parks could be accommodated in this area.

Having regard to estimated maximum demand and proposed car parking provision as set out within the WGA report, there is a theoretical shortfall of 251 car parking spaces, however, if including the adjacent lawn bowls car parking, this shortfall reduces to 156 spaces and further reduction is possible with inclusion of further car parking areas, which can be accommodated due to the large site area.

It should be acknowledged that car parking demand has been assessed without consideration of existing shortfall that already exists at the site. With the site being established, there are a number of users that are not restricted by way of current capacity limits, nor are they tied to any car parking provision or limits of use. As such, at times of peak use, it is anticipated the site carries a substantial existing shortfall in car parking. This is a common and regular occurrence at major sporting precincts.

Notwithstanding the above mentioned shortfall in car parks, Masterplan conclude the level of car parking proposed to be sufficient to cater for expected demands of the clubroom and general demand of the recreational areas during non-peak times like training nights and outside of the winter sport season. Masterplan further acknowledge however that during peak seasons and during special events, greater demands are expected. In this regard, WGA detail opportunities for overflow parking options at Village Green (on other side of the Barossa Valley Way) which should be arranged to meet expected demand. Masterplan suggest that as such events are not the primary intent or use of the proposed development, that adequate parking

has been provided to meet general needs of the development, pursuant to Performance Outcome 5.1.

Having regard to all relevant factors, it is considered that the conclusions made by Masterplan are reasonable in that adequate on-site car parking is provided to cater for the expected demands of the clubroom and general demand of the recreational areas during non-peak times. It is anticipated that during peak times of use, greater demands are expected and in this regard arrangements for additional overflow car parking are necessary. In this regard, it is considered appropriate that a Reserved Matter be applied, requesting the formalisation of arrangements before Development Approval is granted. There is also opportunity through detailed design to refine the proposed car parking areas in order to maximise car parking provision.

In addition, there is opportunity for Council to review local area traffic management and event management associated with use of the site, in order to best support major functions/events at the site and to minimise impact upon the local community from such events. This is considered to be outside scope of the development application but given that Council is the applicant for the development, there is assurance that appropriate arrangements can be established and implemented.

Site Contamination

General Development Policies	
Site Contamination	
Desired Outcomes	
DO 1	*Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.*
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 *Ensure land is suitable for use when land use changes to a more sensitive use.*	*DTS/DPF 1.1* *Development satisfies (a), (b), (c) or (d):* *(a) does not involve a change in the use of land.* *(b) involves a change in the use of land that does not constitute a change to a more sensitive use.*

Allotment 744 is currently under vine and the proposal comprises a change to a more sensitive land use in accordance with State Planning Commission Practice Direction 14. A Site Contamination Assessment and Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

The applicant commissioned a suitably qualified environmental consultant to prepare Preliminary Site Investigation Report.

The applicant's environmental consultant has submitted a Site Contamination Declaration Form certifying that:

(a) A potentially contaminating activity (as defined in the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on the subject land.
(b) A class 1 activity (see the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on adjacent land.

On this basis, the proposal satisfies DTS 1.1 and the related Performance Outcome 1.1 is achieved.

Native Vegetation

Native Vegetation Overlay	
Desired Outcomes	
DO1	*Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.*
Relevant Performance Outcomes/Designated Performance Features	
Environmental Protection	
PO 1.1 *Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.*	*DTS/DPF 1.1* *An application is accompanied by:* *(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:* *i. in connection with a relevant access point and / or driveway.* *ii. within 10 metres of a building (other than a residential building or tourist accommodation).* *iii. within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control.* *iv. within 50 metres of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area.* *or* *a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.*
PO 1.4 *Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.*	*DTS/DPF 1.4* *None are applicable.*

The proposed site layout has been designed to meet a number of site constraints and opportunities in delivering a high quality recreation facility for the Barossa Region. There are more than 130 trees on the subject land comprising mostly non-native species. Site layout sought to retain as much existing vegetation as possible. The final design requires the removal of eight scattered trees. This comprises one large healthy Blue Gum (Eucalyptus leucoxylon) and seven small to large River Red Gums (Eucalyptus camaldulensis var camaldulensis) in various condition.

Council as the applicant engaged JS Ayre & Associates to prepare a Native Vegetation Clearance Data Report (5 February 2024). This assessment focussed on the existing Lyndoch Recreation Park and did not include the vineyard, but which is devoid of native vegetation.

Assessment included a check of flora and fauna on the site. The following conclusions were drawn:

- No threatened flora species were observed on-site, and it is unlikely that they will occur given the lack of diversity across the site.
- Threatened fauna species were unlikely to find habitat at the site.
- Existing native vegetation is scattered trees some distance apart and interspersed with amenity planted non-native and exotic species.
- The site does not form part of any threatened Peppermint Box Grassy Woodland and Irongrass Natural Temperate Grassland, nor any threatened communities listed under the EPBC Act.
- The site has been extensively altered and the removal of the eight scattered trees is considered acceptable.
- Loss of native vegetation can be addressed through the Significant Environmental Benefit process.

The report has addressed the mitigation hierarchy under Division 5 of the *Native Vegetation Regulations 2017*. The Native Vegetation Council has given support to removal of these trees subject to a 'Significant Environmental Benefit' requirement in nature of a payment for amount of approximately $27,000.

Council has agreed to the payment and identified that the required credit will be used to undertake revegetation at a registered Significant Environmental Benefit offset site at Gottwald Road.

Clearance from Overhead Powerlines

General Development Policies	
Clearance from Overhead Powerlines	
Desired Outcomes	
DO 1	*Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.*
Relevant Performance Outcomes/Designated Performance Features	
PO 1.1 *Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.*	*DTS/DPF 1.1* *One of the following is satisfied:* *(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.* *(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.*

DTS 1.1, clause (a) has been met and therefore the related Performance Outcome 1.1 will be achieved.

Other Overlays
The following Overlays have been considered in the assessment of the proposed development but are not applicable given that:

Traffic Generating Development Overlay
The proposed development does not involve any of the types of development listed in DPF 1.1 and DPF 1.2. Notwithstanding, the impacts on the state maintained road network have been assessed by WGA and determined to be acceptable. The Commissioner of Highways have confirmed support to the proposal subject to conditions.

State Significant Native Vegetation Overlay
The Native Vegetation Council has approved the removal of eight native trees/vegetation on the subject land as outlined in discussion for the Native Vegetation Overlay.

Water Protection Area Overlay
The proposed development satisfactorily addresses stormwater management and is not considered likely to impact public water supply or ecologically significant areas.

CONCLUSION
The proposal comprises a recreational facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.

The application seeks Planning Consent for this important sporting facility that has been developed through strategic recreation planning and significant partnership working between Council, sporting clubs and the community. It forms part of The Big Project program. The development takes account of its interface position adjacent residential development and the built form legacy of the existing Lyndoch Recreation Park. The expanded recreation area will form a hub and a valued element of the sporting offer for the southern Barossa region.

The application was subject to 'Performance Assessment' and public notification. The application was notified in accordance with Section 107 of the *Planning, Development and Infrastructure Act 2016* and eight representations were received, all in support.

The proposal is considered to meet the Desired Outcomes and Performance Outcomes of the Recreation Zone (and the Rural Zone where it applies). The siting, design, material selection, layout and noise/light spill are considered to meet relevant Planning and Design Code provisions. The proposal knits together two sites to create a single recreation hub that offers a diverse number of sporting options.

The proposed layout and building massing satisfactorily minimises visual impact on the surrounding area and retains the open character of the Lyndoch Recreation Park.

Existing topography and landscaping is challenging in terms of creating flat areas for building construction and playing pitches. This results in some sections of retaining walls (albeit not significantly different to what exists on the subject land) and loss of

eight native trees (agreed by the Native Vegetation Council). What remains to be formally resolved is landscaping, car parking provision for peak use, detailed noise mitigation design measures, stormwater management and wastewater management. These are all recommended as Reserved Matters.

Council's Engineering Services and Environmental Health teams are satisfied with finalising assessment matters relating to stormwater and wastewater in this manner.

This report has provided a detailed assessment of the proposal against the relevant provisions of the Planning and Design Code. Assessment has identified that the proposed development is sufficiently consistent with the Desired Outcome and Performance Outcomes of the Recreation and Rural Zones and other relevant provisions of the Planning and Design Code to warrant consent, subject to Reserved Matters and conditions.

RECOMMENDATION 1

Seriously at Variance
The Barossa Assessment Panel, having considered the application, resolves that the development proposal has sufficient merit, and is not Seriously at Variance with the Planning and Design Code.

RECOMMENDATION 2

Character Preservation
Pursuant to Section 6(2) of the *Character Preservation (Barossa Valley) Act 2012*, the Barossa Assessment Panel has had regard to the objects of that Act and, in determining this application, has resolved that there are no significant impacts on the character values of the district.

RECOMMENDATION 3

Granting of Planning Consent
The Barossa Assessment Panel, having considered the application for consent to carry out development of land and pursuant to the provisions of the *Planning, Development and Infrastructure Act 2016* resolves to GRANT Planning Consent for Application No. 24004484 by The Barossa Council to undertake a Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures at 2 Barossa Valley Way Lyndoch, 1312 Barossa Valley Way Lyndoch and Lot 304 Bevilaqua Terrace Lyndoch (CT 5677/209, CT 6101/50 and T 5438/11) subject to the following reserved matters, conditions and advisory notes:

Reserved Matters

Pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016*, the following matters shall be reserved for further assessment prior to the granting of Development Approval:

(1) The relevant toilet facilities as shown within the approved buildings shall be granted authorisation to connect to the Lyndoch CWMS pursuant to the *South Australian Public Health Act 2011* and South Australian Public Health (Wastewater) Regulations 2013.

(2) The applicant shall submit a final working Landscape Plan for approval, that includes all of the following:

a) Final location for all proposed landscaping, comprising trees, shrubs and groundcovers;
b) Final nominated species to be used, noting species shall be suited to the local conditions;
c) Planting types and locations to be considerate of site features including batters and stormwater basins;
d) Landscaping to stabilise batters and prevent overland flow of stormwater management;
e) Pot sizes;
f) Irrigation and maintenance methods, including protection of plantings from vehicles and pedestrians;
g) Retention of existing vegetation as marked on the approved plans.

(3) Final stormwater management plan and stormwater calculations:

a) Stormwater shall limit the 1% AEP post development runoff from the site to the 1% AEP pre-development runoff from the site;
b) Final detention volume and design.

(4) Final civil and siteworks plan, prepared by a qualified and experienced stormwater engineer, for all civil and stormwater works, which shall include all of the following:

a) Finished floor level for all buildings and hardstand surfaces;
b) Cut/fill details;
c) Retaining walls, kerbing and ramps, designs and grades;
d) Car parking dimensions, aisle widths, circulation movements and associated parking markings and signage;
e) Stormwater management arrangements including pipes, sumps, drains, swales and basins, sizes and grades;
f) Water sensitive design measures;
g) Surface water treatment to ensure water quality objectives are met.

(5) All recommended acoustic treatments identified by Resonate within the Approved acoustic report shall be subject to final review as part of detailed design, so as to ensure that the desired noise attenuation levels are achieved, pursuant to the Environment Protection (Noise) Policy 2007 (or later policy as amended from time to time).

(6) Arrangements in relation to the provision of overflow car parking to address periods of peak times of use and for major events such as use of the Lyndoch Village Green car park, shall be established.

Council Conditions

(1) The development shall be undertaken in accordance with the following endorsed plans and documentation accompanying the application except where varied by the conditions listed below:

- Planning Report, Masterplan, February 2024
- Architectural Plans, Dash Architects:
  - Cover Sheet, SK00 Rev D
  - Location Plan, SK01 Rev D
  - Site Plan – Existing, SK02 Rev D
  - Site Plan – Demolition, SK03, Rev D
  - Site Plan – Proposed, SK04, Rev D
  - Site Plan – Proposed Building Setout, SK04.1, Rev B
  - Site Plan – Proposed Lighting, SK04.2, Rev B
  - Site Plan – Proposed Fencing, SK04.3, Rev B
  - Ground Floor Plan – Proposed, SK05, Rev D
  - First Floor Plan – Proposed, SK06, Rev D
  - Roof Plan – Proposed, SK07, Rev D
  - Elevation – Proposed, SK08, Rev D
  - Renders 1, SK09, Rev D
  - Renders 2, SK10, Rev D
  - Renders 3, SK11, Rev D
- LBW Co, Preliminary Site Investigation – Site History Lyndoch Recreation Park, 23.01.24, 241507 R01
- Site Infrastructure Review, Lucid Consulting Australia, 16 February 2024, LCE101210-002a
- Combined Services Concepts, Lucid Consulting Australia, 19 February 2024, LCE101210, Sheets 1 and 2
- Obtrusive Lighting Assessment, Lucid Consulting Australia, 16 February 2024, LCE101210-005
- Lighting Concept Rev 1, Lucid Consulting Australia, 16 February 2024, Page 1, 2, 3 and 4 of 4
- Jupiter Exeloo Specification
- Native Vegetation Clearance Lyndoch Recreation Park Data Report, JS Ayre & Associates, 5 February 2024
- Traffic Impact Assessment, WGA, WGA212616-RP-CV-0002_C, 28 February 2024
- Stormwater Management Plan, WGA, Stormwater Management Plan, WGA232616-RP-CV-0001_B, 23 February 2024
- Bulk Earthworks Plan, Site Overview, WGA, WGA232616-SK-CV-0001, Rev A
- Bulk Earthworks Plan, Plan and Sections, Main Oval, WGA, WGA232616-SK-CV-0002 Rev A
- Bulk Earthworks, Plan and Sections, Second Oval, WGA, WGA232616-SK-CV-0003 Rev A
- Bulk Earthworks, Plan and Sections, Netball Courts, WGA, WGA232616-SK-CV-0004 Rev A
- Environmental Noise Assessment, Resonate, A240080RP1, Revision 0, 6 March 2024

(2) Prior to occupation, the buildings authorised herein shall be connected and remain connected to the Lyndoch CWMS to the reasonable satisfaction of Council.

(3) Operating hours of the clubrooms shall not exceed the following times:

- Monday to Thursday 4:00 pm – 10:00 pm
- Friday 4:00 pm – Midnight
- Saturday 7:00 am – Midnight
- Sunday 7:00 am – 10:00 pm

(4) The external building materials of all approved buildings shall:

a) Be of new non-reflective materials; and
b) Be in accordance with the approved plans; and
c) Be maintained in good condition at all times.

(5) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the *Environment Protection (Noise) Policy 2007* and such that any resulting noise is not considered a nuisance, to the satisfaction of Council.

(6) All external lighting shall be in accordance with AS4282:2019 ' Outdoor Lighting Obtrusive Effects' so as to prevent any adverse effect on adjoining sensitive receivers.

(7) The lighting towers shall maintain a lux level of no greater than that approved under the Lucid Obtrusive Lighting Assessment, dated 16 February 2023.

(8) The lighting towers shall be turned off by no later than 10:00 pm on any day.

(9) All waste material shall be stored in covered containers screened from view and shall be regularly removed from the site.

(10) All stormwater management from the site shall be in accordance with the final Stormwater Management Plan, authorised pursuant to the Reserved Matter.

(11) Stormwater disposal systems shall be fully installed at the completion of the construction of the buildings and adequate measures shall be deployed during construction to ensure the temporary disposal of surface or roof water does not affect neighbouring properties, to the satisfaction of Council.

(12) All landscaping shown on the landscaping plan, authorised pursuant to the Reserved Matter, shall be established in accordance with the landscaping plan, prior to commencement of use and shall be maintained and nurtured at all times thereafter, with any diseased or dying plants replaced in a timely manner.

(13) The detailed design of all footpaths, access roads, open spaces and other publicly accessible areas must comply with the requirements of the *Disability Discrimination Act 1992*.

(14) Except where otherwise shown on the Approved Plans, the driveway access, car parking and vehicle manoeuvring areas shall be constructed with sealed pavement and comply with the requirements of AS 2890.1 Parking facilities – Part 1: Off-street car parking and AS 2890.6 Parking facilities – Part 6: Off-street parking for people with disabilities. The driveway access, internal roadways, car parking and manoeuvring areas shall be constructed prior to commencement of use and shall maintained in good condition at all times thereafter.

(15) All acoustic treatments outlined within the final acoustic report authorised pursuant to the Reserved Matter shall be implemented.

Commissioner of Highways

(16) Access to the development shall be located in accordance with the Dash Architects Site Plan SK04.1, Project No. DA234510, Revision B, Dated 19/02/2024. The internal roadway between the two access points shall be two-way and the internal junctions shall be designed to minimise impacts on the adjacent access points. Line marking and delineation shall be provided at the access points and internal junctions adjacent to the access points to minimise the potential for vehicular conflict adjacent Barossa Valley Way.

(17) As a minimum, the main access and secondary access shall be provided with BAR and BAL treatments (ideally the main access should be provided with a CHR(s) treatment to improve road safety. All treatments shall be of full depth pavement.

(18) Pedestrian refuges shall be provided on Barossa Valley Way to enable the safe crossing of pedestrians.

(19) All required road works on Barossa Valley Way shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to the satisfaction of DIT. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

Note: Prior to undertaking detailed design, the applicant shall contact Mr Victor Ling, Senior Asset Manager, Regional South Zone 2 on telephone (08) 7133 1969, mobile 0467 784 657 or via email: victor.ling@sa.gov.au to progress this. The applicant will be required to enter into a Developer Agreement with DIT to undertake and complete this work.

(20) All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004* shall be provided at the property line adjacent to the access points to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

(21) Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

(22) A traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department of Infrastructure and Transport prior to any large event being held on-site. This plan shall:

a) Provide details of all parking (including overflow parking) and traffic flow through the site;
b) Identify any passenger set down areas, including any buses accessing the site;
c) Identify any pedestrian management measures required;
d) Identify all traffic restrictions and traffic control devices required to facilitate the traffic movements;

All access and traffic management for the event shall be in accordance with this plan.

(23) Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Native Vegetation Council

(24) Prior to any clearance of native vegetation, the Native Vegetation Council must provide written confirmation that the Significant Environmental Benefit requirements under the *Native Vegetation Act 1991* have been satisfied.

Advisory Notes

(1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

(2) This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extensive having been granted by the Relevant Authority.

(3) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

(4) Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the Relevant Authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having

regard to the relevant rules and requirements in force at the time any request is lodged.

(5) The adjoining owner(s) should be advised of any proposed work on a boundary and issues such as access to perform work, removal of fences, finished levels and retaining walls should be resolved before building work commences. This approval does not create an automatic right to access neighbouring land.

(6) Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to Section 139 of the *Planning, Development and Infrastructure Act 2016.*

(7) Appeal rights – general rights of review and appeal exist in relation to any assessment, request, direction or act of a Relevant Authority in relation to the determination of this application, including conditions.

(8) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

(9) Construction shall not take place on any Sunday or Public Holiday or after 7:00pm or before 7:00am on any other day, and all practicable steps must be taken during construction to minimise the impact of noise emissions on neighbouring properties.

(10) The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. Any proposal to clear, remove limbs or trim native vegetation will require approval or confirmation of exemption from the *Native Vegetation Council.* An interactive guide is available to help owners and others determine the requirements that apply under the *Native Vegetation Act 1991*, https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide. Any specific queries regarding the clearance, removal or trimming of native vegetation should be directed to the South Australian Native Vegetation Council. The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.

(11) Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the *Environment Protection (Noise) Policy 2007*, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.

(12) The development shall comply with the Food Act 2001 and Food Safety Standard. For further information, please visit: www.barossa.sa.gov.au/development-business/food-industries/food-health-and-safety.

(13) The sale and consumption of alcohol on the premises is subject to licence under the *Liquor Licensing Act 1997*. *For further information, please visit: www.sa.gov.au/topics/business-and-trade/liquor/apply/club*.

Commissioner of Highways

(14) Approval for temporary traffic control for each event will need to be obtained from DIT – Roadworks. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au. The event traffic management will need to be developed in accordance with: https://dit.sa.gov.au/__data/assets/pdf_file/0020/121/394/DOCS_AND_FILES-8197504-v5-Guidelines_for_Events_on_SA_Roads.pdf

(15) Should traffic flows on Barossa Valley Way be affected during the construction phase the applicant shall contact DIT for any necessary traffic control. Approval for temporary traffic control will need to be obtained from DIT's Traffic Management Centre (TMC). The company engaged for traffic control will need to provide the TMC with a copy of the traffic management plan and seek approval for any temporary traffic control/signage. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au.

Native Vegetation Council

(16) The clearance of native vegetation must be undertaken in accordance with the approval of the Native Vegetation Council under the *Native Vegetation Act 1991* as set out in Decision Notification 2024/3069/960.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Application and Associated Documentation ⇩
Attachment 2 Representations Received ⇩
Attachment 3 Applicants Response to Representations ⇩
Attachment 4 Commissioner of Highways and Native Vegetation Council referral responses ⇩

Development Locations

Location 1

Location reference
2 BAROSSA VALLEY WAY LYNDOCH SA 5351

Title Ref
CT 5677/209

Plan Parcel
F38979 AL55

Additional Location Information

Council
THE BAROSSA COUNCIL

Location 2

Location reference
1312 BAROSSA VALLEY WAY LYNDOCH SA 5351

Title Ref
CT 6101/50

Plan Parcel
D89654 AL744

Additional Location Information

Council
THE BAROSSA COUNCIL

Location 3

Location reference
LOT 304 BEVILAQUA TCE LYNDOCH SA 5351

Title Ref
CT 5438/511

Plan Parcel
D23019 AL304

Additional Location Information

Council
THE BAROSSA COUNCIL

Zone Overlays

Zones
- Recreation
- Rural
- Township Neighbourhood

Sub-zones
(None)

Overlays

- Character Preservation District
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Urban Transport Routes
- Water Protection Area
- Character Preservation District
- Hazards (Bushfire - Medium Risk)
- Limited Land Division

Variations
- Minimum Site Area (Minimum site area is 25 ha)
- Minimum Dwelling Allotment Size (Minimum dwelling allotment size is 25 ha)
- Minimum Frontage (Minimum frontage is 12m)
- Minimum Site Area (Minimum site area is 500 sqm)
- Minimum Side Boundary Setback (Minimum side boundary setback is 1m)

Application Contacts

Applicant(s)

Stakeholder info
The Barossa Council
PO Box 867
NURIOOTPA
SA
5355
bclark@barossa.sa.gov.au

Contact

Stakeholder info
Mr Greg Vincent
33 CARRINGTON STREET
ADELAIDE
SA
5000
gregv@masterplan.com.au

Invoice Contact

Stakeholder info
The Barossa Council
PO Box 867
NURIOOTPA
SA
5355
bclark@barossa.sa.gov.au

Land owners

Stakeholder info
The Barossa Council
PO Box 867
NURIOOTPA
SA
5355

bclark@barossa.sa.gov.au

Nature Of Development

Nature of development
Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.

Development Details

Current Use
Recreational Facility.
Vineyard.

Proposed Use
Recreational Facility.

Development Cost
$42,500,000.00

Proposed Development Details
Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.

Element Details

You have selected the following elements

Recreation area - $0.00

Amenities block - $0.00

Spectator viewing structure - $0.00

Fences and walls - $0.00
- Fence

Verandah - $0.00

Shed - $0.00
- Outbuilding (Shed)

Other - Community - $0.00
- Clubroom

Other - Infrastructure - $0.00
- Light Poles and Fixtures

Septic/Sewer information submitted by applicant

Does this development require a septic system, i.e. septic tank and/or waste water disposal area?
Unsure

Certificate of Title information submitted by applicant

Does the Certificate of Title (CT) have one or more constraints registered over the property?
Yes

Selected Constraints

Easement or rights of way

Consent Details

Consent list:
- Planning Consent
- Building Consent

Have any of the required consents for this development already been granted using a different system?
No

Planning Consent

Apply Now?
Yes

Who should assess your planning consent?
Assessment panel/Assessment manager at The Barossa Council

If public notification is required for your planning consent, who would you like to erect the public notification sign on the land?
Relevant Authority

Building Consent

Do you wish to have your building consent assessed in multiple stages?
No

Apply Now?
No

Consent Order

Recommended order of consent assessments
1. Planning Consent

Do you have a pre-lodgement agreement?
No

Declarations

Electricity Declaration

In accordance with the requirements under Clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017, the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.

Native Vegetation Declaration

The application is supported by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes clearance is categorised as 'low level clearance'.

Submission Declaration

All documents attached to this application have been uploaded with the permission of the relevant rights holders. It has been acknowledged that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

Documents

Document	Document Type	Date Created
19154_DET_AMALG SOUTH_REVA- A1.pdf	Survey Plan	19 Feb 2024 5:11 PM
241507_Site_contamination_declaration_form_- _V ersion_2.pdf	Technical Report - Other	19 Feb 2024 5:11 PM
Lyndoch Data report V1_KT edits.docx	Technical Report - Native Vegetation	19 Feb 2024 5:11 PM
Register_Search_CT_5677_209_1.pdf	Certificate of Title	19 Feb 2024 5:11 PM

Register_Search_CT_6101_50_2.pdf	Certificate of Title	19 Feb 2024 5:11 PM
Register_Search_CT_6164_534_3.pdf	Certificate of Title	19 Feb 2024 5:11 PM
241507 R01- REDUCED.pdf	Technical Report - Site Contamination	19 Feb 2024 5:11 PM
LCE101210- 002a Site Infrastructure Review.pdf	Technical Report - Other	19 Feb 2024 5:11 PM
LCE101210- Combined Spatial 2024.02.19.pdf	Technical Report - Other	19 Feb 2024 5:11 PM
LCE101210- 005 Lighting Tower Obtrusive Lightin g Assessment.pdf	Technical Report - Other	19 Feb 2024 5:11 PM
DA234510 240219 Lyndoch Rec Park Planning Applica tion (2).pdf	Site Plans	19 Feb 2024 5:11 PM
exe- au- 00101- plan- info- jupiter- jan18- fa- 1.pdf	Floor Plans	19 Feb 2024 5:11 PM
Football - Coaches_Boxes_- _Team_Shelter_Det ails_2019.pdf	Floor Plans	19 Feb 2024 5:11 PM
53821REP01.pdf	Planning Report	19 Feb 2024 5:11 PM
53821LET01.pdf	All application documentation	19 Feb 2024 5:11 PM

Application Created User and Date/Time

Created User
epn.guajardb@sa.gov.au

Created Date/Time
19 Feb 2024 5:11 PM

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

19 February 2024

The Barossa Council
PO Box 867
NURIOOPTA SA 5355

Attention: Jake McVicar

Dear Jake

Re: Lyndoch Recreation Park Redevelopment
at 2 and 1312 Barossa Valley Way, Lyndoch SA 5351

Please find enclosed herewith a development application prepared on behalf of The Barossa Council for the Redevelopment of the Lyndoch Recreation Park at the above-mentioned address.

The proposal is for a recreational facility comprising the refurbishment of the existing oval (including a new clubroom and spectator viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.

Each of the development elements is captured within the definition of a 'recreation area' or exists to facilitate this land use. The public ovals and the clubroom will be used on a daily basis by various sporting and athletics groups. Additionally, regional events are expected to be held periodically. This manner of operation is consistent with the existing use of the land.

Procedural Matters

As the proposed development is to be undertaken within The Barossa Council, and has not been determined to be Restricted, the Barossa Assessment Panel (BAP) is considered to be the relevant authority.

The proposal will require a referral to the Native Vegetation Council due to a clearance that has been determined as Level 3 by an accredited native vegetation consultant.

Similarly, a referral to the Commissioner of Highways will be required due to the expected increase in the number or frequency of vehicle movements.

Each element has been determined to require a Performance Assessment.

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Four (4) elements were identified to require public notification, these are:

- Light poles and fixtures.
- Spectator viewing structure.
- Clubroom.
- Amenity buildings.

The following documentation is **enclosed** with the application, which we consider is sufficient for the purposes of verification in the first instance.

- Planning Report prepared by MasterPlan.
- Architectural Plans prepared by DASH Architects.
- Lighting Impact Assessment prepared by Lucid.
- Preliminary Site Investigation Report prepared by LBW co Pty Ltd.
- Site Contamination Declaration Form prepared by LBW co Pty Ltd.
- Native Vegetation Data Report prepared by JS Ayre & Associates.
- Survey prepared by Hening & Co Pty Ltd
- Certificates of Title.

It is considered that this information is sufficient to allow the relevant authority to determine the nature of development, the elements proposed, and the need for both referrals and public notification. Therefore, it is requested that the relevant authority verify the application in its current form.

It is acknowledged that further information will be required to undertake a full assessment of the application. The following documentation is currently underway and will be provided at the earliest opportunity:

- Traffic Impact Assessment prepared by WGA.
- Stormwater Management Plan and Civil Details prepared by WGA.
- Acoustic Report prepared by Resonate.

Please do not hesitate to contact our office directly if you require anything further to assist.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

enc: As listed.

PLANNING REPORT

February 2024

Lyndoch Recreation Facility Development

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

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EXECUTIVE SUMMARY

MasterPlan SA has been engaged by The Barossa Council ('our client') to review and prepare supporting documentation to accompany the lodgement of an application for the redevelopment of the Lyndoch Recreation Park, located at 2 and 1312 Barossa Valley Way, Lyndoch ('the subject site'). Specifically, the development includes:

- Various recreational areas including two (2) sports ovals, new netball courts, a half basketball court, a playground, and various formal and informal car parking areas.
- The retention of the existing tennis club building and tennis courts (to be resurfaced).
- A two-storey sports clubroom.
- A spectator viewing pavilion with terraced seating.
- New lighting poles surrounding the refurbished oval.
- Verandah shelters associated with the refurbished oval and the new netball courts.
- A storage shed associated with the new oval.
- An amenities building associated with the new oval.
- New 3.6-metre-high fencing associated with the new netball courts.

We have concluded from our detailed and balanced assessment of the proposed development that it sufficiently accords with the relevant provisions of the Planning and Design Code for the reasons set out herein.

1.0 INTRODUCTION

This proposal has been prepared in collaboration with the applicant and the project team identified in **Table 1 – Project Team** below and contains a description of the subject land, the locality and the proposed development, as well as our assessment of the proposed development against the relevant provisions of the Planning and Design Code.

Table 1: Project Team

PROJECT TEAM	
Applicant	The Barossa Council
Planner	MasterPlan Pty. Ltd.
Contact Person	Greg Vincent 0413 832 603 gregv@masterplan.com.au

PROJECT TEAM	
List of Other Contributors	
Architects	DASH Architects
Civil/Stormwater Engineer	Wallbridge Gilbert Aztec (WGA)
Traffic Engineer	Wallbridge Gilbert Aztec (WGA)
Lighting Consultant	Lucid
Acoustic Consultant	Resonate
Native Vegetation Consultant	JS Ayre & Associates
Site Contamination Consultant	LBW co Pty. Ltd.

In preparing this assessment of the proposed development we have had regard to the following:

- *Planning, Development & Infrastructure Act 2016* ('the Act').
- *Planning, Development & Infrastructure (General) Regulations 2017* ('the Regulations').
- The Planning and Design Code.

This planning report has been informed by and should be read in conjunction with the following documentation and attachments, which may be provided under separate cover:

- The full set of Architectural Drawings, prepared by DASH Architects.
- Supporting documentation, including a Traffic Impact Assessment Report, Civil Works and Stormwater Management Plan, Lighting Impact Assessment Report, Preliminary Site Investigations, Native Vegetation Data Report, Survey and Certificates of Title.

Supporting specification documentation including the 'Exeloo' Public Toilet System and 'Abel Sports' Coaches Boxes and Team Shelters.Following this application, further supporting documentation will be provided including an Acoustic Report prepared by Resonate.

2.0 SITE OF THE DEVELOPMENT

The subject site, commonly referred to as 2 and 1312 Barossa Valley Way, Lyndoch comprises four (4) contiguous allotments to the south-west of Barossa Valley Way. The subject site is identified in **Figure 1** below, and **Table 2** provides a summary description, being the whole of the land.

Figure 1: Subject Land.

Table 2: Project Site

PROJECT SITE	
Address	2 and 1312 Barossa Valley Way, Lyndoch SA 5351
Local Government Area	Barossa Council
Certificates of Title or Land Parcels	Allotment 55 in Filed Plan 38979 (CT 5677/209) Allotment 744 in Deposited Plan 89654 (CT6101/50) Allotment 304 in Deposited Plan 23019 (CT 5438/511)
Encumbrances	Nil.
Easements	Allotments 55 is subject to easement(s) over the land marked A B and C to the ETSA Corporation
Site Dimensions and Area	Total Site Area: 9.993 hectares Overall frontage to Barossa Valley Way: 512.74 metres Overall frontage to Rail Corridor: 450.90 metres
Existing Use / Built Form	Recreation Facility. Vineyard.

The allotments comprising the site are legally described as:

- Allotment 55 in Filed Plan 38979 Certificate of Title Folio 5677 Volume 209.
- Allotment 744 in Deposited Plan 89654 Certificate of Title Folio 6101 Volume 50.
- Allotment 304 in Deposited Plan 23019 Certificate of Title Folio 5438 Volume 511.

The site has an area of 9.993 hectares and a primary street frontage to Barossa Valley Way of 512.74 metres. The site is bound to the west by the Burge Family Winemakers cellar door and vineyard, to the south by a rail corridor and Bevilaqua Terrace, and to the east by the Lyndoch Bowling Club and series of dwellings with frontage to Barossa Court.

The eastern portion of the site, comprising Allotments 55 and 304 are presently used as the Lyndoch Recreation Park ('the Park'). The Park comprises the Lyndoch Tennis Club, featuring six (6) tennis courts and rooms, and the Lyndoch Cricket Club, with an associated oval and club rooms. Parking for each club is informally spread throughout the land on bituminised surfaces. The site also features a playground adjacent Barossa Valley Way. A range of ancillary structures, such as outbuildings, cricket nets, athletic event infrastructure and light poles are also present and support the existing recreation parkland use.

Vehicle access to the Park is afforded by two (2), double-width crossovers to Barossa Valley Way. An internal ring road allows for access to the rear of the site adjacent the rail corridor. A white picket fence of approximately 1.0 metres in height on the primary street boundary also forms a notable visual feature.

The site presently is not restricted in terms of operating hours. The Cricket Club has a liquor license allowing the sale of alcohol on site from 5.00 am until midnight from Monday to Saturday, and 8.00 am until midnight on Sundays.

The existing condition of this portion of the site is exhibited in the photographs **below**.

Photograph 1: View of Oval from east (Clubrooms shown).

Photograph 2: Tennis and Netball Courts from west.

Photograph 3: Existing Playground, Ring Road and Vegetation adjacent Barossa Valley Way.

Photograph 4: View of Oval from West, including existing light poles.

The western portion of the site, comprising Allotment 744, is presently used as a vineyard associated with Burge Family Winemakers. No built form exists on this portion of the site, which is exclusively planted with vines. This area does not have an existing crossover access to Barossa Valley Way.

The existing condition of this portion of the site is exhibited in the photographs **below**.

Photograph 5: View of Vineyard from Barossa Valley Way.

Photograph 6: View of site from across Barossa Valley Way

Photograph 7: View of vineyard from with Park.

The topography of the whole of the site features a general slope downwards from south to north-north-east, with localised steep areas adjacent the tennis and netball courts and due to retaining walls and the bowling club. The total fall across the site is in the order of 13.5 metres, with the vineyard area featuring more gradual falls and the existing Park having higher gradients due to previous intervention.

The topography of the site is further detailed in the **enclosed** Site and Feature Survey.

The subject site also features 138 trees, with the vast majority (127 trees) located within the Park. The trees largely border the boundaries of the site and the oval. The condition of the trees varies, with a majority being of reasonable health and with an expected life of between 10 and 20 years. The trees form a prominent visual feature on the land and largely screen the built form in the Park from view from Barossa Valley Way, and to an extent from Bevilaqua Terrace.

Allotment 55, which comprises the existing oval, is affected by easements 'A', and 'B', which traverse the eastern boundary of the allotment for a length of 138 metres and a width of 6.3 metres, and easement 'C', which extends into the rear centre of the allotment.

Allotment 56, comprising the existing bowling club is also encumbered by easement 'B' in two (2) small areas adjacent the boundary with Allotment 55. Each of the easements is for the purposes of electricity infrastructure and is in favour of the ETSA Corporation.

3.0 LOCALITY

The locality of the proposed development extends from the subject site in all directions and is bound to the south by Rushall Road and to the north by Lyndoch Creek. The eastern extent of the locality includes the existing Council reserve on the opposite side of Barossa Valley Way and the dwellings within Barossa Court, whilst to the west, the intersection with Hermann Thumm Drive provides a natural border. Further dwellings to the south-west on Samuel Potter Lane are also considered to be within the locality due to their orientation toward the subject site.

The extent of the locality is exhibited within the yellow border on **Figure 2** below.

Figure 2: Locality of Lyndoch Recreation Park (Prepared by MasterPlan).

The section of the locality to the south of the railway line is residential in nature, with one- and two-storey dwellings of 1970s/1980s builds being the predominant form. Allotments are large and heavily vegetated in the western area, with an increase in density and a more traditional suburban character towards the township to the east. The positioning of this area on a slope above the railway line allows for views over the vines and park to the north to be enjoyed, providing a high level of amenity.

To the north and west, the locality is defined by open expanses of vines and low-lying structures used in support of horticultural land uses. The visual amenity of this section is considered high and serves as an entrance statement to those entering Lyndoch from the west. The landscape is indicative of the wider Barossa Valley region.

The locality to the east comprises low-impact commercial, recreational and civic land uses on Barossa Valley Way, with the Lyndoch Bowling Club and dwellings situated to the south. The amenity of this area is varied owing to its location within the main commercial area of Lyndoch and proximity to traffic.

4.0 PROPOSED DEVELOPMENT

The proposed development is summarised in **Table 3** below, with a more detailed description of the proposed works outlined in the following sections.

Table 3: Proposed Development Summary

PROPOSED DEVELOPMENT SUMMARY	
Summary Description	Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.
Development Elements	Recreational Areas. Light poles and fixtures. Spectator viewing structure. Verandah structures. Clubroom. Storage sheds. Amenity buildings. Fencing.

The full extent of the proposed works is outlined in the following sections and more fully illustrated in the compendium of plans and details accompanying this application including:

- Architectural drawings accompany the application prepared by DASH Architects identified in **Table 4 – Drawing Schedule**;
- Abel sports Coaches Boxes and Team Shelter specifications; and
- Exeloo Jupiter Triple specifications.

Table 4: Drawing Schedule

NO.	SHEET TITLE	REVISION	STATUS	DATE
SK00	Cover Sheet	D	Planning Consent	19/02/2024
SK01	Location Plan	D	Planning Consent	19/02/2024
SK02	Site Plan – Existing	D	Planning Consent	19/02/2024
SK03	Site Plan – Demolition	D	Planning Consent	19/02/2024
SK04	Site Plan – Proposed	D	Planning Consent	19/02/2024
SK4.1	Site Plan – Building Setout	B	Planning Consent	19/02/2024

NO.	SHEET TITLE	REVISION	STATUS	DATE
SK4.2	Site Plan – Lighting	B	Planning Consent	19/02/2024
SK4.3	Site Plan – Fencing	B	Planning Consent	19/02/2024
SK05	Ground Floor Plan – Proposed	D	Planning Consent	19/02/2024
SK06	First Floor Plan – Proposed	D	Planning Consent	19/02/2024
SK07	Roof Plan – Proposed	D	Planning Consent	19/02/2024
SK08	Elevations – Proposed	D	Planning Consent	19/02/2024
SK09	Renders 1	D	Planning Consent	19/02/2024
SK10	Renders 2	D	Planning Consent	19/02/2024
SK11	Renders 3	D	Planning Consent	19/02/2024

4.1 Land Use

The proposed development comprises an expansion of the existing Lyndoch Recreation Park onto a neighbouring site. The existing Park, and the proposed development, comprise a range of facilities and elements that serve the community.

Recreation area is defined with Part 7 – Land Use Definitions of the Planning and Design Code as meaning:

> *…any park, garden, children's playground or sports ground that is under the care, control and management of the Crown or a council, and is open to the public without payment of a charge.*

The Park is presently, and in the expanded arrangement will remain, under the care, control and management of The Barossa Council. It is noted that the definition of recreation area includes both outdoor public sports courts and public oval and fields, each of which are proposed.

Whilst a number of other elements are proposed, these are considered to be ancillary and subordinate to the overall use of the land as a recreation area. The proposed elements include:

- Various recreational areas including two (2) sports ovals, four (4) netball courts, one (1) half basketball court, one (1) playground, and various formal and informal car parking areas.
- The retention of the existing tennis club building and tennis courts (to be resurfaced).
- A two-storey sports clubroom comprising changerooms, gym, offices, storage rooms, amenities, canteen, bar, kitchen, plant rooms, and stairs and lift.
- A spectator viewing pavilion with terraced seating and ancillary canteen, amenities and storage.
- Four (4) light poles and fixtures surrounding the refurbished oval.
- Three (3) dugout verandah structures associated with the refurbished oval and twelve (12) ancillary to the new netball courts.

- One (1) storage shed.
- One (1) amenities building.
- New 3.6-metre-high fencing associated with the new netball courts.

Each of the elements listed above is either captured within the definition of a recreation area or exists to facilitate this land use. Whilst some, such as the clubroom will be able to be hired out periodically, its core function is to serve as a base for groups associated with the use of the recreation area. This manner of operation is consistent with the existing use of the land.

Similarly, the recreation area is expected to host regional events, such as agricultural shows or sporting events. Based on the current use of the land, these events are expected to be held periodically.

Therefore, it is considered that the proposed land use can be defined as a recreation area.

4.2 Built Form

The proposed development comprises a range of new building elements, which are detailed under the subheadings below.

4.2.1 Clubroom

The proposed two-storey changeroom has a total building height of 11.4 metres. The building is oriented east-west and comprises a timber structure with a mix of sandstone cladding, dark and light lightweight cladding, and aluminium framed glazing.

Given the difference in levels across the site, the building presents are single-storey on the western and southern elevations, and as two-storey from the eastern and northern elevations.

The ground floor comprises primarily internal spaces and an outdoor area covered by the floor plate above. The first floor comprises a clubroom and a large outdoor plaza, which is partially covered by a flat canopy roof.

The main roof form incorporates angled Colorbond panels complimenting the east-west orientation of the building and providing opportunities for ample natural light.

Access to the first floor is provided via dual staircases located at the northern and southern extents, and a ramp from the west. A lift is also provided at the north-eastern extent of the club rooms, with the shaft to display a clock.

The clubroom is to be setback a minimum of 50.7 metres from all boundaries.

4.2.2 Spectator Viewing Pavilion

The spectator viewing pavilion is a two-level structure to be raised by a platform and incorporate a partial storage area at the ground level, in conjunction with a canteen and facilities for officials associated with the use of the oval. Either side of the pavilion will be terraced seating constructed via a series of 450-millimetre-high retaining walls.

4.2.3 Lighting

A total of four (4) light poles are to be installed in association with the refurbished oval. The light poles are to be 35.0 metres in height and the fixtures are to be 500 LUX. There are two (2) poles located adjacent the goals on both ends. The poles are to be a minimum of 16.0 metres from the southern boundary and 13.89 metres from the northern boundary. All lighting is oriented directly towards the oval. Further details of the lighting are provided on the **enclosed** Lighting Plan, prepared by Lucid.

4.2.4 Verandah Shelters

The dugout verandah shelters associated with the refurbished oval are located along the western side adjacent the clubrooms and viewing pavilion. A total of twelve (12) verandah shelters are to be ancillary to the new netball courts, with three (3) dedicated to each court, nominally the Abel Premium Quality Coaches Boxes & Team Shelters, CB-8 PC 8 structure measuring 4.8m long, 2.5m high constructed of Steel, Polycarbonate and Colorbond Steel, as depicted in the **enclosed** 'Abel Sports' specification details.

4.2.5 Storage Shed

The proposed storage shed is located to the east of the new oval and is to be set back 46.2 metres from the eastern boundary. The shed is to be 'Stratco' with a floor area of 230 square metres and a pitched roof. It has a building height of 4.39 metres, and it is to be cladded in Colorbond 'Wallaby'.

4.2.6 Amenities Building

The amenities building is located adjacent south of the storage shed and comprises an Exeloo Jupiter Triple Public Toilet system with a width of 5.525 metres and a depth of 2.305 metres as depicted in the **enclosed** 'Exeloo' specification details. A new septic tank and effluent pump station is also proposed. The building has a total height of approximately 2.5 metres and features a flat roof with an eastern fall.

4.2.7 Fencing

A 3.6-metre-high chain mesh fence is proposed around the netball courts and is considered development. Remaining fencing which is to be 1.8 metres high chain mesh fencing on all boundaries is excluded from the definition of development by Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Similarly, earthworks are proposed in associated with the proposed retaining walls. However, as the subject site is not located within an area identified within Part 5 of the Planning and Design Code, the excavation and filling proposed is not considered development and does not require assessment.

4.3 Transport, Access, Parking

The site currently gains vehicle access via two (2) existing crossovers along Barossa Valley Way, which are to be retained and upgraded as part of this proposal. Additionally, the proposed development comprises two (2) formal car parking areas and two (2) informal car parking areas.

The existing west access will provide access to a parking area adjacent the netball courts and oval, and the eastern access will provide access to an internal road that allows for circulation to the parking areas at the rear of the site, adjacent the disused railway line and tennis club. The full extent of the expected traffic generation and proposed upgrades to the access points is detailed within the **enclosed** Traffic Impact Assessment prepared by WGA.

WGA identify an estimated total of 146 car parking spaces will be provided across the site, including disabled parking. Additionally, we note that the adjacent Bowling Club, which utilises the same access point, has a capacity for an additional 95 car parking spaces. Overflow parking will also be available to be sourced on the adjacent northern parklands (such as 'Village Green') as required.

The estimated peak parking demand of the overall facility during an average week is likely to be in the order of 397 spaces, however, it is noted that this demand is highly variable and only likely to occur when all facilities are being used simultaneously (e.g on Saturday afternoons in the Winter sports season), and the demand is expected to be greatly reduced with effective game scheduling, on training nights and outside of the winter sports season. In the event of peak parking demand, additional overflow parking will be sourced as required. As noted by WGA, the peak traffic times of Barossa Valley Way are not expected to occur at the same time as peak demand events (Saturday afternoon), therefore minimising potential adverse traffic impacts on the external road network.

In the event of special events which are expected to be held periodically, options for overflow parking supply and traffic management will be assessed by the event management team.

Pedestrian pathways and a bike trail are proposed throughout the site, with the bikeway connecting to the existing bikeway located adjacent Barossa Valley Way at the south-eastern corner of the site. The trail is also accessed from the existing railway line along the south-west of the site. The proposal includes the provision of 60 bicycle spaces, which is expected to comfortably meet the demand, as detailed by WGA.

4.4 Bulk Earthworks and Retaining Walls

Details of the extent of bulk earthworks and retaining walls is included within Appendix B of the Stormwater Management Plan prepared by WGA (**enclosed**).

Retaining walls are proposed throughout the site, primarily in association with the refurbished oval, the new clubroom and spectator viewing pavilion, and the new netball courts. The retaining walls range in height between 1.0 metres and 4.0 metres. The terraced seating component of the spectator viewing pavilion comprises 0.45-metre-high retaining walls.

4.5 Stormwater Management

WGA have prepared a detailed Stormwater Management Plan (**enclosed**), which summarises the proposed approach as *'to retain as much of the existing drainage within the site as possible with some reconstruction of stormwater runs to accommodate the change in oval levels.'*. Elements of the SMP include the upgrading of the oval drainage and surface, and a new drainage network which flows into a vegetated retention pond and subsequently discharged into the existing drainage culvert toward Lyndoch Creek.

WSUD initiatives are also proposed as part of the development and will be further investigated in the detailed design phases of the project. The full extent of the stormwater management approach is detailed in WGA's report (**enclosed**).

4.6 Operational Management

The clubrooms, ovals and courts will be utilised by various sporting and athletics clubs including the Barossa Districts Football and Netball Club, Lyndoch Tennis Club, Lyndoch Cricket Club and Lyndoch Little Athletics.

The likely hours of use are as follows:

- Ovals (including lighting at dusk and night):

  Monday to Thursday 5.00 pm – 9.00 pm
  Friday 5.00 pm – 10.00 pm
  Saturday 7.00 am – 10.00 pm
  Sunday 7.00 am – 5.00 pm

- Clubrooms

  Monday to Thursday 4.00 pm – 10.00 pm
  Friday 4.00 pm – Midnight
  Saturday 7.00 am – Midnight
  Sunday 7.00 am – 10.00 pm

4.7 Staging of Construction

The proposed development is to be constructed in the stages summarised below in **Table 5** below.

Table 5: Staging of Construction

STAGE	INVOLVED WORKS
1. **Site Infrastructure**	Includes site power, electrical and other upgrades (not including power augmentation), fire connection & booster, water meters & associated backflow valves, and CWMS connection. Excludes site pipework works and SAPN works (inc. new transformer).
2. **Civil, Oval & In-Ground Site Services**	Includes bulk earthworks, civil levels, concrete retaining, and in-ground services (external electrical cabling, water reticulation and drainage extending to buildings). Excludes internal building work.

STAGE	INVOLVED WORKS
3. **Civil Building & In-Ground Services**	Includes local earthworks, drainage, civil levels, in-ground services, and plumbing.
4. **Substructure**	Includes steelwork and fabrication, footings, and suspended slabs.
5. **Superstructure & Services**	Includes walls, sundry steel, windows, etc.
6. **Fit out**	Includes interior fixtures, fittings, selections lighting, electrical lighting, electrical power and data outlets, and fire extinguishers & detectors. Excludes hydraulic and mechanical works.
7. **Landscaping**	Includes landscaping.

The full extent of the stages will be determined prior to the commencement of construction.

5.0 PLANNING AND DESIGN CODE

The Planning and Design Code identifies and applies policies for the assessment of development relative to each zone.

For each zone, polices and rules are identified and applied to classes of development within the zone, including by the application of policies within subzones and overlays that apply only in the area affected by the subzone/overlay, together with the relevant general development policies.

Table 6 below, provides a summary of the applicable zone, sub zone, overlays and general development policy sections that have been identified as applying to the subject land.

Table 6: Planning and Design Code Summary

PLANNING AND DESIGN CODE SUMMARY	
Version and Date	2024.3 (15.02.2024).
Zone	Recreation Zone.
Overlays	Character Preservation District – Township. Hazards (Bushfire – Urban Interface). Hazards (Flooding - Evidence Required). Native Vegetation. Prescribed Water Resources Area. Traffic Generating Development. Urban Transport Routes. Water Protection Area.
General Sections	Design. Infrastructure and Renewable Energy Facilities. Interface Between Land Uses. Open Space and Recreation. Site Contamination. Transport, Access and Parking.

It is noted that a small portion of the north-western extent of the site is affected by the Rural Zone. Due to the anomalous nature of the Zone boundary and the desire for the land to be used in a rational and economical manner, the proposed recreation area extends into this section.

It is also noted that no works are proposed within this portion of the site.

Therefore, as all built form and activity areas lie within the Recreation Zone, the policies of the Rural Zone are not considered relevant to the assessment of this development application and are not discussed below.

5.1 Procedural Matters

The zones, subzones, overlays and general development policies that apply may contain sections headed 'Procedural Matters', including the requirement to notify certain applications for planning consent, and referrals to prescribed bodies.

Table 7 below, provides a summary of the procedural matters associated with the identified assessment pathway.

Table 7: Procedural Matters

PROCEDURAL MATTERS SUMMARY	
Relevant Authority	Barossa Council Assessment Panel
Assessment Pathway	Code Assessed - Performance Assessed
Statutory Referrals	Native Vegetation Council Commissioner of Highways
Public Notification	Required for the following elements: • Light Poles and Fixtures. • Spectator Viewing Structure. • Clubroom. • Amenities Building.

5.1.1 Relevant Authority

The subject land is located within The Barossa Council.

As the proposed development is to be undertaken within The Barossa Council, the Barossa Council Assessment Panel (BCAP) is considered to be the relevant authority in accordance with Section 93 (1)(a) of the *Planning, Development and Infrastructure Act 2016* unless the Council's Assessment Manager is identified during the course of the assessment as being able to act as the relevant authority.

5.1.2 Statutory Referrals

Part 9 of the Planning and Design Code specifies instances in which a development requires a Referral. Additionally, Part 3 – Overlays of the Planning and Design Code provides the Procedural Matters (PM) – Referrals required by each relevant Overlay.

Environment Protection Authority

The proposed development involves a change in land use from vineyard to recreation area. The Land Use Sensitivity Hierarchy outlined in Practice Direction 14 – Site Contamination Assessment 2022, specifies that this results in a "*more sensitive land use*", and results in the need for Preliminary Site Investigations (PSI) to be undertaken.

A PSI has been prepared for the subject site by LBW Co Pty Ltd. The PSI found that:

> *(a) A potentially contaminating activity (as defined in the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on the subject land*;*
>
> *(b) A class 1 activity (see the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on adjacent land*.*

Therefore, it was determined that site contamination is unlikely to exist for the purposes of Planning Consent.

A declaration to this effect has been provided and is **enclosed**.

Therefore, in accordance with Part 9.1 of the Planning and Design Code, a referral to the Environment Protection Authority is **not required**.

Native Vegetation Overlay

A total of eight (8) scattered trees that have been identified as native are to be cleared in association with the proposed development. The **enclosed** Native Vegetation Data Report prepared by JS Ayre & Associates determines the proposed clearance to be Level 3.

As the site lies within the Native Vegetation Overlay, and clearance of Level 3 or greater is proposed, a referral to the Native Vegetation Council is required.

Urban Transport Routes Overlay

The site is affected by the Urban Transport Routes Overlay due to its direct frontage to Barossa Valley Way, which is a State Maintained Road.

The Overlay specifies that a referral to the Commissioner of Highways is required where a new access or junction is proposed along a State Maintained Road, and/or the development changes the nature of vehicular movements or increasing the frequency of movements through an existing access.

The proposed development increases the size of the land use and provides additional facilities. Therefore, it is considered that the number or frequency of vehicle movements using existing access points will increase, a referral to the Commissioner of Highways is required.

5.1.3 Assessment Pathway and Public Notification

Table 8 below summarises the assessment pathway and public notification requirement for each development element, based on an assessment of each of the elements against the assessment pathways and Table 5 – Notification requirements identified in the Planning and Design Code.

Table 8: Development Elements

DEVELOPMENT ELEMENT	ASSESSMENT PATHWAY	PUBLIC NOTIFICATION
Recreational areas	Performance Assessed	Exempt
Light poles and fixtures	Performance Assessed	**Required**
Spectator viewing structure	Performance Assessed	**Required**
Verandah shelters	Performance Assessed	Exempt
Clubroom	Performance Assessed	**Required**
Storage shed (Outbuilding)	Performance Assessed	Exempt
Amenities building	Performance Assessed	**Required**
Fencing	Performance Assessed.	Exempt

Each of the elements of development are either listed within Table 3 – Performance Assessed Development or are not listed within any of the assessment provision tables of the Recreation Zone. Therefore, each element will require a Code Assessed – Performance Assessed pathway.

Table 7 above identifies that the following elements will require public notification, as they do not meet the exclusion criteria listed within Table 5 of the Recreation Zone. These elements are also illustrated in **Attachment A**:

- Light poles and fixtures.
- Spectator viewing structure.
- Clubroom.
- Amenities building.

Therefore, as the application is required to undergo public notification, the Barossa Assessment Panel (BAP) is the relevant authority.

6.0 PLANNING ASSESSMENT

We consider the most relevant elements of the development for assessment are land use, built form, environment and hazards, and vehicle access and parking.

6.1 Land Use

LAND USE Recreation Zone	
PO 1.1	Development is associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.
DTS/DPF 1.1	Development comprises one or more of the following: (a) Car parking (b) Change rooms (c) Golf course (d) Indoor recreation facility (e) Lighting for night use of facilities (f) Market (g) Motorsport track and associated activities (h) Office ancillary to recreation facility (i) Open space (j) Outdoor sports courts (k) Playground (l) Racecourse and associated activities (m) Recreation area (n) Shop ancillary to recreation facility (o) Showground and associated activities (p) Special event (q) Spectator viewing structure (r) Sporting clubrooms (s) Sporting ovals and fields (t) Stadium (u) Swimming pool (v) Tourist accommodation ancillary to recreation facility
General Development Policies - Interface between Land Uses	
PO 1.2	Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.
PO 4.1	Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).
PO 6.1	External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).
PO 6.2	External lighting is not hazardous to motorists and cyclists.
PO 9.7	Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.
General Development Policies - Open Space and Recreation	
PO 1.1	Recreation facilities are compatible with surrounding land uses and activities.
PO 1.2	Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.

LAND USE	
PO 2.1	Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.
PO 2.2	Open space and recreation facilities incorporate park furniture, shaded areas and resting places.
PO 4.1	Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.
PO 5.1	Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.
PO 5.2	Play equipment is located to maximise opportunities for passive surveillance.
PO 5.5	Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.
PO 7.1	Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.
PO 7.2	Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.
PO 8.1	Open space and recreation facilities provide for the planting and retention of large trees and vegetation.
General Development Policies - Site Contamination	
DTS/DPF 1.1	Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Land Use

The proposed redevelopment of the site represents a reasonable expansion of an existing land use onto a neighbouring site. The land use is supported within the Zone and provides a number of elements that are sought by DPF 1.1. Therefore, PO 1.1 of the Zone is satisfied.

The design and siting of the proposed development seeks to minimise adverse impacts on sensitive receivers located within the Township Neighbourhood Zone and Rural Living Zone to the west, south-west and south. Access points and the majority of vehicle parking and circulation areas are sited away from dwellings, limiting noise from this source. Similarly, visual separation between the subject site and adjacent sites to the north and south will be maintained by existing tree lines and the railway line. This presence of these visual buffers, in conjunction with the existing nature of the land use, is considered to minimise impacts that may arise during the day-to-day operations of the development, to the satisfaction of PO 1.2 and PO 9.7 of Interface between Land Uses.

The impacts of noise during events are considered to be existing and not exacerbated by the proposed development. Confirmation of this will be provided under separate cover by a qualified acoustic engineer. It is considered that this detail will be sufficient to address PO 4.1 of Interface Between Land Uses.

The Lighting Plan provided by Lucid demonstrates that light spill to adjacent properties is within the relevant parameters to meet the Obtrusive effects of Light Spill (Australian Standard 4282:2019) based on the modelled height and orientation of the light poles, which directs the illumination onto the oval. Thus, PO 6.1 and PO 6.2 of Interface Between Land Uses are satisfied.

Open Space and Recreation

The proposed development represents an expansion of an existing recreation land use and, as detailed above, remains compatible with surrounding land uses. As such, PO 1.1 of Open Space and Recreation is satisfied.

As depicted in the **enclosed** architectural plans, the proposal will retain existing trees where practicable, and provide new landscaped areas and large trees, particularly around the periphery of the site so as to not impede open space activities associated with the ovals. Thus, PO 1.2 and PO 8.1 of Open Space and Recreation are satisfied.

The primary pedestrian access is provided along the northwestern boundary of the site adjacent Barossa Valley Way. The site therefore is readily accessible to pedestrians and PO 2.1 of Open Space and Recreation is satisfied.

The proposal incorporates various shaded areas and opportunities for resting spaces. Additionally, several seating areas such as the spectator viewing structure and the clubroom provide seating opportunities associated with the associated uses of the recreational areas throughout the park. We therefore consider PO 2.2 of Open Space and Recreation to be satisfied.

PO 4.1 of Open Space and Recreation seeks that recreational areas are sited and designed with consideration of the natural topography of the land. The proposed development utilises that existing topography, which will continue to slope downwards from south to north, with facilities such as the clubrooms to be 'dug-in' to the landscape, to minimise extent of visible built form to the south, whilst allowing for the oval to remain to the north.

The proposed playground and outdoor courts are located centrally to the site, maximising the opportunities for passive surveillance. Additionally, the subject site is neighboured by housing to the west and south-west and south, further maximising opportunities for casual surveillance. As such, PO 5.1 and PO 5.2 of Open Space and Recreation are satisfied.

As depicted in the **enclosed** Lighting Plan, sufficient lighting is provided around the amenity buildings and car parking areas to ensure the safety of users that PO 5.5 of Open Space and Recreation seeks to protect.

The siting and design of the proposed buildings and car parking areas are modest in scale and not considered to be obtrusive to the primary use of the land. Additionally, the primary buildings including the clubroom and spectator viewing structure are clustered centrally to the site to ensure the majority of the site remains open for community use. As such, PO 7.1 and PO 7.2 of Open Space and Recreation are satisfied.

Site Contamination

The proposal comprises a change in land use to a more sensitive land use given at Allotment 744. Notwithstanding, the Site Contamination Declaration prepared by LBWco (**enclosed**) states that:

> *(a) A potentially contaminating activity (as defined in the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on the subject land*;*
>
> and
>
> *(b) A class 1 activity (see the State Planning Commission Practice Direction 14 (Site Contamination Assessment)) is not known to have occurred on adjacent land*.*

The declaration therefore found that site contamination is unlikely to exist on the subject site. Therefore, DTS/DPF 1.1 of Site Contamination is satisfied.

6.2 Built Form

The following built form policies are considered relevant to the assessment of the application.

BUILT FORM Recreation Zone	
DTS/DPF 2.2	Buildings are set back: (a) no closer to a public road than an existing building on an adjoining allotment, or 8m where no building exists on an adjoining site (b) 8m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.
PO 2.3	Outbuildings are of a scale that manages visual impacts.
DTS/DPF 2.3	Outbuildings have a: (a) floor area that does not exceed 80m2 (b) wall height that does not exceed 3m (c) building height that does not exceed 5m
PO 3.1	Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.
PO 3.2	Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.
Character Preservation District Overlay	
PO 2.1	Development occurring at the edge of townships is sympathetic to the rural landscape and reinforces a clear transition between townships and rural landscape through measures including: (a) being of a low scale (b) orientating residential development towards the rural area (c) ensuring visual separation from the rural area through landscaping and road reserves.
PO 2.2	Development contributes to and maintains the historic identity and character of townships through appropriate: (a) form (b) scale (c) siting (d) design (e) landscaping.
General Development Policies - Design	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise secrity and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
PO 2.3	Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

BUILT FORM	
PO 3.1	Soft landscaping and tree planting is incorporated to: (e) minimise heat absorption and reflection (f) maximise shade and shelter (g) maximise stormwater infiltration (h) enhance the appearance of land and streetscapes (i) contribute to biodiversity.
PO 8.1	Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.
PO 9.1	Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.

The proposed buildings throughout the site are modest in scale when compared to the extent of open space. The larger buildings (such as the clubroom) and structures (such as the lighting poles) are located centrally to the site, and not considered to unduly impact on the surrounding Zones. The proposed buildings maintain a low scale (less than two building levels) and are developed to provide a transition in site levels centrally located to the subject site. As such the buildings maintain a low scale that mitigates the visual impacts of massing on residential development within a neighbourhood-type zone due to the substantial setbacks from the closest neighbouring residential properties.

Contextual features such as the railway line, existing buffer vegetation and Barossa Valley Way also provide screening of the site from the locality, mitigating adverse visual impact. It is considered that PO 3.1 of the Recreation Zone is satisfied.

The subject site is only directly adjacent to an allotment containing a dwelling to the south-east. There are no proposed buildings located in close proximity to this boundary or the Barossa Valley Way boundary with the open nature of the existing recreation facilities maintained. As such, DTS/DPF 2.2 of the Recreation Zone is satisfied.

The proposed storage shed to be established as part of the new second oval has a building height not exceeding 5.0 metres in accordance with the Zone's DTS/DPF 2.3. Although the shed exceeds the envisaged floor area by DTS/DPF 2.3, given the location and proportion when compared to the balance of the site, we do not consider it to be of a scale that will have negative visual impacts on the locality and thus, the intent of PO 2.3 is satisfied.

It is noted that the proposed light poles will exceed the building envelopes prescribed by the Recreation Zone DPF's 3.1 and 3.2. However, the positioning of the light poles on the site, with a minimum 13.5-metre setback to all boundaries, and the existing landscape buffers surrounding the site, minimise visual impacts. Similarly, the slender nature, combined with the fact that they are not clustered together on the land mitigates any significant effects of overshadowing. It is also noted that light poles are an envisaged land use within the Zone, and that they will support the existing and envisaged land use within the zone. Within this context, it is considered that these features are structures that are contemplated within the Zone.

The subject site is located at the edge of the Lyndoch township and is considered to be sympathetic to the transition of land uses and built form given that the proposal primarily comprises open space recreation areas and associated built form that is of low scale. Barossa Valley Way also provides visual separation from the rural zone to the north and north-east, in conjunction with the landscaping that surrounds the boundaries of the subject site. While the light poles will form a notable visual element within the locality, their slender profile and disbursed siting limit the level of massing created and serve to rescue their scale. As such, on balance, PO 2.1 and PO 2.2 of the Character Preservation District Overlay are satisfied.

The proposed consolidated Clubrooms to support the use of the sporting clubs using the upgraded facilities is located centrally to the site and designed to address both ovals, therefore providing elevations and access points that are legible and accessible from formal parking areas and the public street, thus satisfying PO 2.3 of Design.

The subject site comprises almost entirely soft landscaping. Substantial existing trees have been retained and new plantings are provided throughout the perimeter of the site to maximise shaded areas and enhance the Park's appearance. A stormwater infiltration feature is also incorporated to the north-west of the site. As such, the proposal comfortably accords with PO 3.1 of Design.

The proposed development comprises substantial earthworks to accommodate the required levels for the ovals and other recreation areas. Notwithstanding, the natural topography of the land has been retained where practical and the development comprises approximately a net level of cut and fill. For these reasons, we consider the intent of PO 8.1 of Design to be satisfied.

The proposed retaining walls are located internal to the site, with nearby dwellings being situated on the 'high-side'. This serves to screen the visual impacts of the retaining walls to a significant extent. The positioning of the retaining walls proposed also negates any potential overshadowing impacts, to the satisfaction of PO 9.1.

For these reasons, we consider the proposal to sufficiently accord with the Built Form provisions of the Planning and Design Code.

6.3 Environment and Hazards

ENVIRONMENT AND HAZARDS	
Hazards (Bushfire - Urban Interface) Overlay	
PO 2.1	Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective: (j) access, operation and evacuation of fire-fighting vehicles and emergency personnel (k) evacuation of residents, occupants and visitors.
Hazards (Flooding - Evidence Required) Overlay	
PO 1.1	Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

ENVIRONMENT AND HAZARDS Native Vegetation Overlay	
PO 1.1	Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.
PO 1.2	Native vegetation clearance in association with development avoids the following: (l) significant wildlife habitat and movement corridors (m) rare, vulnerable or endangered plants species (n) native vegetation that is significant because it is located in an area which has been extensively cleared (o) native vegetation that is growing in, or in association with, a wetland environment.
Prescribed Water Resources Area Overlay	
DTS/DPF 1.1	Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.
Water Protection Area Overlay	
DTS/DPF 5.1	Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.
General Development Policies - Infrastructure and Renewable Energy Facilities	
PO 12.1	Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.
DTS/DPF 12.2	Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

The subject site will provide the opportunity for fire-fighting vehicles to enter and exit in a forward direction. Adequate space for vehicle turnaround is provided within the car park adjacent the northern crossover and within the internal road accessed via the southern crossover, to the satisfaction of PO 2.1 of the Hazards (Bushfire – Urban Interface) Overlay

PO 1.1 of the Hazards (Flooding – Evidence Required) Overlay seeks to minimise the risk of inundation of floodwater. The proposed development achieves this through the elevated finished floor levels of the clubrooms, the natural topography of the land and the large area of pervious surfaces that will allow the site to drain.

We note that the proposal will require a referral to the Native Vegetation Council due to the proposed clearance of Native Vegetation being categorised as 'Level 3 clearance' (as outlined in the **enclosed** Native Vegetation Clearance Report). The applicant has advised that alternatives have been considered but avoidance, minimisation and rehabilitation of clearance may not be possible due to the design of the ovals to meet the requirement necessary to hold regional sporting events. However, it is noted that the clearance does not affect areas of significant biodiversity or habitat and that the necessary offsets will be incorporated on the applicant's land. Therefore, we consider the PO 1.1 and PO 1.2 to be satisfied. The Native Vegetation Assessment Report accompanying this application identifies where appropriate offset requirements can be accommodated to satisfy the loss of native vegetation from this site.

The Barossa Council holds an existing water license for use on the Lyndoch Recreation Park. The license (No. 4077-0), which allows for 30,000 kilolitres to be taken for this purpose, is considered to be sustainable, lawful and adequate to serve the proposed development and satisfy DTS/DPF 1.1 of the Prescribed Water Resources Area Overlay.

DPF 5.1 of the Water Protection Area Overlay and POs 12.1 and 12.2 Infrastructure and Renewable Energy Facilities seek to manage the disposal of wastewater associated with a development. The subject site is connected via both a gravity main and rising main to the Lyndoch Community Wastewater Management System (CWMS). All proposed wastewater connections will be linked with these mains, with wastewater to be disposed of off-site to the CWMS. It is considered that the connection to this system can be appropriately dealt with via a separate wastewater application that is able to be dealt with as a reserved matter on any forthcoming consent.

6.4 Transport, Access and Parking

TRANSPORT, ACCESS AND PARKING Urban Transport Routes Overlay	
PO 1.1	Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.
PO 2.1	Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.
PO 4.1	New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.
PO 5.1	Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

TRANSPORT, ACCESS AND PARKING General Development Policies - Design	
PO 7.5	Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.
PO 7.7	Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.
General Development Policies - Open Space and Recreation	
PO 3.1	Open space incorporates: (d) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (e) safe crossing points where pedestrian routes intersect the road network; (f) easily identified access points.
PO 5.6	Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.
General Development Policies - Transport, Access and Parking	
PO 1.1	Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.
PO 3.1	Safe and convenient access minimises impact or interruption on the operation of public roads.
PO 3.3	Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.
DTS/DPF 3.5	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 5.1	Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (g) availability of on-street car parking (h) shared use of other parking areas (i) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (j) the adaptive reuse of a State or Local Heritage Place.
PO 6.5	Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.

WGA (in the **enclosed** Traffic Impact Assessment) determine that *'…the proposal can be accommodated as planned without causing adverse traffic or parking impacts on the external road network.'* Therefore, PO 1.1 of the Urban Transport Routes Overlay is considered satisfied.

Similarly, PO 2.1 Urban Transport Routes Overlay is considered to be satisfied as areas for the on-site queuing of vehicles exiting the site is provided within both the car park and internal road. The use of existing, lawfully created crossovers also satisfies DPF 3.1 of Transport, Access and Parking.

Areas to be used for car parking are within the landscaped setting of the Park, which features a range of mature trees to provide shade and shelter, and visual screening. Similarly, due to the prevalence of pervious surfaces immediately adjacent both roadways and car parking areas, stormwater is able to be appropriately managed. It is considered that these measures combine to satisfy both PO 7.5 and PO 7.7 of the Design module.

A variety of both formal and informal parking areas are provided on the site, resulting in total capacity of approximately 146 car parking spaces. This level of parking is considered by WGA (in the **enclosed** Traffic Impact Assessment) to be sufficient to deal with the expected demand of the clubroom, and the general demand of the recreational areas during non-peak times like training night and outside of the winter sport season.

It is acknowledged that during peak seasons and during special events, greater demands are expected. WGA detail opportunities for overflow parking options are available to the event operators, in order to meet the expected demand. As these events are not the primary intent or use of the proposed development, and adequate parking has been provided to meet the general needs of the proposed land use, it is considered that PO 5.1 of Transport, Access and parking are satisfied.

Similarly, the integration of the site with existing walking and cycling trails that run along Barossa Valley way and the adjacent railway line provides alternate travel options for those living nearby, serving to satisfy PO 1.1 of Transport, Access and Parking, and PO 3.1 and 5.6 of the Open Space and Recreation module.

PO 6.5 of Transport, Access and Parking seeks that lighting is provided to allow for the safe use of car parks during non-daylight hours. The proposed lighting to be sued in association with events is sufficient for this purpose due to their proximity to Barossa Valley Way and areas used for internal vehicle circulation.

7.0 CONCLUSION

The proposed redevelopment of the Lyndoch Recreation Park, comprising public ovals and courts, clubrooms, light poles, and ancillary structures at 2 and 1312 Barossa Valley Way, Lyndoch is considered to be appropriate development within the locality.

The nature and scale of the development is considered to be supported by the Recreation Zone and general development policies of the Planning and Design Code. The development also sufficiently accords with the intent of the relevant Overlays and facilitates a reasonable expansion of an existing land use.

Furthermore, the proposal:

- Utilises existing access points.
- Consolidated built form into a modern, centrally located building.
- Provides greater functionality to the operations of Park.

Will not have an unreasonable impact on the amenity or character of the locality.

Having regard to the proposal, the nature of the development, the site and locality and the relevant provisions of the Planning and Design Code, it is considered that the proposed development warrants Planning Consent in accordance with Section 102 (1) (a) of the *Planning, Development and Infrastructure Act 2016*.

Greg Vincent MPIA (Fellow)
B/A in Planning

26 February 2024

Lyndoch Recreation Park Redevelopment

FOR PLANNING CONSENT

PROJECT No: DA234510

ISSUED: 19/2/2024

dasharchitects
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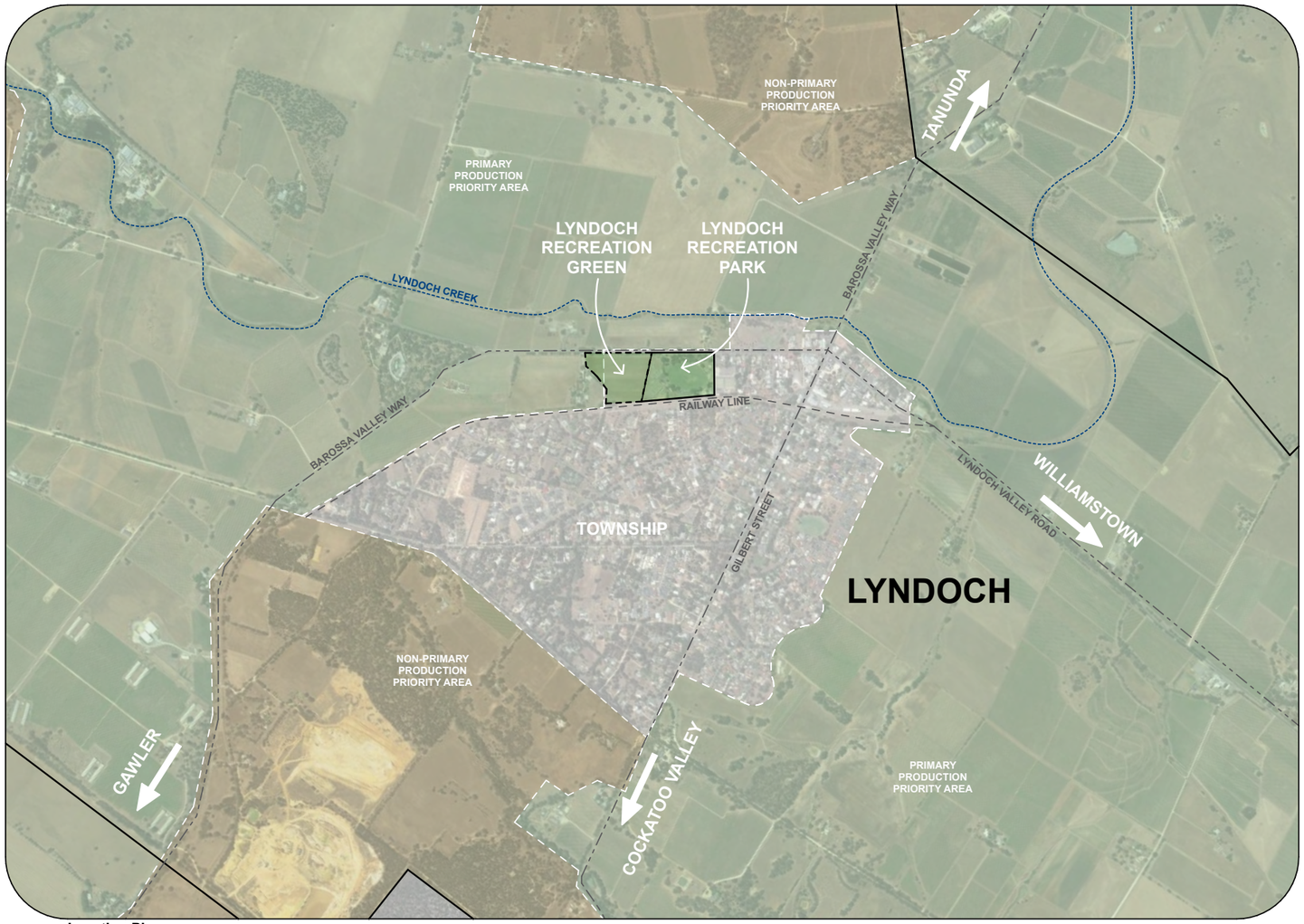
t 8223 1655 www.dasharchitects.com.au

#	Title	Size	Rev
SK00	Cover Sheet	A1	D
SK01	Location Plan	A1	D
SK02	Site Plan - Existing	A1	D
SK03	Site Plan - Demolition	A1	D
SK04	Site Plan - Proposed	A1	D
SK04.1	Site Plan - Proposed Building Setout	A1	B
SK04.2	Site Plan - Proposed Lighting	A1	B
SK04.3	Site Plan - Proposed Fencing	A1	B
SK05	Ground Floor Plan - Proposed	A1	D
SK06	First Floor Plan - Proposed	A1	D
SK07	Roof Plan - Proposed	A1	D
SK08	Elevation - Proposed	A1	D
SK09	Renders 1	A1	D
SK10	Renders 2	A1	D
SK11	Renders 3	A1	D



Location Plan
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Revised Issue for Planning 19/2/2024

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Location Plan
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK01

Key Plan
Scale 1:5000

Site Plan - Existing
Scale 1:1000

Revised Issue for Planning 19/2/2024

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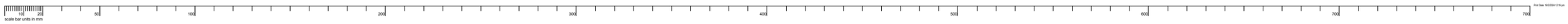
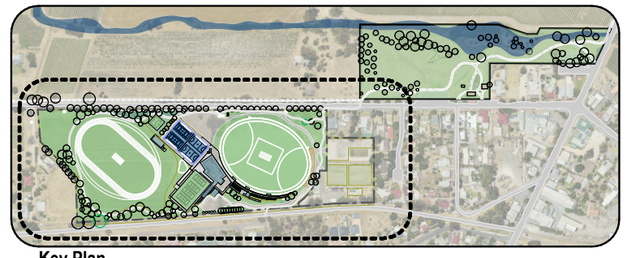
Site Plan - Existing
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK02





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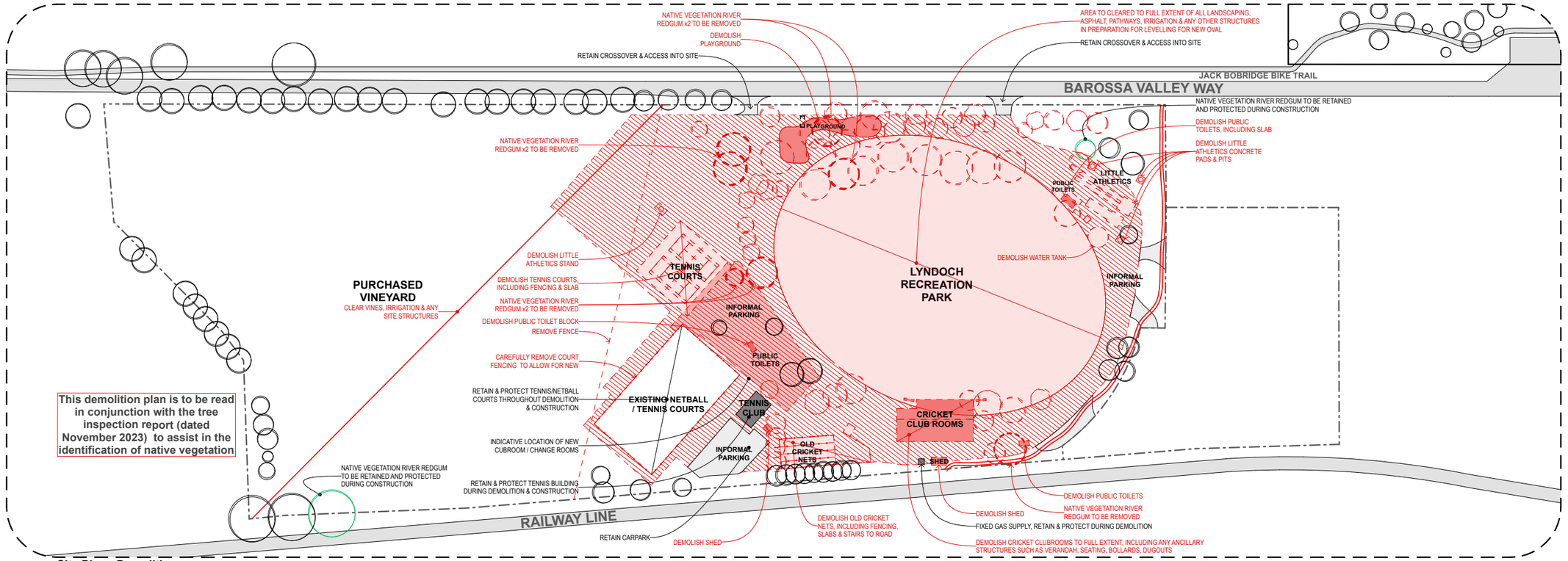

Site Plan - Demolition
Scale 1:1000

Revised Issue for Planning 19/2/2024

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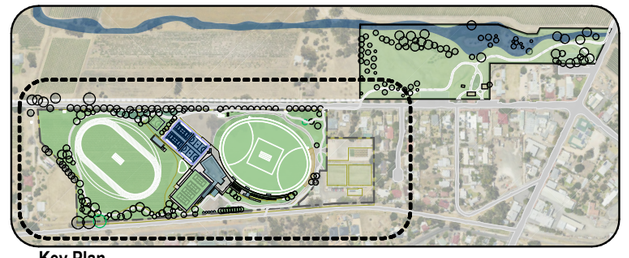
Site Plan - Demolition
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK03

RECREATION GREEN & PARK KEY MOVES:

- REFURBISH EXISTING OVAL TO AFL STANDARD
- REFURBISH EXISTING CRICKET CLUB ROOMS
- BUILD NEW BUILDING TO HOUSE ALL SPORTS, EVENTS SPACE, CHANGE ROOMS & SUPPORTING SPACES
- BUILD NEW NETBALL COURTS
- CONSTRUCT RECREATION GREEN / ATHLETICS TRACK & SUPPORTING PEDESTRIAN LINK
- RELOCATE LITTLE ATHLETICS
- CONSTRUCT NEW PLAYGROUND / FAMILY GARDEN
- CONSTRUCT NEW CARPARKS & FORMALISE ROADWAY



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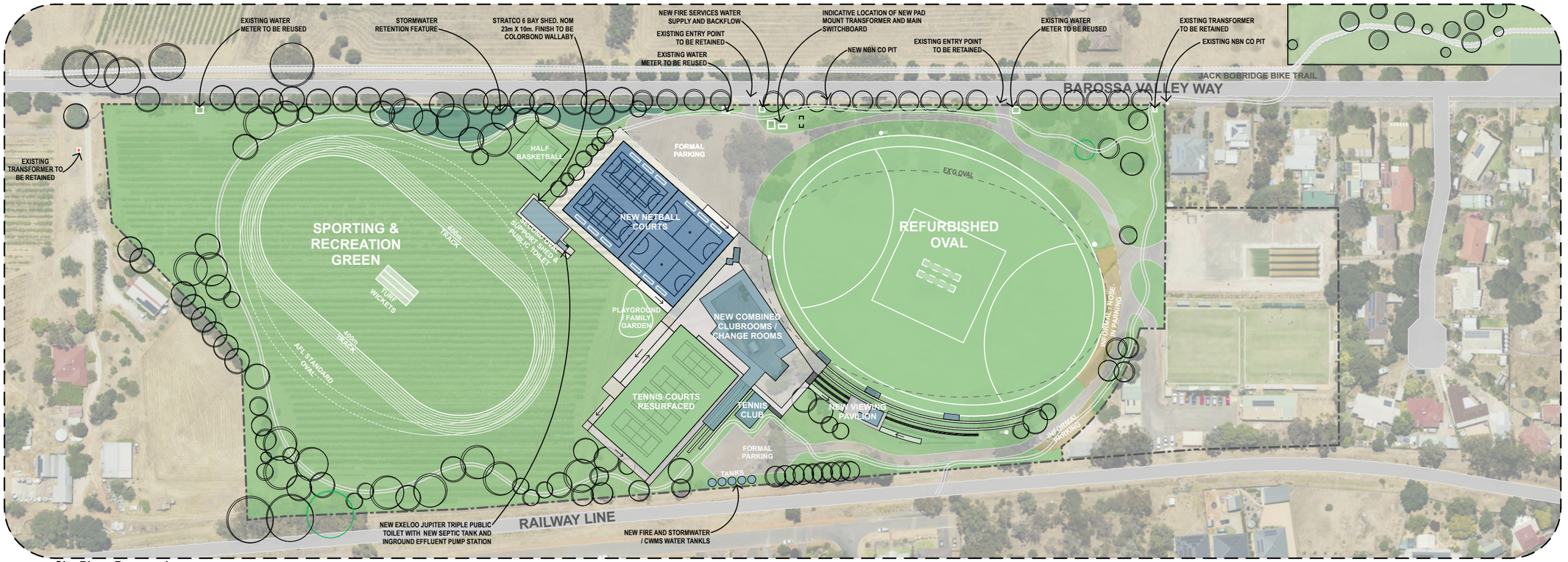

Site Plan - Proposed
Scale 1:1000

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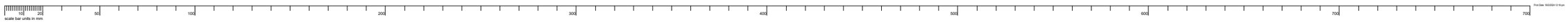
Site Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK04



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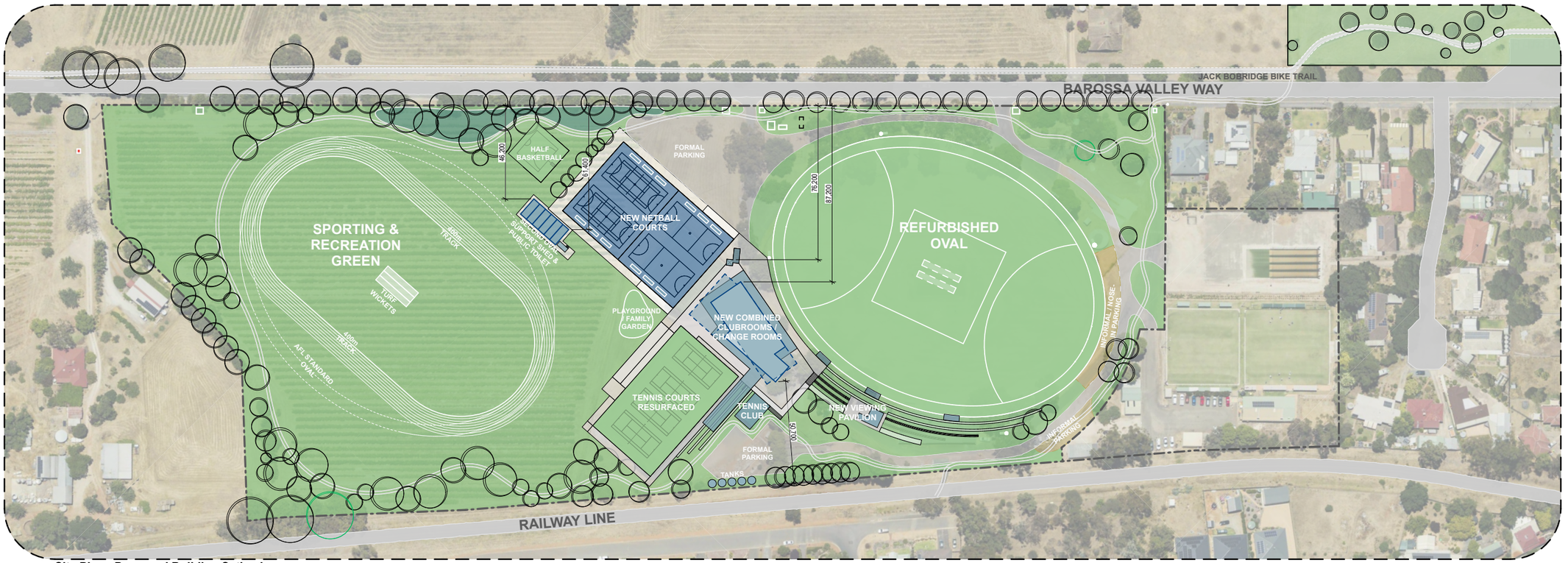

Site Plan - Proposed Building Setbacks
Scale 1:1000

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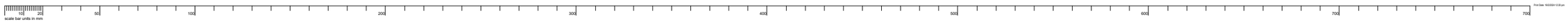
Site Plan - Proposed Building Setout
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.1

Revised Issue for Planning 19/2/2024



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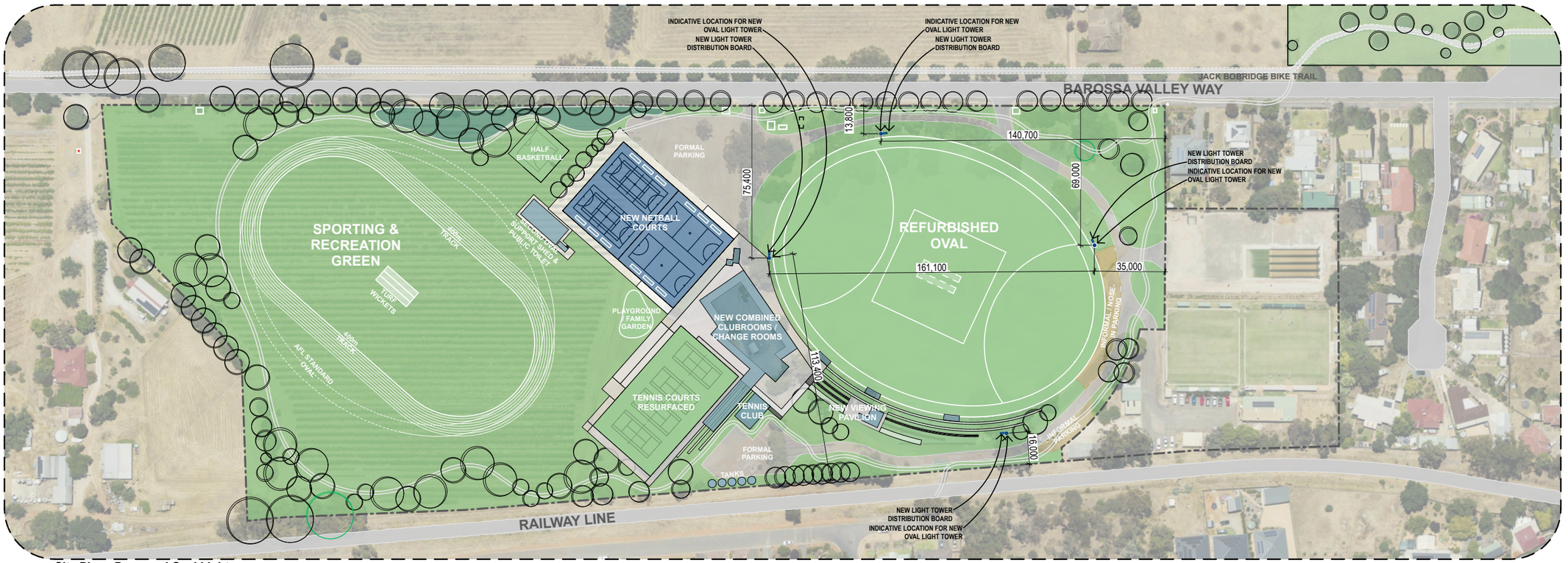

Site Plan - Proposed Oval Lights
Scale 1:1000

Revised Issue for Planning 19/2/2024

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Site Plan - Proposed Lighting
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.2

Key Plan
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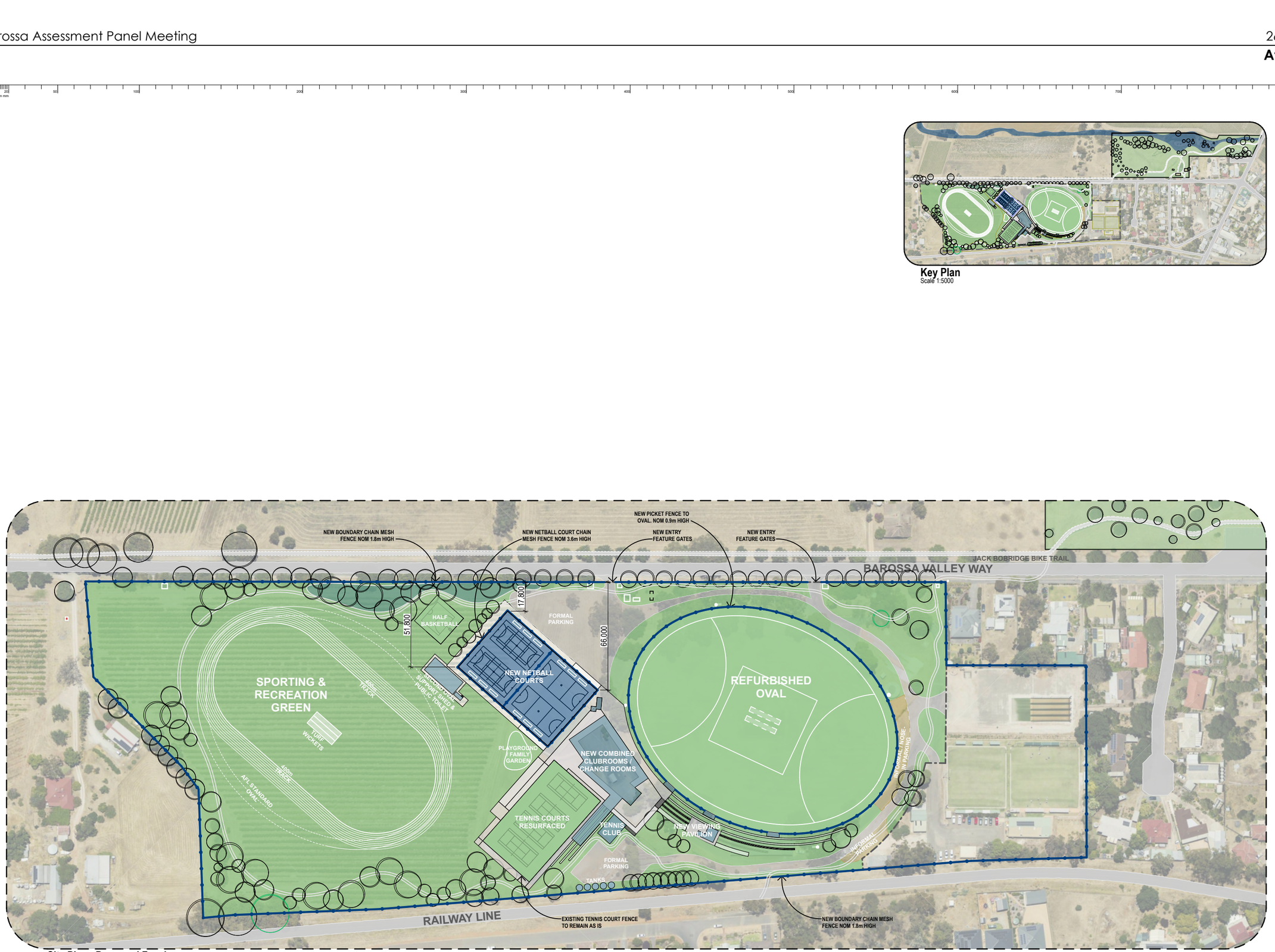

Site Plan - Proposed Fencing
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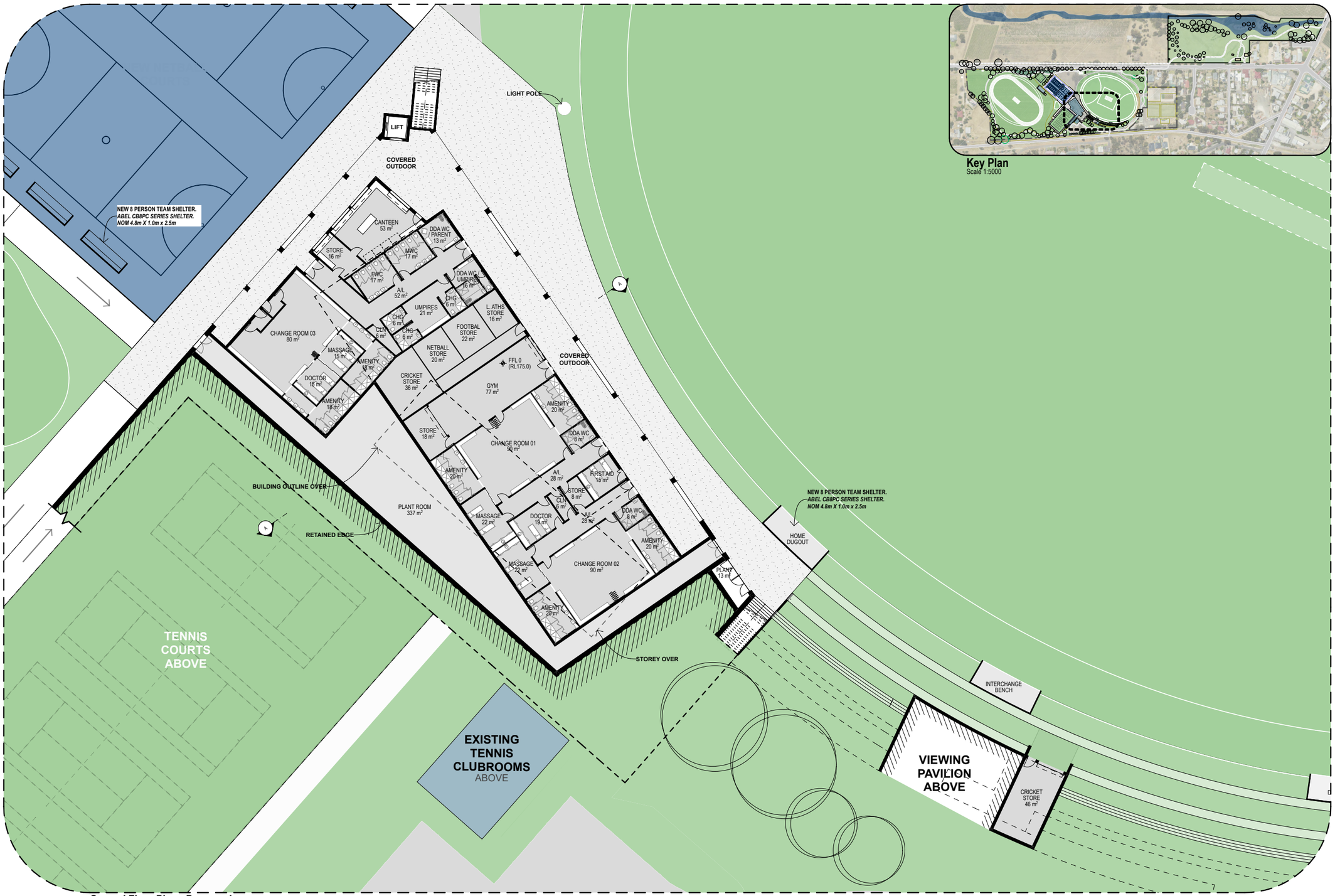
Site Plan - Proposed Fencing
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.3

scale bar units in mm



Key Plan
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Ground Floor Plan - Proposed
Scale 1:200

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Ground Floor Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

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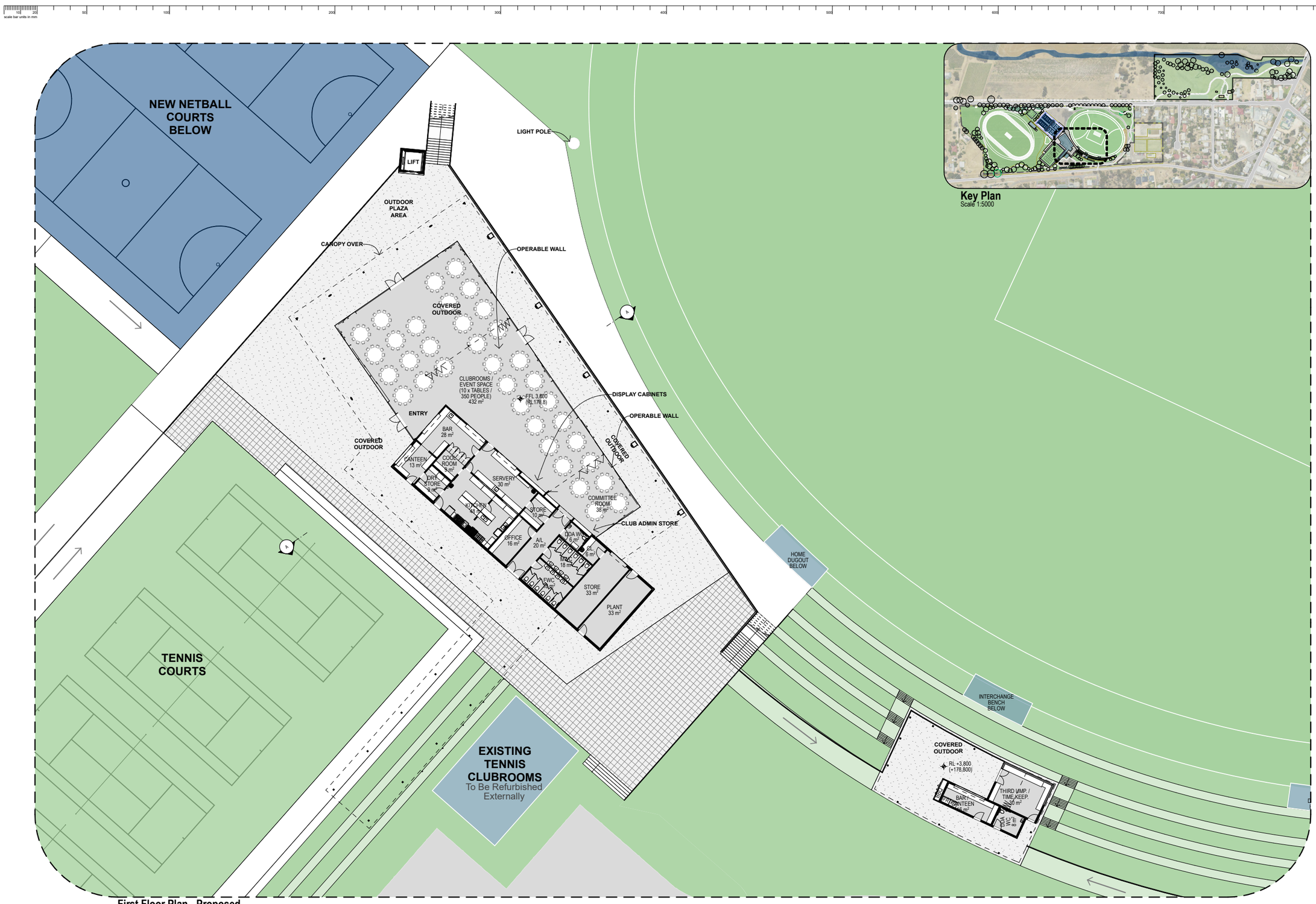

First Floor Plan - Proposed
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Revised Issue for Planning 19/2/2024

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First Floor Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

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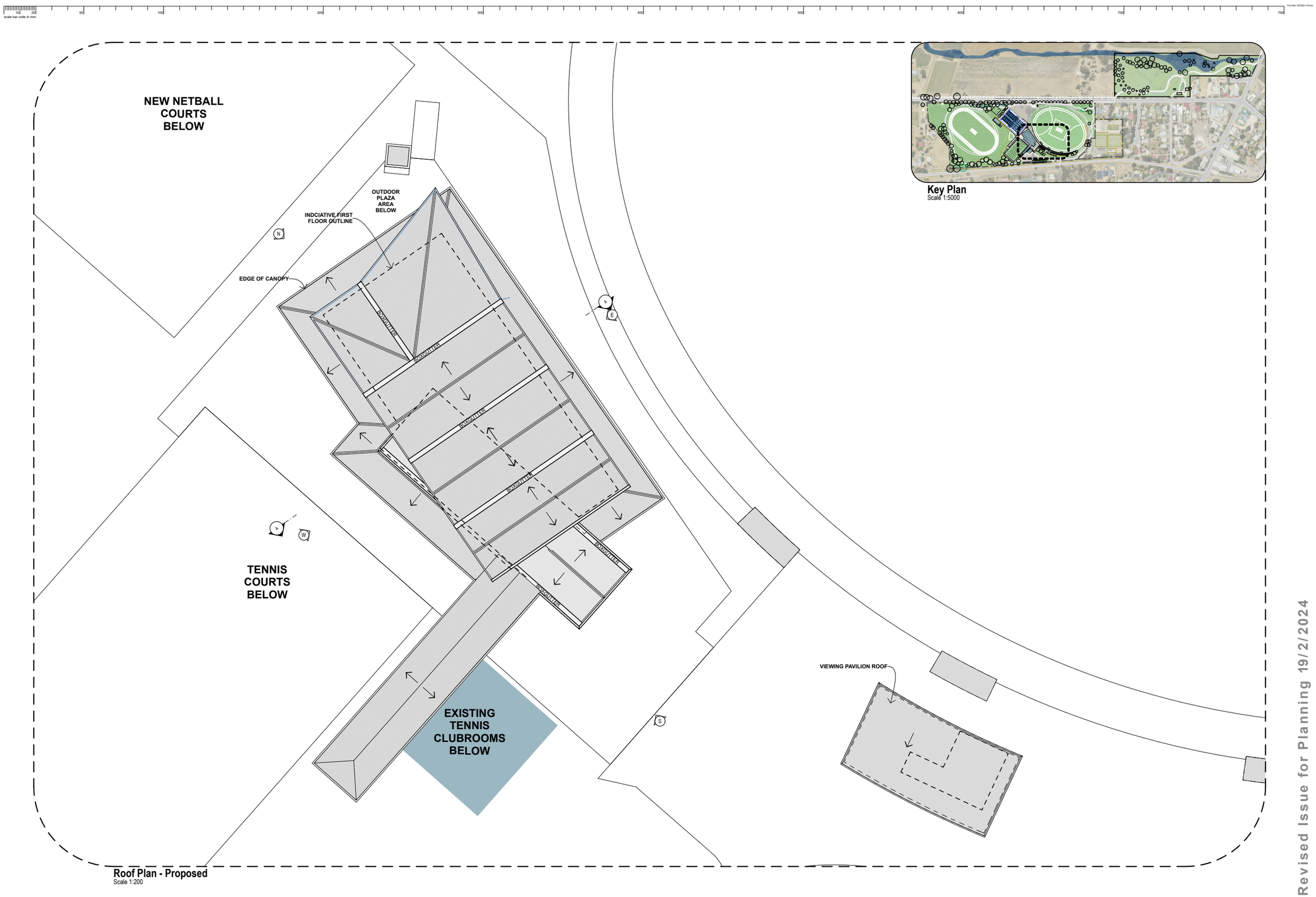

Roof Plan - Proposed
Scale 1:200

Key Plan
Scale 1:5000

Revised Issue for Planning 19/2/2024

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Roof Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

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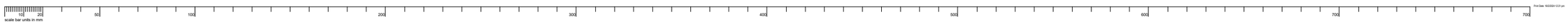

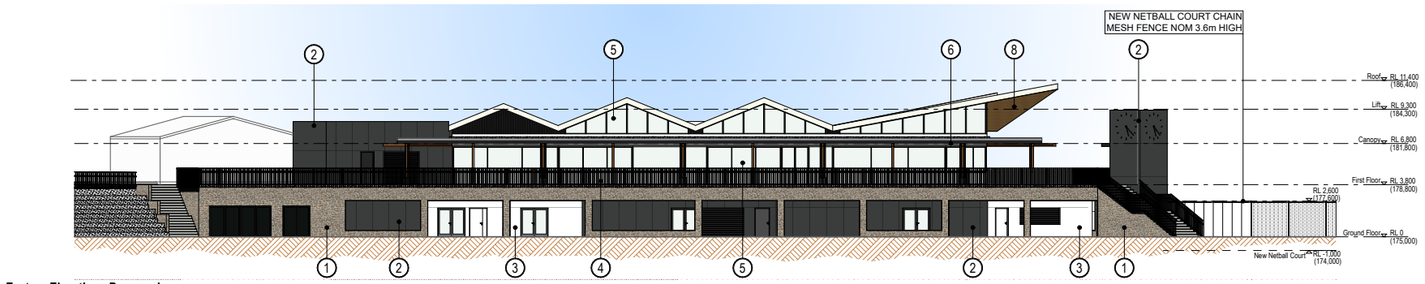

Eastern Elevation - Proposed
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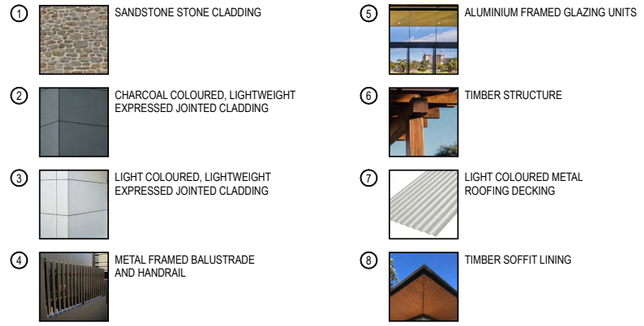

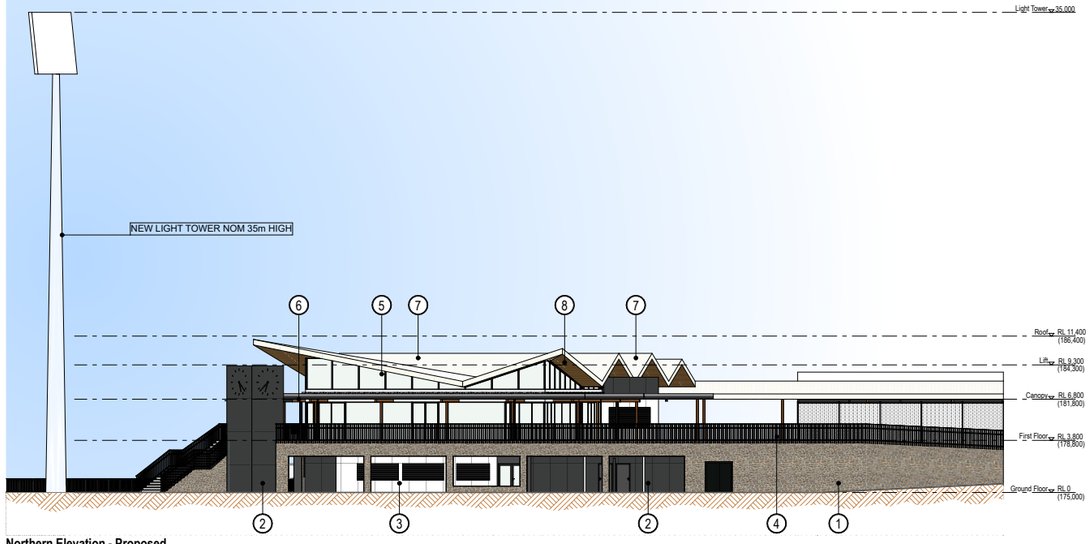

Northern Elevation - Proposed
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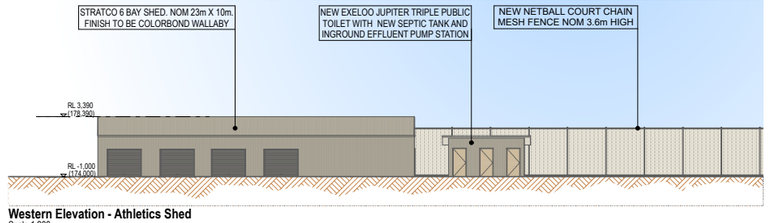

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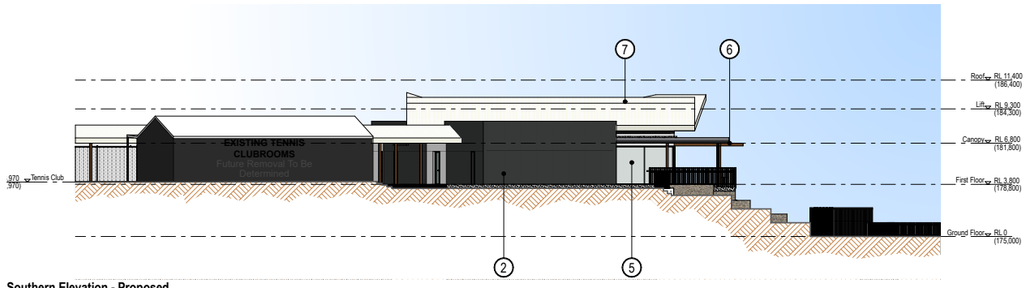
Scale 1:200



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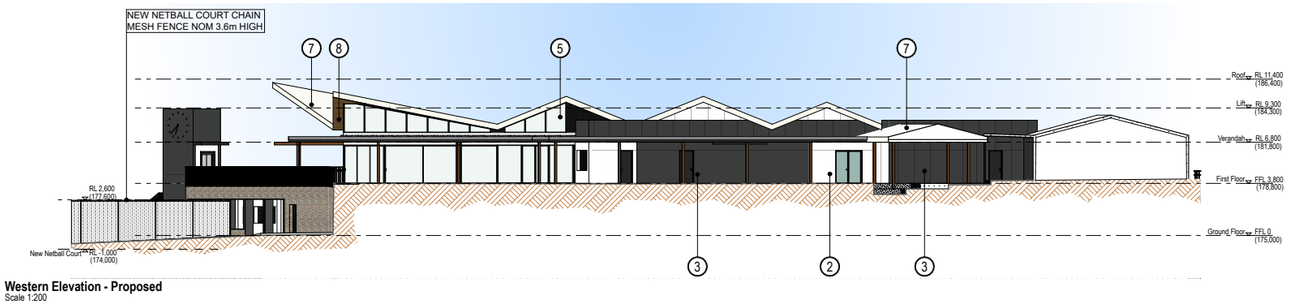

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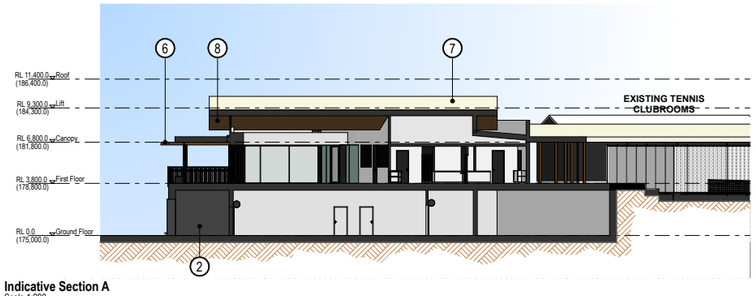

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Revised Issue for Planning 19/2/2024

dasharchitects

Elevation - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK08

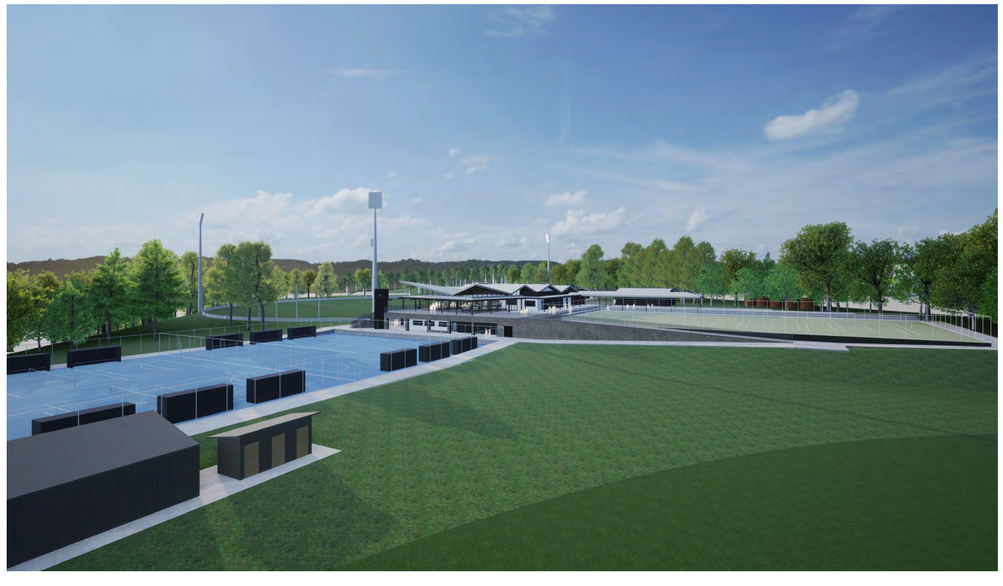
dasharchitects

Renders 1
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK09

Revised Issue for Planning 19/2/2024



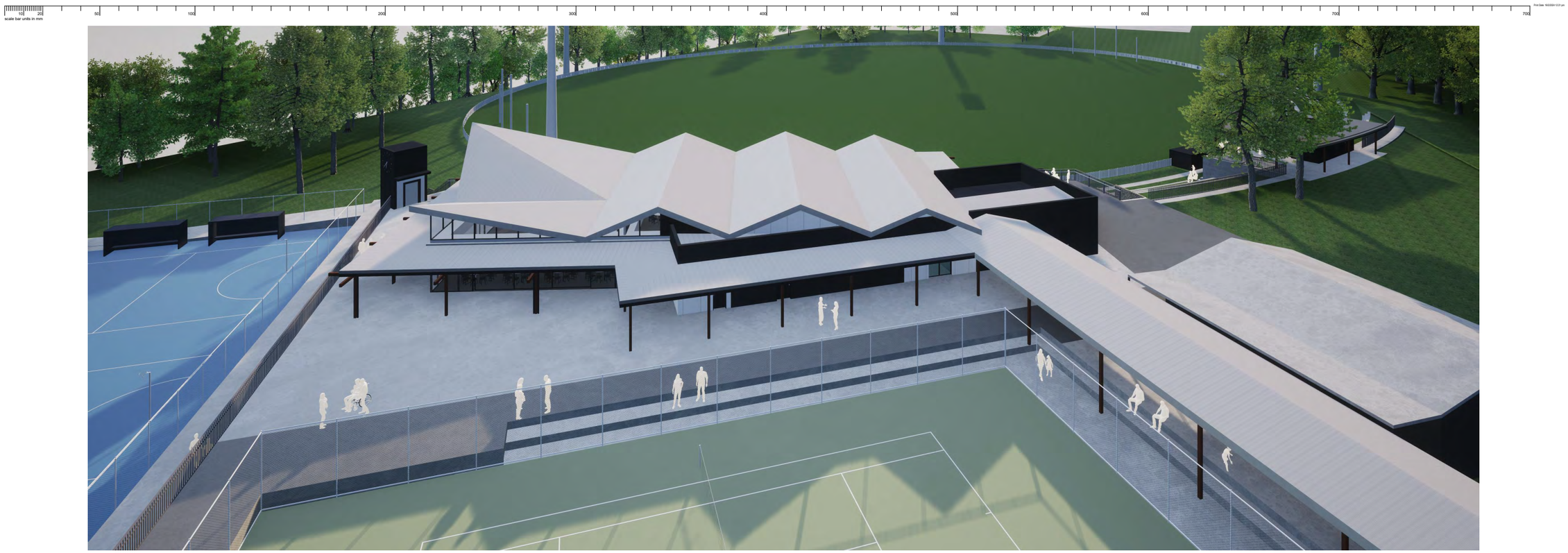
Revised Issue for Planning 19/2/2024

dasharchitects

Renders 2
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK10



Revised Issue for Planning 19/2/2024

dasharchitects

Renders 3
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK11

DELIVERING
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SOLUTIONS

Preliminary Site Investigation – Site History
Lyndoch Recreation Park

Report for DaSH Architects

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Preliminary Site Investigation – Site History
Lyndoch Recreation Park

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List of Acronyms

DaSH	DaSH Architects
ASC NEPM	*National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)*
AST	Above ground storage tank
BTEX	Benzene, toluene, ethylbenzene, xylenes
Code	Planning & Design Code 2019, State Planning Commission (the Code)
COI	Contaminants of interest
CSM	Conceptual site model
CT	Certificate of title
DEW	Department for Environment and Water, Government of South Australia
EP Act	*Environment Protection Act 1993, Government of South Australia*
EPA	*Environment Protection Authority, Government of South Australia*
EPP-WQ	*Environment Protection (Water Quality) Policy 2015, Government of South Australia*
EPR	*Environment Protection Regulations 2009, Government of South Australia*
EV	Environmental Value
GAR	Guidelines for the assessment and remediation of site contamination
LBWco	LBW co Pty Ltd
mAHD	metres Australian Height Datum
mBGL	metres below ground level
mBTOC	metres below top of casing
mg/L	milligrams per litre
PAH	Polycyclic aromatic hydrocarbons
PCA	Potentially contaminating activity
PD14	*State Planning Commission Practice Direction 14 (Site Contamination Assessment)*
PDI Act	*Planning, Development and Infrastructure Act 2016*
PSI	Preliminary Site Investigation
SA	South Australia
SAILIS	South Australian Integrated Land Information System
SAPPA	South Australian Property and Planning Atlas
Site	Barossa Valley Way, Lyndoch SA
SWL	Standing water level
TDS	Total dissolved solids

Executive Summary

LBWco was commissioned by DaSH Architects (DaSH) to undertake a Preliminary Site Investigation (PSI), comprising a site history for the existing recreation park at Barossa Valley Way, Lyndoch SA (the site). A site locality plan is provided as Figure 1, Appendix A.

Based on the information provided by DaSH, LBWco understood the following:

- The existing recreation park is to be redeveloped.
- The land to the northwest of the recreation park, currently a vineyard, is to be included in the redevelopment.
- The proposed redevelopment is to include refurbishment of the existing oval, new sporting and creational greening, a new club room building, new netball courts, and numerous smaller site features including exercise equipment, sheds and shelters, and landscaping.

The objective of the site history investigation was to:

- Identify historical land uses and identify potentially contaminating activities (PCAs), relative to requirements of PD14.

Conclusions

Based on a desktop review of current and historical information, and a site inspection, LBWco prepared a CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

LBWco provides the following conclusions:

- One prescribed PCA was identified or inferred to have occurred on-site:
  - Fill or soil importation – assessed as a possible complete source-pathway-receptor linkage.

    Although not a PCA under PD14, for planning purposes, fill or soil importation is a prescribed PCA under the *Environment Protection Regulations 2009* and may pose a risk to future site users. Additionally, if contaminated waste soils are generated during redevelopment works, increased costs for off-site disposal are likely to be incurred.
- One prescribed PCA was identified or inferred to have occurred on adjacent land:
  - Class 2: Railway operations – assessed as an unlikely complete source-pathway-receptor linkage.
- Two prescribed PCAs were identified to have occurred offsite, greater than 60 m from the site:
  - Class 1: Activities involving listed substances (former fuel AST) – unlikely complete source-pathway-receptor linkage.
  - Class 3: Wineries or distilleries – unlikely complete source-pathway-receptor linkage.

In summary, the site has been used for viticulture/agriculture purposes in the northwestern portion of the site, and for recreational purposes in the southeastern portion of the site.

During inspection of the southeastern and central portions of the site, several stockpiles of soil were identified, located adjacent to the playground along the northeastern boundary, behind the tennis club room northwest of the oval, and in the southern corner of the site. Raised ground observed in the vicinity of the tennis courts, may indicate importation of fill.

A disused railway line is located adjacent to the southwestern site boundary. The Gawler to Angaston line, passing through Lyndoch, opened in 1911, and has been used for passenger services, tourism and freight including transport of bulk cement. Use of the railway line ceased in 2003.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBWco was commissioned by DaSH Architects (DaSH) to undertake a Preliminary Site Investigation (PSI), comprising a site history for the existing recreation park at Barossa Valley Way, Lyndoch SA (the site). A site locality plan is provided as Figure 1, Appendix A.

Based on the information provided by DaSH, LBWco understood the following:

- The existing recreation park is to be redeveloped.
- The land to the northwest of the recreation park, currently a vineyard, is to be included in the redevelopment.
- The proposed redevelopment is to include refurbishment of the existing oval, new sporting and creational greening, a new club room building, new netball courts, and numerous smaller site features including exercise equipment, sheds and shelters, and landscaping.

1.1 Objective

The objective of the site history investigation was to identify historical land uses and identify potentially contaminating activities (PCAs), relative to requirements of PD14.

This investigation was undertaken in general accordance with LBWco's proposal to DaSH on 20 December 2023 (LBWco ref: P232532, revised 8 January 2024).

2 Regulatory Framework

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993* (EP Act). The EP Act defines site contamination in section 5B as follows:

(1) For the purposes of this Act, site contamination exists at a site if –

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and

(c) the presence of the chemical substances in those concentrations has resulted in –

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances –

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

The first stage in determining whether site contamination exists is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by NEPC 1999, *National Environment Protection (Assessment of Site Contamination) Measure,* National Environment Protection Council (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

2.1 Planning, Development and Infrastructure Act

The process for assessing and approving development and/or land division applications in South Australia is governed by the *Planning, Development and Infrastructure Act 2016* (PDI Act). Under Section 42 of the PDI Act, the State Planning Commission is authorised to issue practice directions for the purposes of the PDI Act. The rules that relate to a change in the use of land, which is considered a form of development under the PDI Act, are set out in Section 4 of the Act.

Section 65(1) of the PDI Act requires that a Planning and Design Code (the Code) be established in South Australia.

The Code implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Part 9 of the Code details the circumstances in which a relevant authority must refer a development application to an external body, including the EPA.

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2023) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2023 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

3 Site History Investigation Methodology

3.1 Site History Investigation Guidance

The site history investigation methodology was developed with reference to the guidance provided in the following documents:

- ASC NEPM, 2013
- Edwards J. W., Van Alphen M. and Langley A., Identification and Assessment of Contaminated Land: Improving Site History Appraisal. Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide (1994)
- EPA, 2019. Guidelines for the assessment and remediation of site contamination (GAR, 2019)
- PD14, 2023.

Assessment of PCAs was made with reference to Section 50 and Schedule 3 Part 1 of the *Environment Protection Regulations 2009* and schedule 1 of Practice Direction 14.

3.2 Methodology

The history of PCAs undertaken on or adjacent to the site was researched using:

- Lotsearch for records including:
  - Published geology and topographic maps of the region
  - Historical aerial photography
  - Water Connect database of groundwater records, maintained by the Department for Environment and Water (DEW)
  - Sands and McDougall Directory of South Australia and the Universal Business Directory
  - EPA authorisations (licences) and orders listed on the EPA Public Register
  - The Site Contamination Index of records held by EPA relating specifically to site contamination for the subject site and surrounding local area
- Certificate of title (CT) review of ownership and lease information – South Australian Integrated Land Information System
- The local planning authority records required to be disclosed under the Land and Business (Sales and Conveyancing) Act 1994
- EPA Public Register Section 7, Land and Business (Sales and Conveyancing) Act 1994 record search.
- Interview(s) with persons having relevant knowledge of current and/or historical site use and activities.
- Observations and information gathered during a site inspection.

A SafeWork SA Dangerous Substances Register search was submitted for the south-eastern portion of the site owned by The Barossa Council. However, a search was not undertaken for the north-western vineyard portion of the site as permission was not granted by the landowner, BFW Holdings, in sufficient time.

4 Site Information

4.1 Site Details and Identification

Site identification details are provided in Table 1. Copies of the current CT for the site are provided in Appendix B.

Table 1 Site Identification Details

Site Address	Barossa Valley Way, Lyndoch SA
CT Reference(s)	CT 6101/50, Allotment 744 Deposited Plan 89654 CT 5677/209, Allotment 55 Filed Plan 38979 CT 5438/511, Allotment 304 Deposited Plan 23019
Current Site Owner(s)	CT 6101/50 BFW Holdings Pty Ltd CTs 5677/209, 5438/511 The Barossa Council
Total Site Area	~ 9 ha
Local Government Authority	The Barossa Council
Zoning	CT 6101/50 Rural, Recreational CTs 5677/209, 5438/511 Recreational
Current Land Use	CT 6101/50 Primary Production – Item 6 per PD14 CTs 5677/209, 5438/511 Open Space/Recreation Area – Item 3 per PD14
Proposed Land Use	All CTs Open Space/Recreation Area – Item 3 per PD14

4.2 Topography

According to the topographic map supplied by Geoscience Australia (via Lotsearch), the site slopes from the southeast to northwest, with elevations between approximately 175 – 190 m Australian Height Datum (mAHD).

This is consistent with observations made during the site inspection.

4.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that the site is underlain by multiple geologic formations, comprised of two unnamed quaternary/tertiary formations, and the Saddleworth Formation described as partly carbonaceous fine-grained mudstone, siltstone, and shale.

Soils at the site and surrounding areas are classified as Sodosols, described as sandy alkaline yellow mottled soils, with areas of hard alkalinity.

CSIRO recorded the probability of occurrence of Acid Sulphate Soils as low (6 – 70%).

4.4 Hydrogeology

On 18 October 2023, a search of the South Australian Government Water Connect database (via Lotsearch) identified106 wells within a 2 km radius of the site. The search results are presented in Appendix C.

The following key information was identified from the database results:

No on-site bores were identified. The closest bore to the site with a recorded standing water level (SWL) was 2 m west of the site, drilled to a depth of 33.22 mBGL with a SWL of 15.2 mBGL.

Table 2 Summary of Local Groundwater Information within 2 km of site

Number of bores	106			
Range of installed depths (mBGL)	0.91 – 187.4			
Range of SWLs (mBGL)	0.91 – 55			
Range of TDS (mg/L)	89 – 10,146			
Purpose listed for bores Some listed with multiple purposes	21	Investigation	1	Drainage
	2	Monitoring	39	Irrigation
	14	Stock	4	Aquifer Recharge
	11	Domestic	2	Waste Disposal
	14	Observation	26	Unlisted
	3	Industrial		

4.5 Sensitive Receiving Environments

The following Groundwater Dependent Ecosystems (GDEs) were identified within the Lotsearch (Appendix C):

- Lyndoch Creek - an aquatic low potential GDE, 106 m northeast of the site.
- Lyndoch Hill/Lyndoch Chateau – a terrestrial low potential GDE, 472 m northwest of the site.
- An unidentified woodland – a high potential terrestrial GDE, 849 m east of the site.

4.6 Environmental Values of Groundwater

The following section documents the application of the four-step process in determining the Environmental Values (EV) of groundwater as recommended by the EPA.

This section steps through the EV process for groundwater at the site.

Flowchart 1 Process to determine EVs of groundwater at a site (EPA 2019c)

4.6.1 Step 1: Determination of Prescribed EVs of groundwater using the EPP-WQ

Clause 3, schedule 1 of the EPP-WQ prescribes EVs of groundwater in total dissolved solids (TDS) concentration ranges.

Table 3 Environmental Values Relative to TDS in wells

EV	EPP-WQ Specified TDS range (mg/L)	Measured TDS in Regional Groundwater	EV relevant for consideration based on TDS?
Drinking water for human consumption	<1,200	89 – 10,146 mg/L	Yes
Primary industry – irrigation and general use	< 3,000		Yes
Primary industry – livestock drinking water	<13,000		Yes
Primary industry – aquaculture	<13,000		Yes

Based on the regional TDS concentrations, the following prescribed EVs are relevant for assessment of the groundwater in respect to whether site contamination exists.

- Drinking water – for human consumption
- Primary industries – irrigation and general uses
- Primary industries – livestock drinking water
- Primary industries – aquaculture and human consumption of aquatic foods

4.6.2 Step 2: Application of a buffer distance for the protection of surface waters

As recommended in the GAR, a buffer distance of 2 km was adopted for the consideration of surface water impacts within the assessment of EVs of groundwater.

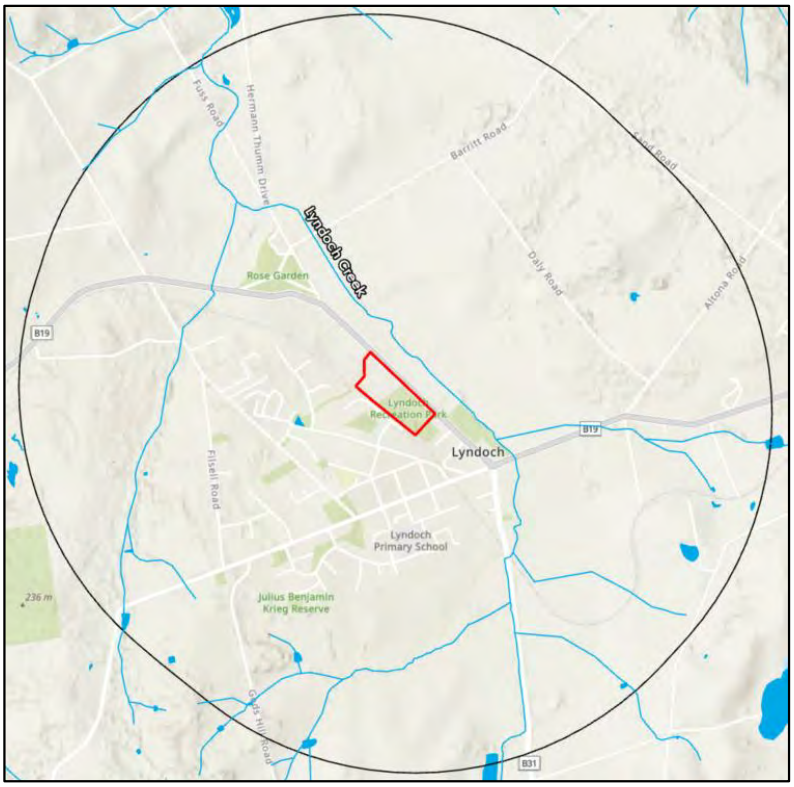

Diagram 1. Surface water records within 2km of site (Esri/DEW).

Table 4 Environmental Values Relative Surface Waters

EV	Notes	EV relevant within 2 km buffer zone?
Aquatic Ecosystems (freshwater)	Lyndoch Creek, 106 m northeast of the site	Yes
Aquatic Ecosystems (marine water)	None identified	No
Recreational (non-domestic)	Lyndoch Creek, 106 m northeast of the site	Yes

Based on consideration of Table 4, aquatic freshwater ecosystems and recreation are considered relevant EVs for assessment relative to site groundwater.

4.6.3 Step 3: Review of groundwater data using Water Connect

The findings of the WaterConnect database search are presented in Table 5.

Table 5 Application of WaterConnect data to determine EVs

Registered Use	Notes	EV relevant based on registered uses within 2 km buffer zone?
Domestic	11 domestic bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	Yes
Town Water Supply	No town water supply bores were identified within 2 km of site of which may be used for potable, recreational or irrigation use.	No
Recreation and aesthetics	No recreation bores were identified within 2 km of site of which may be used for recreation and aesthetic use.	No
Industrial (general industry)	3 industrial bores were identified within 2 km of site of which may be used for irrigation, aquaculture or industrial use.	Yes

Other factors may apply to the consideration of EVs, for which data was not available or which LBWco was not aware of, at the time preparing the above assessment. These factors alone, or in combination with other factors, may lead to a different outcome.

Based on the above assessment from steps 1, 2 and 3, the following EVs were determined to be applicable to the regional aquifer for assessment of site contamination based on applicability as a default EV set via the EPP-WQ or in the context of current or realistic potential future uses for groundwater in the vicinity of the site:

- Aquatic ecosystems (freshwater)
- Drinking water – for human consumption
- Recreation and aesthetics
- Primary industries – irrigation and general uses
- Primary industries – livestock drinking water
- Primary industries – aquaculture and human consumption of aquatic foods

4.6.4 Step 4: EPA recognised criteria

Step 4 would be considered at the Detailed Site Investigation (DSI) stage and is not considered further for the PSI.

4.7 Site Inspection

On 16 January 2024, an experienced senior environmental consultant from LBWco conducted an inspection of the site to identify current site activities and evidence of PCAs. Access to the northwestern area of the site, currently in use as a vineyard, was not granted at the time of the inspection, therefore this area was inspected from the boundary to the extent practicable.

A site layout plan is presented in Figure 2, Appendix A and the following sections describe key observations made at the time of the site visit.

4.7.1 Current Land Use and Site Structures

Southeastern Portion of the Site – Recreation Park

The southeastern portion of the site was in use as the Lyndoch Recreation Park at the time of the site inspection. The majority of this area was a football / cricket oval, with an asphalt driveway and parking areas surrounding the oval. The ground surface to the southwest and west of the oval was raised above the surface level of the oval, and included a football / cricket clubroom building, cricket nets, the Barossa Valley Racing Pigeon clubrooms and a number of sheds. Behind the football / cricket clubroom, an LPG cylinder, measuring approximately 1.4 m in height and 0.7 m diameter, was observed (Photograph 3). Based on these dimensions compared to standard cylinder sizes, the capacity of the LPG cylinder was inferred to be 210 kg

A large water tank was present southeast of the oval, with a sign indicating that the tank contained water for irrigation (Photograph 5). A small pump shed was observed nearby. It was inferred that the pump was electric-powered. Also observed in this area were two sandpits, inferred to be used for long-jump / triple-jump.

A barbecue area and playground were present along the northeastern site boundary on Barossa Valley Way. A small stockpile of soil was observed in this area (Photograph 6). In the northeastern corner of this area, an electrical transformer also present.

Northwest of the oval were multiple tennis / netball courts and a tennis club room. This area was raised, with multiple retaining walls observed (Photograph 7). To the southwest of the tennis clubroom, there was a small area of stockpiled soil and rocks (Photograph 8).

Northwestern Portion of the Site – Vineyard

The northwestern portion of the site was in use as a vineyard at the time of the site inspection (Photograph 9). The majority of the area was covered with vines, with some trees along the northern and western boundaries.

Offsite

Immediately northwest of the site was a cellar door and buildings associated with Burge Family Winemakers. This area was not directly inspected by LBWco, however the shed closest to the subject site appeared to be used to store tractors and equipment.

Across Barossa Valley Way to the north of the site, land was vacant, with vineyards observed further north. A residential property was also present in this area.

Land adjacent to the southeastern boundary of the subject site was in use as the Lyndoch Bowling club, with a residential property adjacent to the site boundary on Barossa Valley Way.

A disused railway line was present adjacent and running parallel to the southwestern site boundary (Photograph 4), with Bevilaqua Terrace and residential properties further to the southwest.

4.7.2 Evidence of potential site contamination

Potential onsite sources of contamination observed during the site inspection were limited to raised areas and small soil stockpiles across the site, which may indicate importation of fill material.

The off-site disused railway line, identified adjacent to the southwestern site boundary, may be a potential source of contamination at the site based on likely historical spraying of arsenic-based herbicides along the rail corridor.

4.7.3 Site Photographs

Photographs recorded during the site inspection are presented below.

Photograph 1.

Looking north from the football club room. The football oval is in the right of image.

16.01.2024

Photograph 2.

Looking west from the oval to the cricket nets.

16.01.2024

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Photograph 3.

LPG cylinder onsite, behind the football club room, adjacent southwestern site boundary.

16.01.2024

Photograph 4.

Looking southeast along the site boundary. The railway line is present in the right of image.

16.01.2024

Photograph 5.

Water tank adjacent the football oval. The sign on the tank indicates it contains 'Class B Irrigation Water'.

16.01.2024

Photograph 6.

Playground along the northeastern site boundary. In the centre-left of the image, a small soil stockpile is present.

16.01.2024

Photograph 7.

Looking north towards the tennis courts, which are raised relative to the surrounding site surface.

16.01.2024

Photograph 8.

Small stockpile of soil behind the tennis club room.

16.01.2024

Photograph 9.

Looking northeast across the vineyard portion of the site. The cellar door building is evident in the background of the image.

16.01.2024

Photograph 10.

Looking north along the current boundary between Lyndoch Recreation Park and the vineyard.

16.01.2024

4.8 Anecdotal Information

On 10 January 2024, LBWco was provided anecdotal information from The Barossa Council Director, Mr Ben Clark, pertaining to the portion of the site that the council currently owns.

Mr Clark indicated that they have greater than 10 years of site history knowledge, and involvement in previous land use applications. Mr Clark indicated that the portion of the site which is currently not developed for use a recreational park was used as a vineyard.

Based on the information provided by Mr Clark, they indicated that there was no known historical contamination of the site, and they had no knowledge of any PCAs which may have occurred onsite.

The current winemaker at Burge Family Wines, Derek, who has worked at the winery for the last four years, was interviewed on 22 January 2024 regarding operations at the vineyard portion of the site and the adjacent winery property. Derek stated that no chemicals are stored on the site. A contractor occasionally undertakes spraying at the vineyard with a fungicide, and brings chemicals onsite the site as needed.

Derek indicated that fuel was historically stored in an aboveground storage tank (AST) at the rear of the tractor storage shed, but did not know the capacity, what fuel had been stored and when it had stopped being used. He stated that no staining was evident on the ground beneath the tank.

The Burge Family Wines website indicated that most of the wines are dry-grown with no weedicides, insecticides or synthetic fertilisers being used in the production of the grapes.

4.9 Adjacent Land Use Summary

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site was predominantly mixed rural residential and agricultural:

- Northeast: Agricultural/horticulture, rural residential
- Southeast: Recreational (Lyndoch Bowling Club) and residential
- Southwest: Railway line, then Bevilaqua Terrace and residential
- Northwest: Commercial (Burge Family Wines winery and cellar door) residential, and agricultural/horticultural beyond.

5 Site History

5.1 Certificates of Title

On 9 January 2024 LBWco conducted a search of the current and historical CTs.

The site was currently comprised of three certificates of title, with records dating back to 1912. Detailed historical site ownership information if summarised in a title tree, alongside the CTs, in Appendix B.

The portion of the land historically associated with the Lyndoch Recreation Park in the southeastern portion was registered to the Barossa Council in 1913. Early records indicate that the remaining site ownership (central and northern portions) primarily comprised local Lyndoch townspeople, which included several vignerons from 1922 to 1966. At this time Wilsford Wines Proprietary Limited (Wilsford Wines) became the registered proprietor over the agricultural portion of the land to the northwest.

The central portion of the site was registered to The South Australian Railways Corporation from 1946 to 1972. Review of historical aerial photographs indicated that no rail infrastructure was present on the site.

By 1997, the Barossa Council was the registered proprietor for the central and southeastern allotment; BFW Holdings Pty Ltd became the registered proprietor of the agricultural allotment to the northwest in 2018.

5.2 Historical Business Directory

The Lotsearch report (Appendix C) included a search of the Sands and McDougall and UBD Business to Business directories for businesses listed historically at the site, and nearby businesses in consideration of PCAs. These records were available until 1910.

There were no records identified for the site and properties within a 1 km radius of the site.

5.3 Aerial Photographs

Aerial photographs of the site and surrounding area from 1935 were acquired from Geoscience Australia, images from 1949 to 1997 were obtained from DEW, satellite images taken from 2004 to 2015 were obtained from Google Inc., and satellite images from 2018 onwards were obtained from Aerometrex, all via Lotsearch. Copies of the images are in Appendix C.

A detailed summary of the features and apparent land use(s) observed in the historical aerial photography since 1935 is provided in Table 6.

Table 6 Aerial Photography Summary

Year	Description
1935	On-site: • An established recreational oval was visible on the southeastern portion of the site • The remainder of the site was undeveloped, and appeared to be used for agriculture/viticulture (the BFW Holdings portion of the site) Off-site: • Agriculture/horticultural use of the land to the north, east and west, with limited rural residential structures to the north and northwest • Residential structures associated with the Lyndoch township were visible to the east and south.

Year	Description
1949	On-site: • A small shed/shelter was established adjacent to the southwest of the oval Off-site: • Residential growth was evident in the Lyndoch township to the east and south
1963	On-site: • No significant change Off-site: • No significant change
1974	On-site: • An additional small shed/structure was established in the far southeast corner of the site Off-site: • Hardscape tennis courts were established adjacent to the southeastern boundary • Further residential growth in the township to the east and south was evident
1979	On-site: • No significant change Off-site: • No significant change
1986-1989	On-site: • The main shed/shelter on the southwest side of the oval was expanded Off-site: • The bowling club adjacent to the southeast of the site was established, including bowling greens and a building
1997	On-site: • Hardscape tennis courts were established in the central portion of the site, adjacent to the western edge of the oval Off-site: • Significant growth of residential structures in the Lyndoch township was evident to the south, southwest and west
2004	On-site: • Hardscaped paths were established around the perimeter of the oval • An inferred water tank was established adjacent to the eastern boundary • A shed/shelter was established adjacent to the western hardscaped courts Off-site: • No significant change
2006	On-site: • No significant change Off-site: • No significant change
2012	On-site: • Further expansion of the main shelter/shed on the southwestern side of the oval, and expansion to the hardscape surface around the oval perimeter • Additional hardscaped tennis courts were established adjacent to the existing courts, northwest of the oval. Turf was established around the courts • An additional shed/structure was established in the far southeastern corner of the site Off-site: • A slight increase in residential density in the Lyndoch township was evident

Year	Description
2015	On-site: • The sheds/structures in the southeastern corner of the site were expanded • Inferred cricket pitches were established to the west of the oval Off-site: • No significant change
2018 – 2022	On-site: • No significant change Off-site: • No significant change

5.4 EPA Public Register Searches

5.4.1 Section 7

A Section 7 Search under the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. The search results are provided in Appendix D, and indicated, as 10 January 2024:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979, the Waste Management Act 1987 or the Environment Protection Act 1993
- In relation to the subject site, the EPA Register did not hold any information relating to
  - Material or serious environmental harm caused or threatened in the course of an activity
  - Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
  - Environmental assessment report(s) or site contamination audit report(s)

5.4.2 Site Contamination Index

The EPA maintains a searchable database of key notifications on its website called the Site Contamination Index.

LBWco conducted a search of the database sourced by Lotsearch on 27 November 2023 (Appendix C).

There were no records identified for the site and properties within a 1 km radius of the site.

5.5 Environment Protection and Clean Up Orders

LBWco conducted a search of the EPA Environment Protection and Clean Up Orders sourced by Lotsearch on 24 November 2023 (Appendix C).

There were no records identified for the site and properties within a 1 km radius of the site.

5.6 EPA Authorisations and Applications

LBWco conducted a search of the EPA Authorisations and Applications sourced by Lotsearch on 24 November 2023 (Appendix C). Records identified for the site and properties within a 1 km radius of the site are as follows:

Table 7 EPA Authorisations and Applications

Vicinity	Property	Record No	Entity	Activity
365 m SE	42 Barossa Valley Way, Lyndoch SA	50911 ENL30LPSN5	R & R Lagana Holdings Pty Ltd	Petrol stations
796 m E	Lyndoch STEDS, Allotment 14, Barossa Valley Highway, Lyndoch SA	1648	The Barossa Council	Sewage treatment works or septic effluent disposal schemes

LBWco conducted a desktop review of the petrol station identified in the above table with consideration made to potential risk to onsite receptors. The premises had two road-side fuel dispensing pumps, and there was no evidence of vehicle servicing undertaken at the site, therefore the use of solvents at the site was not considered likely. If loss of fuel and impact to groundwater had occurred, the resulting hydrocarbon plume in groundwater was unlikely to migrate beneath the subject site, based on the distance to the site. Therefore this record has not been considered further.

The sewage treatment plant was considered to be at a sufficient distance from the site to not pose a risk to onsite receptors and has not been considered further.

5.7 Barossa Council Section 7

On 12 January 2024, LBWco received information from The Barossa Council noting that council did not hold details of any development approvals relating to commercial or industrial activity at the land or a change in the use of the land or part of the land (within the meaning of the Development Act 1993). The search results are provided in Appendix E.

Development approvals listed for all CTs are detailed in Table 8 below.

Table 8 Summary of Council Development Applications

CT* – Date	Proposed Development	Applicant	Status
5438/511 - 25.05.2023	Land division – boundary realignment (3 into 3)	The Barossa Council	Approved
5438/511* - 15.07.1994	Erect four light towers	Lyndoch Tennis Club Inc	Approved
5438/511* - 20.10.1992	Erection of an 8 m x 3 m freestanding pergola	Lyndoch Tennis Club (C/- of District Council of Barossa	Approved
5677/209	No relevant approvals related to industrial or commercial activity, or a change in land use		
6101/50 - 25.05.2023	Land division – boundary realignment (3 into 3)	The Barossa Council	Approved
6101/50 - 30.01.2020	Installation of one single-sided advertising display	Graphic Alliance	Approved
6101/50* - 19.08.2011	Land division	Ali Rezaian (C/- Mattsson & Martyn Surveyors)	Approved

*Indicates that this development application occurred at this CT but was recorded under a different historical CT at the time of the application.

5.8 Dangerous Substances Register

LBWco requested a search of the Dangerous Substances Register from SafeWork SA for a portion of the site currently owned by The Barossa Council (CTs 5677/209, 5438/511) on 11 January 2024. A response was not received before issue of this report. The findings will be communicated to DaSH when received, however, based on multiple lines of evidence gathered during the investigation, is not anticipated to affect the conclusions of this report.

A search was not conducted for the portion of the site at CT 6101/50, as permission was not granted by the landowner, BFW Holdings, in sufficient time.

5.9 Site History Overview

The Barossa Council has been the registered proprietor of the southeastern portion of the site since 1913, which has been used for recreational purposes since.

The Barossa Council has been the registered proprietor of the central portion of the site since 1997, when expansion of the Lyndoch Recreation Park occurred. Prior to this, the central portion of the site was used for viticultural purposes and owned by various vignerons up until the late 1980's.

The northwestern portion of the site has been used for viticulture purposes since 1922 and is currently owned by BFW Holdings Pty Ltd, and operated by Burge Family Wines.

Aerial imagery from 1935 to date shows the site has been used for viticulture/agriculture purposes in the northwestern portion of the site, and for recreational purposes in the southeastern portion of the site.

A disused railway line is located adjacent to the southwestern site boundary. The Gawler to Angaston line, passing through Lyndoch, opened in 1911, and has been used for passenger services, tourism and freight including transport of bulk cement. Use of the railway line ceased in 2003.

During inspection of the southeastern and central portions of the site, several stockpiles of soil were identified, located adjacent to the playground along the northeastern boundary, behind the tennis club room northwest of the oval, and in the southern corner of the site, as indicated on Figure 2, Appendix A. Raised ground observed in the vicinity of the tennis courts, may indicate importation of fill.

An LPG cylinder, inferred to be of 210 kg capacity based on its estimated dimensions, was observed behind the football clubrooms, near the southwestern site boundary. This quantity does not constitute a PCA (which is defined as 500kg or more of a listed substance other than a liquid).

6 Preliminary Conceptual Site Model

6.1 Potentially Contaminating Activities

A desktop assessment of prescribed PCAs, as defined in *Practice Direction 14, 2021* and/or the *Environment Protection Regulations 2009*, that were likely to have been undertaken at or near the site is presented in Table 9 below.

Schedule 1 of PD14, 2023 categorises activities into either Class 1, Class 2 or Class 3 activities with Class 1 activities considered to have the highest potential for environmental risk. Classifications for the PCAs identified are listed below, were relevant.

Table 9 Prescribed PCAs

Activity	Description	PCA as per PD14 2023?	PCA as per EPR 2009?	Comment/Location
Onsite				
Fill or soil importation	*Importation, to premises or a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place*	No	Yes	As identified in Section 4.7: An area of raised ground near the tennis courts, and soil stockpiles at multiple locations were observed during a site inspection.
Adjacent Land	*Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016*			
Railway operations	*Railway operations within the meaning of Schedule 1 Part A clause 7(2)(b) and (c) of the Environment Protection Act 1993*	Yes – Class 2	Yes	As identified in Section 4.7, 5.1, 5.3: A currently disused railway, which was in operation from 1911 to 2003, exists adjacent to the southwestern site boundary.
Distant Offsite	*Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016*			
Activities involving listed substances	*Storage, at discrete business premises, of 500L or more of a liquid listed substance*	Yes – Class 1	Yes	As identified in Section 4.8: Former fuel AST located at the rear of the tractor storage shed, approximately 70 m to the northwest of the site.
Wineries or distilleries	*Operation of works for processing grapes or other produce to make wine or spirits*	Yes – Class 3	Yes	As identified in Section 4.7 and 4.8: Winery operations located approximately 85 m to the northwest of the site.

6.2 Preliminary Conceptual Site Model

To enable an assessment to be made of the interrelationships between the identified PCAs, potential sources of contamination, chemicals of interest, transport mechanisms, exposure pathways, receptors and risk, a conceptual site model (CSM) was developed from the desktop and intrusive site assessment information obtained.

Risk from site contamination is determined based on the interrelationship of the following three components:

1. Contaminant source
2. Receptor
3. Pathway from source to receptor

For an unacceptable risk to human health or the environment to exist relative to site contamination, the following must be satisfied:

- a SOURCE of contamination of sufficient toxicity to cause harm must be present;

  AND

- a complete PATHWAY must exist between the source of contamination and a receptor;

  AND

- a RECEPTOR must be present with potential to be exposed.

Where there is no source OR there is no complete exposure pathway OR there is no receptor, there is no risk associated with exposure to contamination.

A contaminant source for this scenario must be of sufficient concentration/mass that toxicity to a receptor would occur via exposure. Toxicity may be realised via acute (short-term) or chronic (long-term) exposure.

The CSM relative to identified PCAs at or near the site is presented in Table 10 below.

Table 10 Preliminary CSM – Desktop Assessment of Risk from PCAs

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Onsite						
Fill or soil importation This is a prescribed PCA regulated under the EP Act It is NOT a prescribed PCA under PD14 for the purpose of the PDI Act.	Various, typically including heavy metals, PAH, hydrocarbons, pesticides, asbestos	Raised ground to the west and northwest of the oval; soil stockpiles behind the tennis club rooms, along the northern boundary near the playground, and in the southern corner near sheds.	Soil	Direct contact, dust inhalation, ingestion	Current site users Future site users Construction workers	Possible The source and nature of imported fill is unknown, therefore, the pathway to onsite receptors is considered possible. Potentially contaminated fill may pose a health risk to the onsite receptors, in particular children playing on or around the stockpiled soils. If surplus soils generated during redevelopment works are contaminated, increased costs for off-site disposal are likely to be incurred.
			Soil Vapour	Soil vapour migration	Future site users Construction workers	Possible The source and nature of imported fill is unknown. If the fill contains volatile contaminants and is to remain onsite, a risk to onsite receptors may result due to vapour intrusion into the proposed building. Therefore, the pathway is considered possible.
			Groundwater	Migration of contaminants	Future site users	Unlikely Due to the inferred small volumes of fill, it is considered unlikely that contaminants are present in sufficient quantity to significantly impact groundwater. There was no evidence of groundwater bores on the site, therefore a complete pathway for onsite receptors is not considered likely.

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
Adjacent Land		*Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016*				
Railway operations – *Class 2*	Arsenic-based herbicides, hydrocarbons	The historical railway corridor adjacent to the southwestern boundary of the site.	Soil	Direct contact, dust inhalation, ingestion	Current site users Future site users Construction workers Site ecology	Unlikely There was no indication of rolling stock maintenance, rail depots or stations observed within the vicinity of the site, therefore significant hydrocarbon contamination is not expected. Contamination of soils within the rail corridor is likely to be limited to residual arsenic from historical spraying of herbicides along the rail corridor. There is low potential for impact to surface soils within the site along the southwestern boundary from potential overspray of herbicides and surface runoff of arsenic-impacted soils.
			Groundwater	Migration of contaminants	Groundwater users	Unlikely If significant soil contamination is present within the railway corridor, there is potential for the contaminants to leach into groundwater and migrate beneath the site. There was no evidence of groundwater bores on the site, therefore a complete pathway for onsite receptors is not considered likely.
Offsite		*Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016*				
Activities involving listed substances – *Class 1*	Petroleum hydrocarbons, BTEX	Former fuel AST located at the rear of the tractor storage shed, approximately 70 m to the northwest of the site.	Soil vapour	Soil vapour migration	Futures residents.	Unlikely Based on anecdotal information, there were no observations indicating spills or leaks had occurred at the AST location, therefore complete exposure pathway at the subject site via vapour intrusion is unlikely.

Potentially contaminating activity *PD14 Classification*	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
			Groundwater	Migration of contaminants	Futures residents Site Ecology	Unlikely Groundwater flow is expected to be cross-hydraulic gradient of the site, towards Lyndoch Creek, therefore risk to groundwater is considered unlikely. There was no evidence of groundwater bores on the site, therefore a complete pathway for onsite receptors is not considered likely.
Wineries or distilleries – *Class 3*	Organic matter, alkalinity / acidity, nutrients, salinity	Winery operations located approximately 85 m to the northwest of the site.	Groundwater	Migration of contaminants	Groundwater users	Unlikely Winery activities have the potential to cause impact to groundwater beneath the facilities. Groundwater flow is expected to be cross-hydraulic gradient of the site, towards Lyndoch Creek, therefore risk to groundwater is considered unlikely. There was no evidence of groundwater bores on the site, therefore a complete pathway for onsite receptors is not considered likely.

7 Conclusions

Based on a desktop review of current and historical information, and a site inspection, LBWco prepared a CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

LBWco provides the following conclusions:

- One prescribed PCA was identified or inferred to have occurred on-site:
  - Fill or soil importation – assessed as a possible complete source-pathway-receptor linkage.

    Although not a PCA under PD14, for planning purposes, fill or soil importation is a prescribed PCA under the *Environment Protection Regulations 2009* and may pose a risk to future site users. Additionally, if contaminated waste soils are generated during redevelopment works, increased costs for off-site disposal are likely to be incurred.
- One prescribed PCA was identified or inferred to have occurred on adjacent land:
  - Class 2: Railway operations – assessed as an unlikely complete source-pathway-receptor linkage.
- Two prescribed PCAs were identified to have occurred offsite, greater than 60 m from the site:
  - Class 1: Activities involving listed substances (former fuel AST) – unlikely complete source-pathway-receptor linkage.
  - Class 3: Wineries or distilleries – unlikely complete source-pathway-receptor linkage.

In summary, the site has been used for viticulture/agriculture purposes in the northwestern portion of the site, and for recreational purposes in the southeastern portion of the site.

During inspection of the southeastern and central portions of the site, several stockpiles of soil were identified, located adjacent to the playground along the northeastern boundary, behind the tennis club room northwest of the oval, and in the southern corner of the site. Raised ground observed in the vicinity of the tennis courts, may indicate importation of fill.

A disused railway line is located adjacent to the southwestern site boundary. The Gawler to Angaston line, passing through Lyndoch, opened in 1911, and has been used for passenger services, tourism and freight including transport of bulk cement. Use of the railway line ceased in 2003.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

8 Limitations

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between DaSH Architects (DaSH) and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, LBWco has relied upon data, surveys, analyses, designs, plans and other information provided by DaSH and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, LBWco has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. LBWco will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to LBWco.

Desktop Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted desktop site history research in the preparation of the report. The nature and extent investigation conducted is described in the report.

No desktop investigation, no matter how thorough, can eliminate the possibility that not all potentially contaminating activities were identified or provide sufficient confidence to determine the suitability of a site for a given use. The conclusions are based only upon the data and information available to LBWco at the time of preparing this report.

Within the limitations imposed by the scope of services, the investigation and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of DaSH

The report has been prepared for the benefit of DaSH and no other party. LBWco assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of LBWco or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

LBWco will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix A

Figures

FIGURE 1
Site Locality Plan

Client: DaSH Architects

Project: Preliminary Site Investigation

Site: Lyndoch Recreation Park, Barossa Valley Way, Lyndoch SA

Legend

- Site boundary
- Disused railway
- Watercourse
- Commercial
- Horticulture
- Industry
- Recreation
- Reserve
- Residential
- Residential (rural)
- Vacant

DELIVERING ENVIRONMENTAL SOLUTIONS

N

0 40 80 120 160 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov 2023)

Job No	241507	Scale at A3:	1:3,000
Drawn	KJ	Rev	0
Approved		Date	9/01/2024

FIGURE 2
Site Layout Plan

Client: DaSH Architects

Project: Preliminary Site Investigation

Site: Lyndoch Recreation Park, Barossa Valley Way, Lyndoch SA

Legend

- Site boundary
- 60 m from site boundary
- Watercourse
- Disused railway

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N

0 40 80 120 m

Spatial Reference: GDA2020 MGA Zone 54

Source: Nearmap.com (Nov 2023)

Job No	241507	Scale at A3:	1:2,250
Drawn	KJ	Rev	0
Approved		Date	9/01/2024

Department for Infrastructure and Transport (DIT), 7 February 2023. Roads (shp), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 6 August 2022. Statewide Rail Network (shp), data.sa.gov.au/data/dataset/statewide-rail-network, downloaded September 2022. Department for Environment and Water (DEW), 2 July 2014. Watercourses in South Australia (shapefile), data.sa.gov.au/data/dataset/watercourses-in-south-australia, downloaded August 2022.

DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix B

Certificates of Title

241507 R01.docx

Land Ownership History

Lyndoch Recreation Park, Barossa Valley Way, Lyndoch, South Australia
Preliminary Site Investigation

241507

DELIVERING ENVIRONMENTAL SOLUTIONS

CT 5677/209

Allotment 55, Filed plan 38979, Area named Lyndoch, Hundred of Barossa

29.07.1999 Title issued to The Barossa Council

Current CT

CT 4080/126

Allotment 22, Hundred of Barossa, and Allotments 10, 11 and 12

13.12.1976 Title issued to The District Council of Barossa

26.05.1914 Caveat from 1914 recorded

29.04.1999 Caveat withdrawn

30.03.1999 Easement granted to ETA Corporation

Title cancelled computerised title

CT 3438/150

Allotment 22, Hundred of Barossa, County of Adelaide

12.09.1966 Title issued to The District Council of Barossa

26.05.1914 Caveat from 1914 recorded

Title cancelled to CT 4080/126

CT 5438/511

Allotment 304, Deposited Plan 23019, Area named Lyndoch, Hundred of Barossa

29/07/1997 Title issued to The Barossa Council

Current CT

CT 4322/631

Allotment 304, Hundred of Barossa, Area named Lyndoch

30.09.1988 Title issued to Wilsford Wines Proprietary Limited

30.06.1988 Right of way to the Council of Barossa recorded

30.06.1988 Lease term to Wilsford Wines Pty Ltd recorded

Title cancelled to computerised title

CT 3438/151

Hundred of Barossa, County of Adelaide

12.09.1966 Title issued to Percival Norman Burge of Lyndoch Gardner and Vigneron

07.03.1967 Transfer to Wilsford Wines Proprietary Limited

20.03.1987 Caveat lodged by the District Council of Barossa

30.06.1988 Caveat withdrawn

30.06.1988 Right of way over portion of land

Title cancelled to CT 4322/31, and offsite CTs 4322/627—630

CT 6101/50

Allotment 744, Deposited Plan 89654, Area named Lyndoch, Hundred of Barossa

08.10.2012 Title issued

22.11.2018 Transferred to BFW Holdings Pty Ltd

Current CT

CT 5815/52

Hundred of Barossa, Area named Lyndoch

12.10.2000 Title issued to Wilsford Wines Proprietary Limited

Title cancelled to CT 6101/50, and offsite CT 6101/49

CT 4093/693

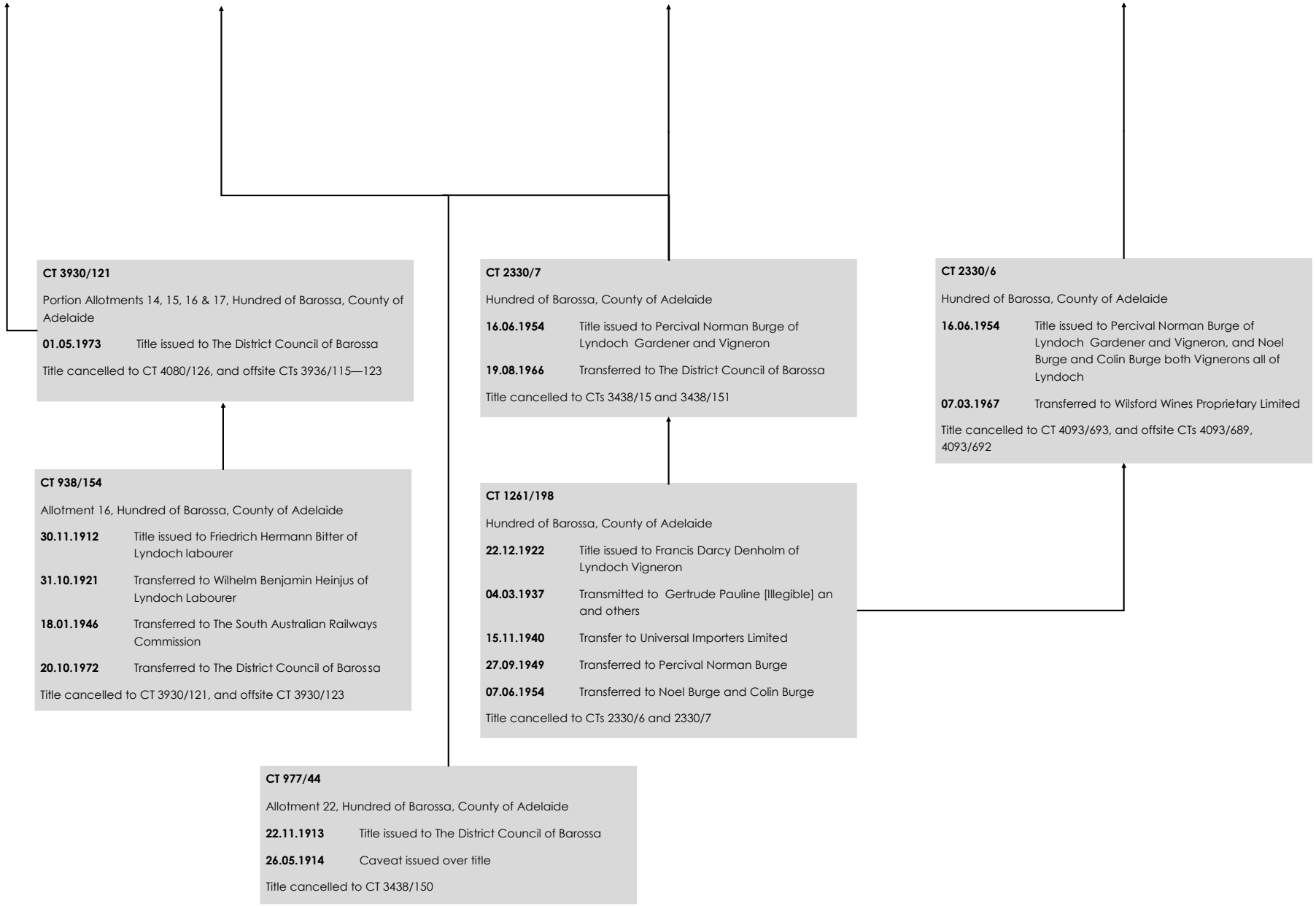
Hundred of Barossa, Area named Lyndoch

22.06.1977 Title issued to Wilsford Wines Proprietary Limited

Title cancelled to computerised title

1

Attachment 1



DELIVERING ENVIRONMENTAL SOLUTIONS

Appendix D

EPA Section 7

241507 R01.docx

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

LBW Co
184 Magill Road
NORWOOD SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

10 January, 2024

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5438 Folio 511
Address	Allotment 304, Bevilaqua Terrace, LYNDOCH SA 5351

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
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Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
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Country areas 1800 623 445

LBW Co
184 Magill Road
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Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

10 January, 2024

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5677 Folio 209
Address	Allotment 55, 2 Barossa Valley Way, LYNDOCH SA 5351

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

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Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

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Title Reference	CT Volume 6101 Folio 50
Address	Allotment 744, 1312 Barossa Valley Way, LYNDOCH SA 5351

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LUCID CONSULTING AUSTRALIA

MEMORANDUM

To:	DASH Architects	**Date:**	16th February 2024
Attention:	Chris Greening	**Pages:**	1 of 8
From:	Ethan Moore	**Reference:**	LCE101210-002a
Project:	Lyndoch Sporting Precinct		
Subject:	Site Infrastructure Review		

The following items outline authority service provisions in the vicinity of the proposed development at Lyndoch Sporting Precinct. The following recommendations have been made following an onsite inspection and desktop/visual review. Formal applications with the relevant authorities will be made in the next design phase to confirm assumptions made.

SOUTH AUSTRALIAN WATER CORPORATION (SAWC)

FIRE SERVICES WATER INFRASTRUCTURE

There is currently no existing fire services infrastructure and supply provided for the site. Review of proposed site plan and buildings indicate that the site will require a dedicated fire services water supply connection to the existing 150mm SAWC main to provide water supply for the required fire services systems.

A flow test and a network analysis by SAWC has been undertaken to enable future works to commence. Results received on 7/2/24 showed favourable site water pressure to be available, meaning it is unlikely that additional infrastructure such as fire storage water tank and pumps will be required.

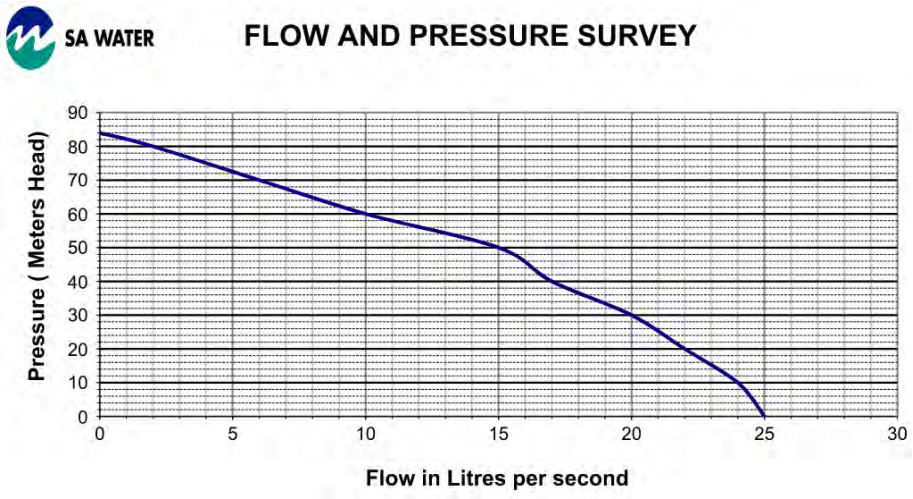


Figure 1 – Site Flow testing results.

DOMESTIC WATER INFRASTRUCTURE

The proposed development is currently bound by a 150mm SAWC water main in Barossa Valley Way.

There is an existing 40mm water meter and connection (meter number K60640004) and an existing 25mm water meter and connection (E50725172) which are expected to be sufficient for reuse to suit the expected site load. The existing site survey also showed a 40mm meter (L01240145) which appears to align with the recently acquired vineyard site, however SA Water Corporation records show this within the adjacent lot.

The supply arrangement still requires a formal approval from SAWC for capacity and associated cost confirmation where significant changes to the site loading are proposed, however this is not expected to pose significant risk to the development. Where site loading changes significantly, a new application will be made to SA Water as part of design development.

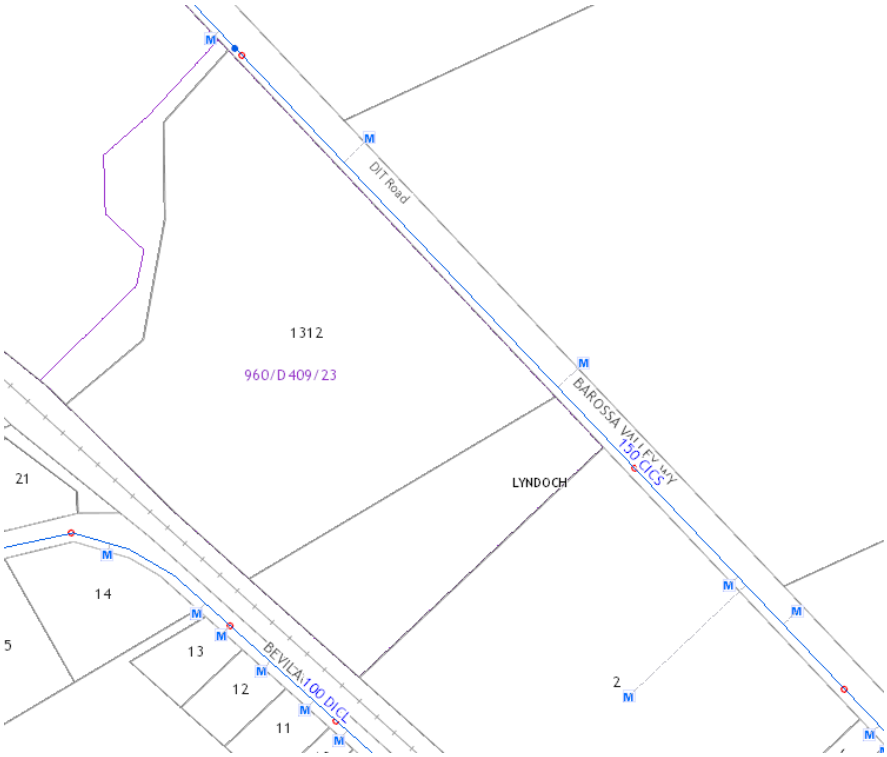


Figure 2 – Water Map DB4YD and existing water meter.

BAROSSA COUNCIL - CWMS DRAINAGE AND REUSE INFRASTRUCTURE

There is an existing Community Wastewater Management Scheme (CWMS) sanitary drainage main servicing Bevilaqua terrace which extends through the east of the site. One off existing pit cover was sighted which may be a septic tank, however this cover did not appear to be gastight per current standards requirements. No private drainage connections to the CWMS main were sighted during a visual inspection and desktop audit, however it is assumed that this drainage from clubrooms and public toilets on the site passes through an on-site treatment system such as a septic tank and extend to connect to this main.

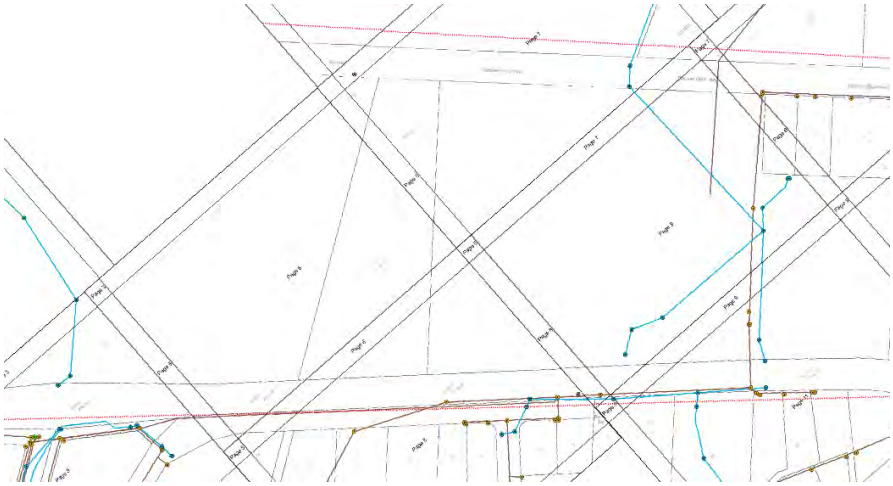


Figure 3 – Council DB4YD showing CWMS pipework in brown.

Figure 4 - Pit cover suspected to be for Septic tank.

As the site application and anticipated loading are expected to increase significantly, it is expected that new on-site treatment (septic tanks) and CWMS connections will be required to suit the redevelopment works. An application to the council will be provided as part of design development when the expected sewer loading of the development is better understood.

From preliminary council discussions we also understand that CWMS reuse pipework (reclaimed water pipework) extends via a metered supply to infill the existing site tank which is used for irrigation. The existing CWMS storage tank and adjacent pump shed have aged and are expected to clash with the proposed oval realignment. As such it is proposed to replace the existing CWMS tank with new storage tanks in order to continue irrigating the site with reclaimed water.

Figure 5 – Water storage tank understood to hold reclaimed water.

BAROSSA COUNCIL – TRADE WASTE INFRASTRUCTURE

SA Water require pre-treatment of wastewater extending to their sewer from commercial/industrial processes including greasy wastewater from kitchens and canteens. It is assumed that the council's preference is to abide by the same SA Water Trade Waste regulations.

From preliminary site investigations there were no trade waste arrestors sighted which would comply with current SA Water Trade Waste approved products, however there was one pit cover sighted behind the existing football changerooms which may be for an alternative model of grease arrestor.

It is expected that as part of a future development that new trade waste pre-treatment infrastructure will be required.

Figure 6 – Suspected grease arrestor cover at rear of changerooms

FUEL GAS SERVICE

The existing football changerooms have three off continuous flow gas hot water units which appear to be nearing end of life.

Figure 7 – Existing hot water units

These hot water units are expected to be serviced by an Elgas LPG cylinder at the south of the site which appears to have been regularly replaced and maintained. This cylinder is adjacent the existing clubroom but will not be in a suitable location for reuse to suit the new development.

Figure 8 – Existing LPG cylinder

Before You Dig online records show that there is no authority natural gas available in the street. As such, where a fuel gas demand is required for this development it is expected that new LPG bottles will need to be provided.

SA POWER NETWORKS ELECTRICAL INFRASTRUCTURE

Based on a desktop review of the site and SA Power Networks inground services information there is both 33kV and 11kV underground high voltage lines running parallel to the site along Barossa Valley Way. It is understood that the 11kV lines serve the existing pad mount transformer on the Northeastern boundary of the site (TX34571). There is a secondary pad mounted transformer located outside the existing vineyard site on the Northwestern boundary of the site (TX34573).

Based on survey and SA Power Networks inground services information, the existing pad mount transformer TX34571 is shown to only serve the adjacent bowling club site via a low voltage connection. Transformer TX34573 appears to serve the residential and lodge style buildings adjacent to the vineyard, and outside of the property boundary.

The capacity, utilisation and existing supply locations for both transformers are to be confirmed in the next design stage with further liaison with SA Power Networks. Based on preliminary site layout and lighting requirements, Lucid have initiated a new connection request with SAPN, requesting one off new 1000 kVA pad mounted transformer. A SAPN case officer has been assigned and we are awaiting further response. It should be noted that the current estimated lead times for new 1000 kVA transformers are upwards of 12 months from the payment of firm offer letter.

The existing cricket clubroom is currently being fed from an external wall mounted Main Switchboard on the Northeastern side of the clubroom. This Clubroom Main Switchboard has no nameplate, however appears to have reached end of life with significant modifications throughout its lifecycle and resembling that of a residential style switchboard. The clubroom MSB appears to be fed from SA Power Networks via an overhead fused connection, reticulating from adjacent stobie poles. It is recommended that this board is decommissioned and demolished as part of the clubroom demolition works, as it is not suitable for reuse due to its aged nature and electrical capacity. The associated consumer mains cabling and SA Power Networks connection should also be decommissioned and made redundant to avoid confusion.

Figure 9 – Existing Building Main Switchboard and associated fuse connection point.

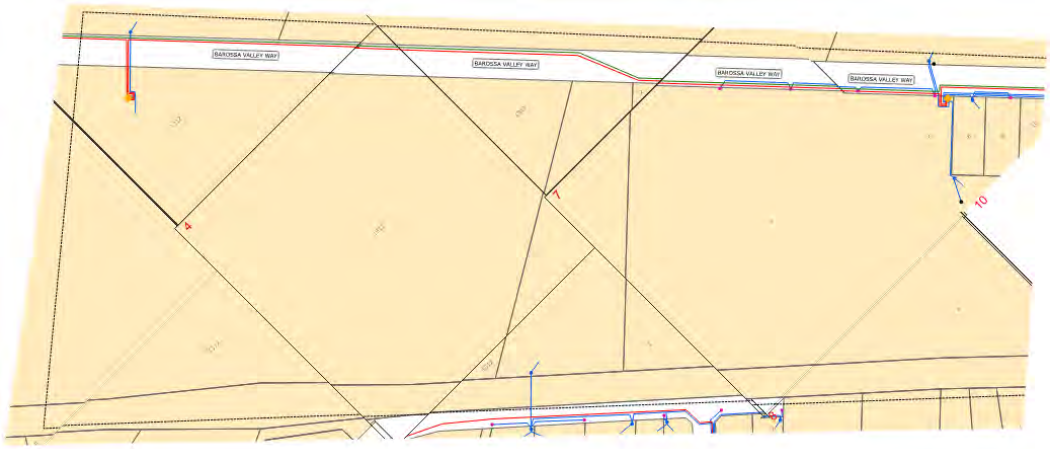


Figure 10 –SA Power Networks Infrastructure DBYD showing HV, LV and transformer infrastructure.

In addition to the clubroom Main Switchboard, DBYD indicates that the existing tennis courts has a separate SA Power Networks supply connection via LV underground conduit. This LV connection appears to cross the existing railway line towards the residential area as shown in Figure 9. To avoid having multiple connections to the one site and improve electrical safety, this connection should be made redundant and consolidated with the rest of the site electrical infrastructure under one site connection.

Figure 11 – Tennis Court Main Switchboard.

Based on the additional demand required for the new clubroom and sports lighting of ovals, a new pad mounted transformer is proposed to be installed. The new pad mounted transformer would require minor extension of the existing SA Power Networks HV infrastructure for connection. The proposed location for the new pad mounted transformer shall be central to the site along Barossa Valley Way, to minimise customer submain cabling and optimise consolidating the site under one connection. The existing two (2) pad mounted transformers are proposed to be retained to avoid disruption as they are serving areas not within project scope or property boundary.

The final size of the new pad mounted transformer is to be confirmed in the next design stage with the confirmation of Lighting Technical Parameters to be achieved.

It is understood that the existing vineyard will be on the same title as the exiting recreation park, therefore a single low voltage supply from SA Power Networks will be required to supply the entire site. To achieve this a new site main switchboard will be required, to provide new feeds as required.

It is proposed to provide a new Site Main Switchboard (SMSB) on the site's boundary adjacent the new pad mounted transformer. This new Site Main Switchboard will feed a new main distribution board that will distribute power to the new proposed clubroom. It is also proposed that the SMSB will serve new sports lighting Distribution Boards, tennis and netball court lighting and general external Distribution Boards. Outgoing cabling from the new SMSB will be reticulated via underground conduit.

NBN INFRASTRUCTURE

At the time of our site inspection, no existing NBN Co connection was observed to the cricket clubroom. Further investigation of DBYD information indicates that there is existing NBN pit and pipe network along Barossa Valley Way. The closest telecommunications pit appears to be located at the Northeastern corner of the site boundary, adjacent to the existing SA Power networks transformer. This pit appears to provide a lead in connection to the bowling club.

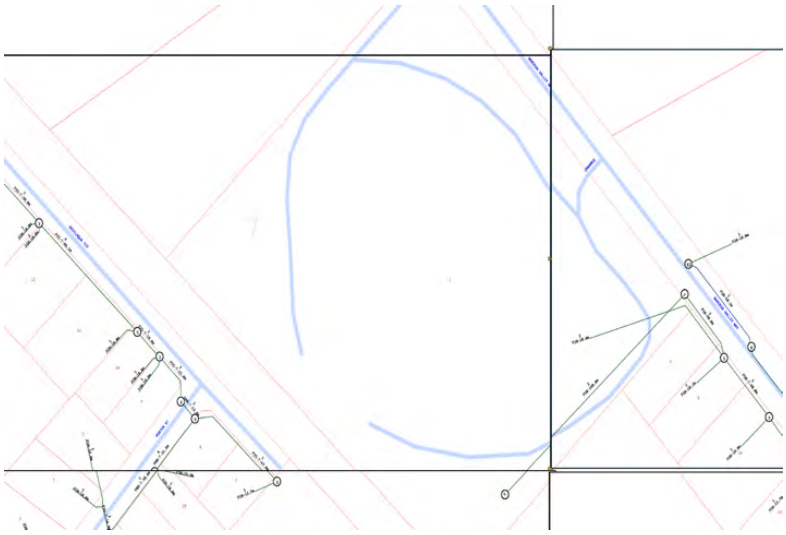


Figure 12 – Existing NBN Co Telecommunications Infrastructure

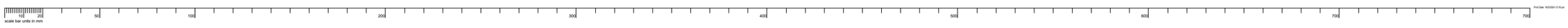
The existing NBN Co network will require extension to allow for a new telecommunications pit to provide a lead-in communications conduit to the site. It is proposed this new pit shall be located centrally to the site along Barossa Valley Way, ensuring the pit does not clash with any driveways.

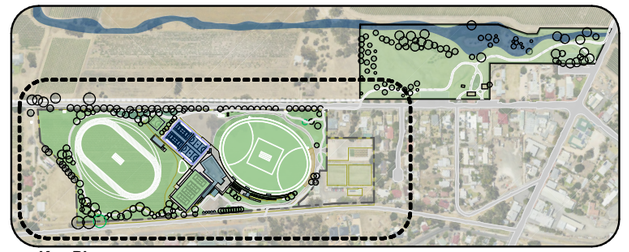
We trust this review is sufficient to meet your immediate requirements. Please do not hesitate to contact the undersigned should you require any additional information.

Regards,

LUCID CONSULTING AUSTRALIA

ETHAN MOORE
Associate

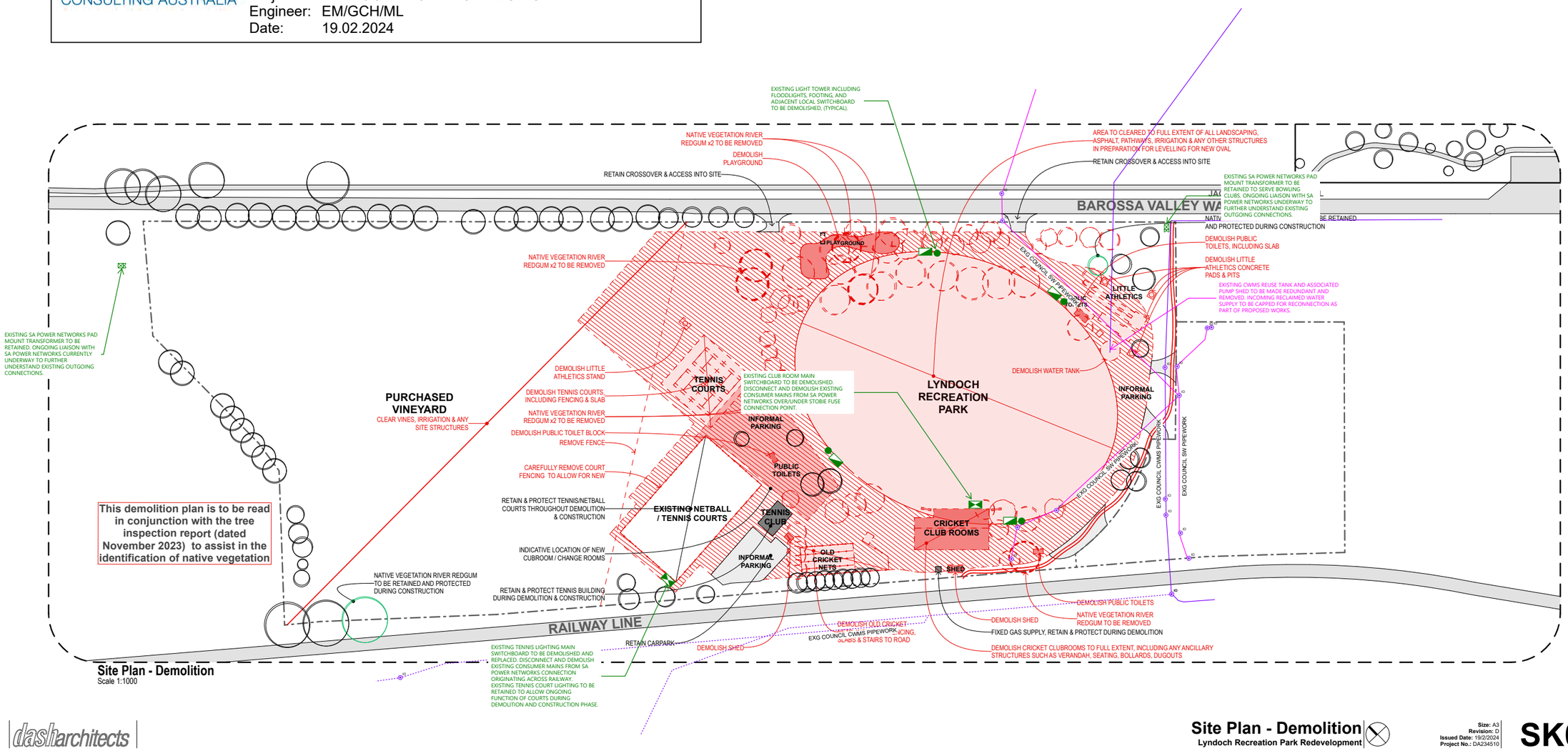




Key Plan
Scale 1:5000

LUCID CONSULTING AUSTRALIA

Title:	COMBINED SERVICES CONCEPTS
Number:	LCE101210
Project:	LYNDOCH SPORTING PRECINCT
Engineer:	EM/GCH/ML
Date:	19.02.2024



Site Plan - Demolition
Scale 1:1000

Revised Issue for Planning 19/2/2024

dasharchitects

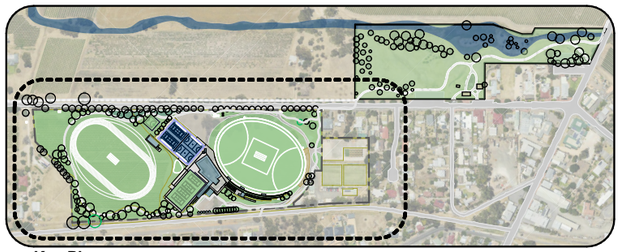
Site Plan - Demolition
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK03

RECREATION GREEN & PARK KEY MOVES:

- REFURBISH EXISTING OVAL TO AFL STANDARD
- REFURBISH EXISTING CRICKET CLUB ROOMS
- BUILD NEW BUILDING TO HOUSE ALL SPORTS, EVENTS SPACE, CHANGE ROOMS & SUPPORTING SPACES
- BUILD NEW NETBALL COURTS
- CONSTRUCT RECREATION GREEN / ATHLETICS TRACK & SUPPORTING PEDESTRIAN LINK
- RELOCATE LITTLE ATHLETICS
- CONSTRUCT NEW PLAYGROUND / FAMILY GARDEN
- CONSTRUCT NEW CARPARKS & FORMALISE ROADWAY



Key Plan
Scale 1:5000

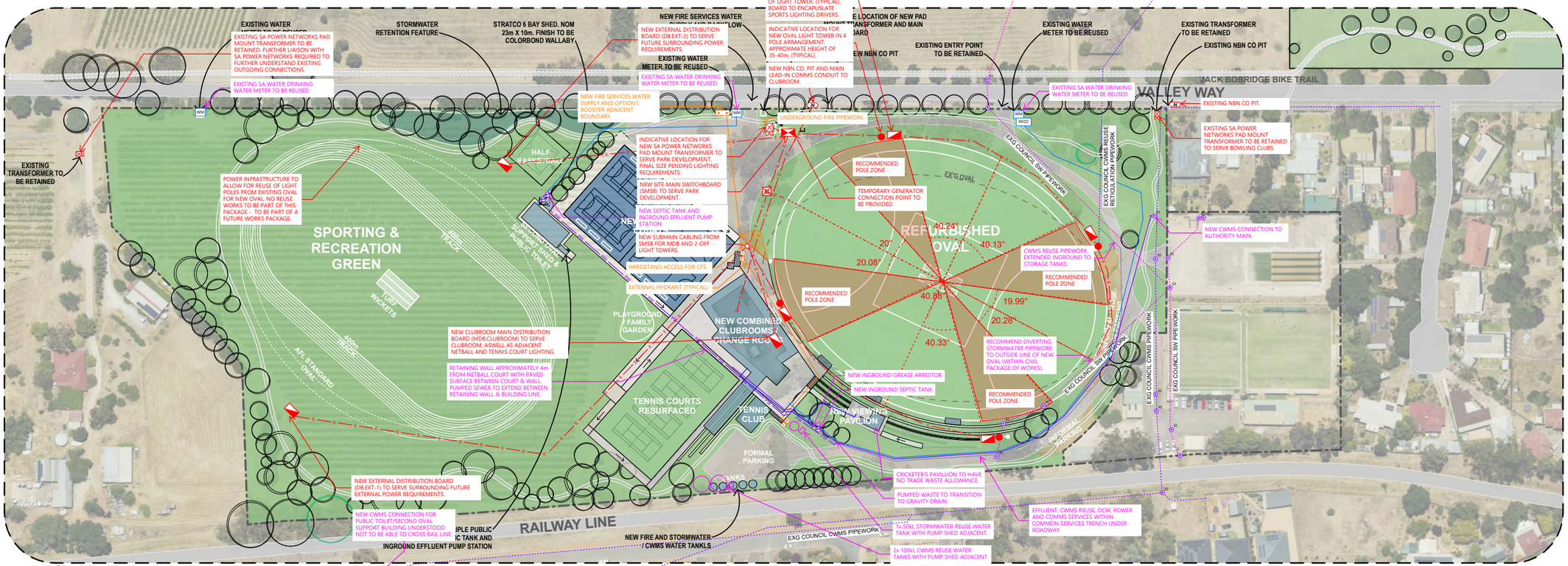
NOTES:
1. ELECTRICAL SPATIAL IS BASED ON PROFESSIONAL FOOTBALL LEVEL' AS DEFINED IN AS2560.2 TABLE 2.6.1 FOR NON-BROADCAST PURPOSES, PER THE ADJACENT SNIPPET.
2. ELECTRICAL CAPACITY PROVISION ONLY FOR SPORTING AND RECREATION GREEN OVAL LIGHTING, TO BE COMPLETED IN FUTURE.

Table 2.6.1 — LTPs for football

Level of play	Average horizontal maintained illuminance ($\bar{E}_h$)	Minimum horizontal uniformity ($E_{hmin}/\bar{E}_h$) (U_1)	Minimum horizontal uniformity (E_{hmin}/E_{hmax}) (U_2)	Maximum uniformity gradient per 5 m[e] G	Maximum uniformity gradient per 5 m[e] UG	Max. glare rating (GR)	Minimum colour rendering index (R_a)
Amateur level							
Touch and tag	50	0.30[b]	N/A	N/A	N/A	N/A	65
Ball and physical training	50	0.30	N/A	N/A	N/A	N/A	65
Club competition and match practice	100[a]	0.50	0.30	50 %	2	50	65
Semi-professional level							
Ball and physical training	50	0.30[b]	N/A	N/A	N/A	N/A	65
Match practice	100	0.50	0.30	50 %	2	50	65
Semi-professional competition	200	0.60	0.40[c]	40 %	1.67	50	65
Professional level							
Ball and physical training	100	0.50	0.30	50 %	2	50	65
Match practice	200	0.60	0.40[c]	40 %	1.67	50	65
Professional competition	500	0.70	0.50[d]	25 %	1.33	50	65

LUCID CONSULTING AUSTRALIA

Title: COMBINED SERVICES CONCEPTS
Number: LCE101210
Project: LYNDOCH SPORTING PRECINCT
Engineer: EM/GCH/ML
Date: 19.02.2024



Site Plan - Proposed
Scale 1:1000

Revised Issue for Planning 19/2/2024

dasharchitects

Site Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK04

MEMORANDUM

To:	DASH Architects		
Attention:	Chris Greening		
From:	Galvin Chuong	Reference:	LCE101210-005
Project Name:	Lyndoch Sporting Precinct		
Subject:	Obtrusive Lighting Assessment	Date:	16/02/2023

Hi Chris,

As requested, below is our summary of the obtrusive lighting assessment for the proposed sports lighting towers to be located around the main oval, for the purposes of development application for the Lyndoch Sporting Precinct. The netball and tennis courts lighting has not been included as it is predicted to have a negligible effect on the obtrusive lighting assessment. The assessment qualifications, a summary of results and a detailed lighting plan have been provided below.

ASSESSMENT QUALIFICATIONS

Lighting modelling has been undertaken based on the following: -

1. Industry standard software AGI32 version 20.10.
2. Guidelines for modelling and assessment as outlined within AS2560.2-2021 Table 2.6.1 and AS4282-2019 Lighting Zone A3 – Medium District Brightness Non-Curfew L1.
3. Use of photometric files produced by manufacturer "VAILO" IESNA: LM-63-2002, TEST: C18708_VALO-SF_(A201472A-ZEN5)+HLD+GLASS.
4. The basis of this report is to demonstrate compliance can be achieved with a select manufacturer, and this may not be reflective of the final lighting selection. Further assessment shall be undertaken for the final design and selection.
5. Preliminary aiming angles have been used for all luminaires, to be further refined in later simulations to optimise design.
6. Sports lighting tower placement designed in conjunction with AS2560.2-2021 recommendations, and in Appendix A.
7. Locations of calculation grids for glare and threshold increment shown on attached plan on Appendix A.
8. No details of switching arrangements including dimming has been included within our assessment.
9. No details of existing road lighting along Barossa Valley Way or surrounding areas have been included within our assessment.

LYNDOCH SPORTING PRECINT
LCE101210

COMPLIANCE RESULTS

Based on arrangements presented, compliance with the following is achieved: -

1. Maximum allowable illuminance levels to the Eastern, Southern and Western residential property boundaries, adjacent to the side and along Belvilaque Terrace are consistent with Non-Curfew, Medium District Business Surrounds outlined within AS4282:2019.

2. Maximum allowable luminous Intensity levels to the Eastern, Southern and Western residential property boundaries, adjacent to the side and along Belvilaque Terrace are consistent with Non-Curfew, Medium District Business Surrounds outlined within AS4282:2019.

3. Maximum allowable threshold increment value is consistent with medium district business traffic on Belvilaque Terrace, Porter Street, Rail Corridor, Barossa Valley Way and Barossa Crescent as outlined within AS4282-2019.

4. Maximum allowable Upward Waste Light Ratio (UWLR) as outlined within AS4282-2019.

It has been assumed that the sports lighting will only be operational during Pre-Curfew hours.

Refer attached a detailed site plan indicating illumination contour lines, lighting tower locations, calculation assessment grids and general luminaire arrangements.

Trusting the above is satisfactory for the purposes of development application process..

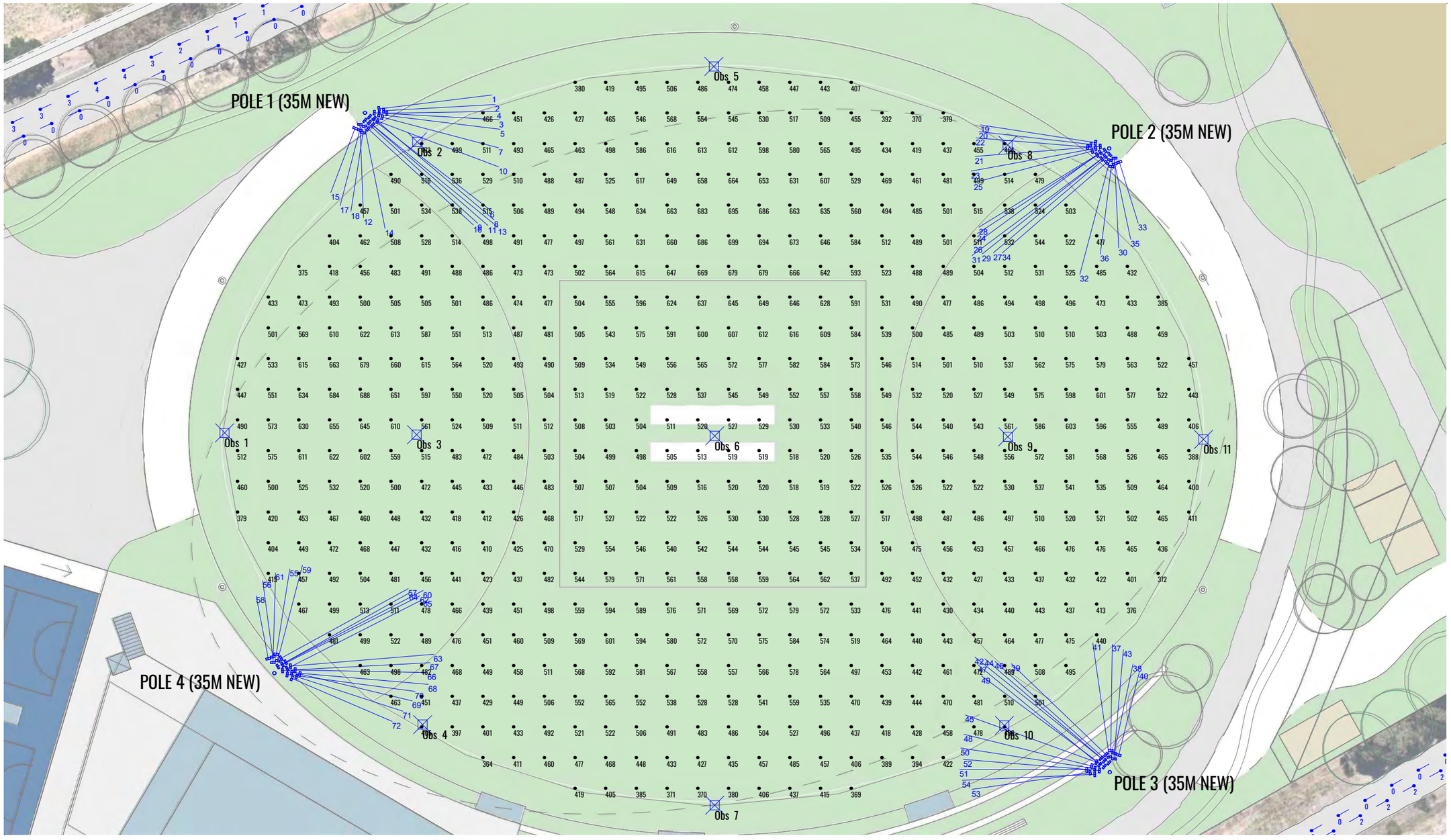
If you have any queries please do not hesitate to contact the undersigned.

Regards,

GALVIN CHUONG
ELECTRICAL ENGINEER

Attached - AGI32 COMPLIANCE TEST RESULTS

POLE 1 (35M NEW)
POLE 2 (35M NEW)
POLE 3 (35M NEW)
POLE 4 (35M NEW)
BAROSSA VALLEY HWY
BAROSSA VALLEY HWY
BAROSSA VALLEY HWY
BAROSSA VALLEY HWY
MAIN CREEK RD
MAIN CREEK RD
SEPPELTSFIELD RD
SEPPELTSFIELD RD
SEPPELTSFIELD



PROPOSED LIGHTING LAYOUT AND RESULTS

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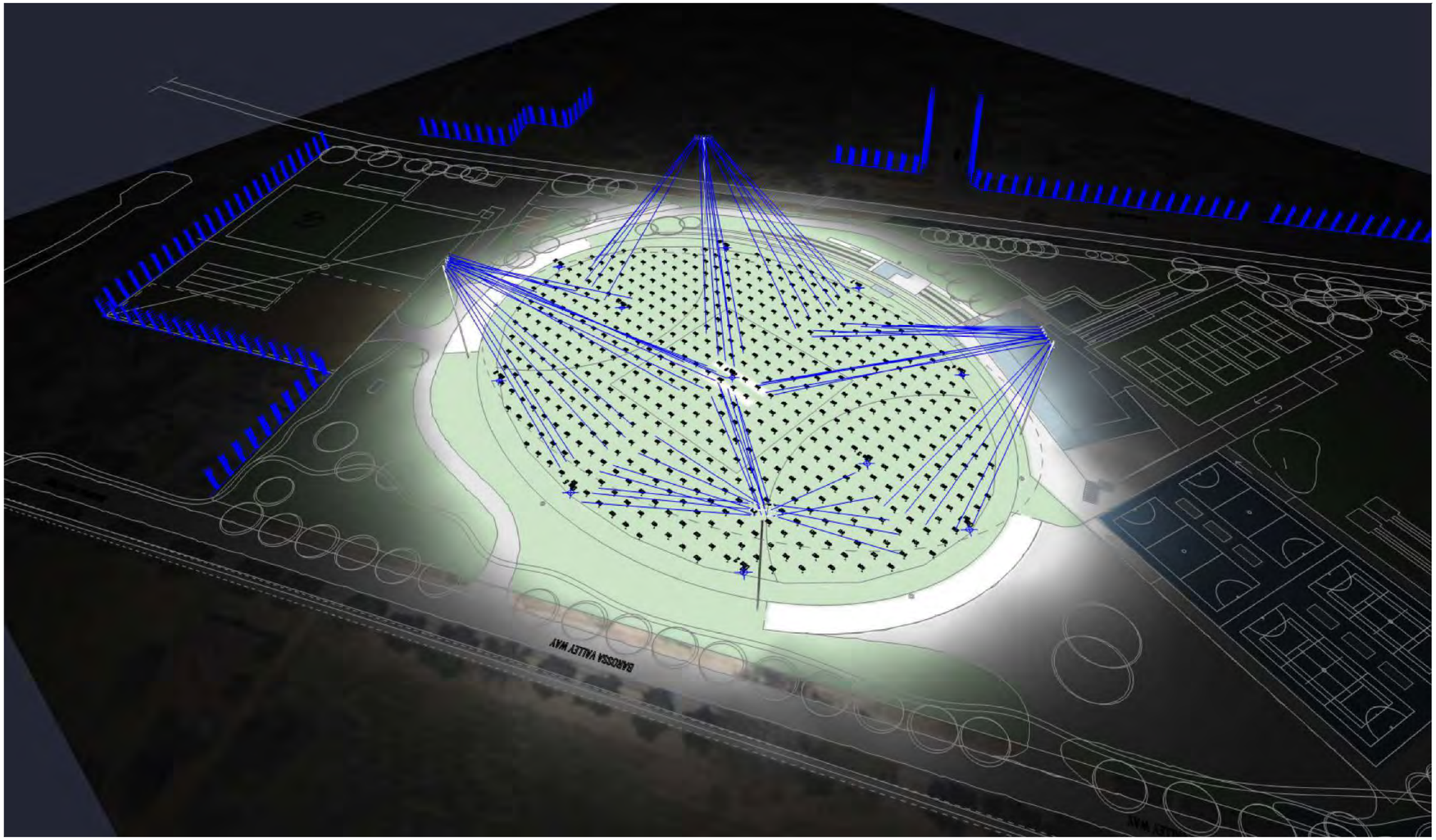
VAILO	CLIENT: LUCID CONSULTING AUSTRALIA	PROJECT: LYNDOCH RECREATION 500lx	DESIGNED: KS	CHECKED: JI	SHEET SIZE A3
			DATE: 16/02/2024	SCALE: 1: 600	
			REVISION: CONCEPT REV 1	Page 2 of 4	



LIGHTING RENDER

The content of this lighting design is confidential and intended for the recipient specified as the "CLIENT" only. It is strictly forbidden to share any part of this desgin with any third party, without a written consent of VAILO and this design remains as the intellectual property of VAILO

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CLIENT	LUCID CONSULTING AUSTRALIA	PROJECT	LYNDOCH RECREATION 500lx	DESIGNED: KS	CHECKED: JI
				DATE: 16/02/2024	SCALE:
				REVISION: CONCEPT REV 1	Page 3 of 4

SHEET SIZE A3

Luminaire Schedule

Scene: Lyndoch

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
-	72	FL1	VAILO ZENITH GEN-V 5700K CRI70 1500W ASYMMETRIC F30 OPTIC LED SPORTS FLOODLIGHT	0.910	175526	1614

Calculation Summary

Project: Horizontal Calc Points

Scene: Lyndoch

Label	Units	Required Avg.	Calculated Avg. at 0.91 LLF	Required Uniformity (Min/Avg)	Calculated Uniformity (Min/Avg)	Required Uniformity (Min/Max)	Calculated Uniformity (Min/Max)	Uniformity Gradient (UG)	Compliant
Main Pitch	Lux	500	513.05	0.70	0.71	0.50	0.52	1.26	YES

Luminaire Location Summary

Scene: Lyndoch

			Insertion Point					Aiming Point		
LumNo	Label	Pole Number	X	Y	Z	Orient	Tilt	X	Y	Z
1	FL1	01	-54.726	53.124	33	6.96	29.363	-36.296	55.374	0
2	FL1	01	-53.974	52.824	34	3.125	28.231	-35.747	53.819	0
3	FL1	01	-55.497	52.494	33	356.786	31.751	-35.107	51.349	0
4	FL1	01	-53.435	52.4	35	1.024	27.171	-35.473	52.721	0
5	FL1	01	-54.745	52.194	34	353.096	30.423	-34.924	49.794	0
6	FL1	01	-56.268	51.864	33	322.278	37	-36.598	36.649	0
7	FL1	01	-54.206	51.77	35	345.276	29.315	-35.198	46.775	0
8	FL1	01	-55.516	51.564	34	319.829	37	-35.939	35.037	0
9	FL1	01	-57.038	51.235	33	317.716	37	-38.641	34.504	0
10	FL1	01	-54.977	51.14	35	339.295	31.138	-35.198	43.664	0
11	FL1	01	-56.286	50.935	34	318.996	37	-36.951	34.125	0
12	FL1	01	-57.809	50.605	33	272.225	24.762	-57.218	35.395	0
13	FL1	01	-55.747	50.511	35	320.781	37	-35.314	33.835	0
14	FL1	01	-57.057	50.305	34	281.372	26.565	-53.705	33.639	0
15	FL1	01	-58.58	49.975	33	249.197	18.765	-62.562	39.494	0
16	FL1	01	-56.518	49.881	35	317.684	33.604	-39.32	34.224	0
17	FL1	01	-57.828	49.675	34	255.434	20.499	-61.025	37.372	0
18	FL1	01	-57.289	49.251	35	261.232	20.352	-59.268	36.42	0
19	FL1	02	62.068	47.615	33	171.23	29.915	43.303	50.51	0
20	FL1	02	61.316	47.315	34	173.428	28.376	43.071	49.417	0
21	FL1	02	62.839	46.985	33	184.504	31.818	42.427	45.377	0
22	FL1	02	60.777	46.891	35	175.302	27.541	42.587	48.386	0
23	FL1	02	62.087	46.685	34	190.35	31.26	41.783	42.977	0
24	FL1	02	63.61	46.355	33	213.077	37	42.773	32.783	0
25	FL1	02	61.548	46.261	35	194.965	29.713	42.251	41.103	0
26	FL1	02	62.858	46.055	34	216.256	37	42.198	30.903	0
27	FL1	02	64.38	45.726	33	220.221	37	45.392	29.668	0
28	FL1	02	62.319	45.631	35	211.429	32.814	43.062	33.863	0
29	FL1	02	63.628	45.426	34	218.514	37	43.581	29.472	0
30	FL1	02	65.151	45.096	33	272.682	23.924	65.836	30.472	0
31	FL1	02	63.089	45.002	35	216.738	37	41.953	29.226	0
32	FL1	02	64.399	44.796	34	255.273	29.557	59.498	26.148	0
33	FL1	02	65.922	44.466	33	287.097	17.554	68.991	34.488	0
34	FL1	02	63.86	44.372	35	220.887	32.757	46.836	29.632	0
35	FL1	02	65.17	44.166	34	282.029	20.32	67.794	31.852	0
36	FL1	02	64.631	43.742	35	262.785	22.347	62.824	29.468	0
37	FL1	03	64.541	-51.433	35	89.195	26.347	64.785	-34.101	0
38	FL1	03	65.076	-51.862	34	78.019	23.631	68.164	-37.31	0
39	FL1	03	63.764	-52.056	35	136.197	31.379	48.358	-37.28	0
40	FL1	03	65.825	-52.168	33	76.085	23	69.194	-38.571	0
41	FL1	03	64.3	-52.485	34	98.274	28.923	61.596	-33.894	0
42	FL1	03	62.988	-52.68	35	141.303	37	42.404	-36.191	0
43	FL1	03	65.049	-52.791	33	85.095	28.446	66.578	-34.979	0
44	FL1	03	63.523	-53.108	34	139.519	37	44.035	-36.475	0
45	FL1	03	62.213	-53.302	35	160.231	33	40.823	-45.614	0

Luminaire Location Summary

Scene: Lyndoch

			Insertion Point					Aiming Point		
LumNo	Label	Pole Number	X	Y	Z	Orient	Tilt	X	Y	Z
46	FL1	03	64.273	-53.415	33	138.357	37	45.69	-36.891	0
47	FL1	03	62.748	-53.731	34	140.662	37	42.932	-37.49	0
48	FL1	03	61.436	-53.925	35	166.05	31.494	40.625	-48.756	0
49	FL1	03	63.497	-54.037	33	143.559	37	43.492	-39.266	0
50	FL1	03	61.971	-54.354	34	171.265	33.059	40.098	-50.993	0
51	FL1	03	60.66	-54.549	35	179.705	30.673	39.901	-54.442	0
52	FL1	03	62.721	-54.66	33	175.328	34.012	40.526	-52.846	0
53	FL1	03	61.195	-54.977	34	188.09	29.833	41.891	-57.721	0
54	FL1	03	61.944	-55.284	33	182.575	33.274	40.31	-56.257	0
55	FL1	04	-71.453	-35.75	35	80.944	21.939	-69.234	-21.828	0
56	FL1	04	-71.996	-36.17	34	97.526	20.32	-73.645	-23.688	0
57	FL1	04	-70.688	-36.387	35	28.66	34.057	-49.928	-25.04	0
58	FL1	04	-72.751	-36.463	33	100.848	17.554	-74.716	-26.21	0
59	FL1	04	-71.23	-36.806	34	75.388	25.297	-67.176	-21.256	0
60	FL1	04	-69.922	-37.024	35	27.514	35.84	-47.501	-25.346	0
61	FL1	04	-71.985	-37.1	33	88.266	23.924	-71.542	-22.467	0
62	FL1	04	-70.465	-37.443	34	26.557	36.469	-47.986	-26.208	0
63	FL1	04	-69.158	-37.659	35	4.745	33.829	-45.782	-35.719	0
64	FL1	04	-71.22	-37.736	33	29.24	36.666	-49.783	-25.736	0
65	FL1	04	-69.7	-38.078	34	26.992	36.235	-47.498	-26.769	0
66	FL1	04	-68.392	-38.296	35	358.951	31.671	-46.804	-38.691	0
67	FL1	04	-70.455	-38.372	33	3.042	36.175	-46.359	-37.091	0
68	FL1	04	-68.935	-38.715	34	355.082	33.349	-46.642	-40.633	0
69	FL1	04	-67.627	-38.932	35	346.571	28.328	-49.275	-43.314	0
70	FL1	04	-69.689	-39.009	33	352.439	32.516	-48.836	-41.777	0
71	FL1	04	-68.169	-39.352	34	341.929	28.216	-50.826	-45.011	0
72	FL1	04	-68.924	-39.645	33	336.797	28.342	-52.564	-46.658	0

Calculation Summary

Project: Glare Rating Calc Points

Scene: Lyndoch

Label	Obs Label	Max
GR_1	Obs 1	34.3
GR_1	Obs 10	19.6
GR_1	Obs 11	32.9
GR_1	Obs 2	17.3
GR_1	Obs 3	34.7
GR_1	Obs 4	23.5
GR_1	Obs 5	40.2
GR_1	Obs 6	42.1
GR_1	Obs 7	40.7
GR_1	Obs 8	18.8
GR_1	Obs 9	38.2

1. CONCEPT DESIGN ONLY. DIMENSIONS ARE FROM NEARMAP IMAGE. POLE LOCATIONS AND DIMENSIONS MAY NOT BE ACCURATE. ONLY THE PROVISION OF ACCURATELY SURVEYED OR AS-BUILT CAD DRAWINGS WILL CONFIRM POLE LOCATIONS, DIMENSIONS AND LUMINAIRE AIMING INFORMATION. TOWER GROUND-LEVEL BASE IS ASSUMED TO BE ON THE SAME RL THROUGHOUT.

2. LIGHTING DESIGN HAS AN OVERALL LLF (LIGHT LOSS FACTOR) OF 0.91 APPLIED, THE LLF TAKES INTO ACCOUNT LED LAMP LUMEN DEPRECIATION AT THE END OF USEFUL LIFE AND MAINTENANCE / CLEANING OF LUMINAIRES. THEREFORE CALCULATED LEVELS SHOWN WILL BE 9% LOWER THAN WHAT WILL BE PHYSICALLY MEASURED ON THE GROUND AT THE TIME OF INITIAL INSTALLATION.

3. CALCULATED LEVELS AT 0.91 LIGHT LOSS FACTOR (LLF) IS BASED ON AS2560.1 (2018) SECTION 4.6 AND IS QUANTIFIED BY TWO FACTORS, LUMEN DEPRECIATION FACTOR (LDF) AND LUMINAIRE DIRT DEPRECIATION FACTOR (LDD). BASED ON AN ASSUMED AVERAGE DAILY USE (HRS/DAY) OF 4 HOURS, WITH A 20-YEAR SERVICE LIFE, AND AN EXPECTED CLEANING FREQUENCY OF 3 YEARS, WE CALCULATE A LLF OF 0.91.

4. THE LIGHT TECHNICAL PARAMETERS COMPLY WITH THE RECOMMENDATIONS OF AS 2560.2:2021 TABLE 2.6.1 LTPS FOR PROFESSIONAL COMPETITION (500LUX AVG, 0.7U1, 0.5U2)

5. THIS CALCULATION HAS BEEN ASSESSED FOR OBTRUSIVE LIGHTING AND IS COMPLIANT TO AS4282:2019 LIGHTING ZONE A3 - MEDIUM DISTRICT BRIGHTNESS. (NON-CURFEW L1)

6. SOFTWARE USED FOR CALCULATIONS IS AGI32-20.10

7. MOUNTING HEIGHT AND TILT ARE AS NOMINATED ON THE DRAWING AND LUMINAIRE LOCATION SUMMARY TABLE.

8. CALCULATIONS ARE SUBJECT TO ACCURACIES AND TOLERANCES NOMINATED IN AUSTRALIANAND NEW ZEALAND STANDARDS AS/NZS 3827.1:1998 AND AS/NZS 3827.2:1998.

9. INSTALLING CONTRACTOR TO VERIFY AND COORDINATE WITH UNDERGROUND SERVICES PRIOR TO INSTALL

OBTRUSIVE COMPLANCE REPORT GENERATED WITH AN LLF OF 1.0

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A3 - Medium District Brightness, Non-Curfew L1
Filename: 03_240215_LyndochRecreationRes_VAILO_LightingCalc_Rev1
16/02/2024 10:48:37 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (13):

Calculation Label	Test Results	Max. Illum.
EastResi_ObtrusiveLight_1_III_Seg1	PASS	0.9
EastResi_ObtrusiveLight_2_III_Seg1	PASS	4.0
EastResi_ObtrusiveLight_2_III_Seg2	PASS	4.4
EastResi_ObtrusiveLight_2_III_Seg3	PASS	1.9
EastResi_ObtrusiveLight_3_III_Seg1	PASS	0.3
EastResi_ObtrusiveLight_3_III_Seg2	PASS	5.4
EastResi_ObtrusiveLight_4_III_Seg1	PASS	1.9
EastResi_ObtrusiveLight_4_III_Seg2	PASS	2.2
EastResi_ObtrusiveLight_4_III_Seg3	PASS	2.1
EastResi_ObtrusiveLight_4_III_Seg4	PASS	2.0
SouthResi_ObtrusiveLight_1_III_Seg1	PASS	2.0
WestResi_ObtrusiveLight_1_III_Seg1	PASS	3.3
WestResi_ObtrusiveLight_1_III_Seg2	PASS	7.8

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (13):

Calculation Label	Test Results
EastResi_ObtrusiveLight_1_Cd_Seg1	PASS
EastResi_ObtrusiveLight_2_Cd_Seg1	PASS
EastResi_ObtrusiveLight_2_Cd_Seg2	PASS
EastResi_ObtrusiveLight_2_Cd_Seg3	PASS
EastResi_ObtrusiveLight_3_Cd_Seg1	PASS
EastResi_ObtrusiveLight_3_Cd_Seg2	PASS
EastResi_ObtrusiveLight_4_Cd_Seg1	PASS
EastResi_ObtrusiveLight_4_Cd_Seg2	PASS
EastResi_ObtrusiveLight_4_Cd_Seg3	PASS
EastResi_ObtrusiveLight_4_Cd_Seg4	PASS
SouthResi_ObtrusiveLight_1_Cd_Seg1	PASS
WestResi_ObtrusiveLight_1_Cd_Seg1	PASS
WestResi_ObtrusiveLight_1_Cd_Seg2	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (5):

Calculation Label	Adaptation Luminance	Test Results
BelvilaquaTce_TI_1	1	PASS
PorterSt_TI_1	1	PASS
RailCorridor_TI_1	1	PASS
BarossaValleyWay_TI_1	1	PASS
BarossaCres_TI_1	1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.9 %
Test Results: PASS

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CLIENT: LUCID CONSULTING AUSTRALIA

PROJECT: LYNDOCH RECREATION 500lx

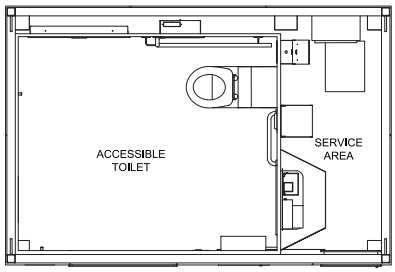
DESIGNED	CHECKED
KS	JI
DATE	SCALE
16/02/2024	
REVISION	
CONCEPT REV 1	Page 4 of 4

SHEET SIZE A3

Attachment 1

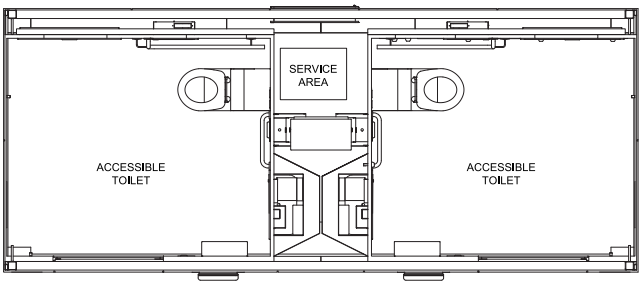
JUPITER SINGLE

WIDTH: 3435mm
DEPTH: 2305mm



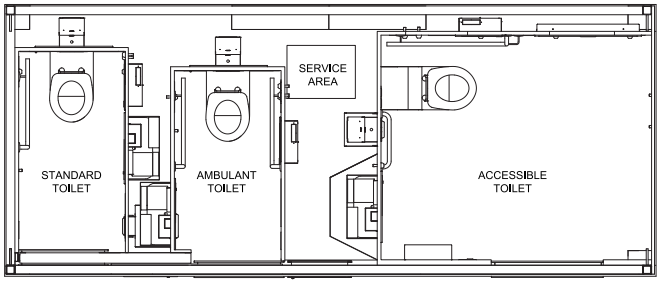
JUPITER TWIN

WIDTH: 5500mm
DEPTH: 2305mm



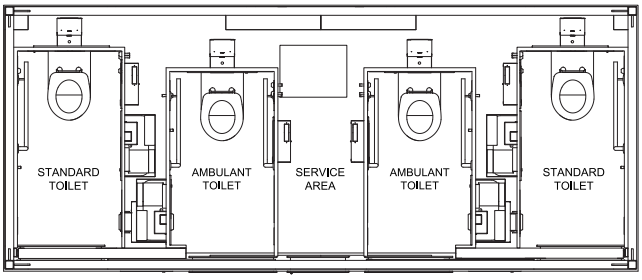
JUPITER TRIPLE

WIDTH: 5525mm
DEPTH: 2305mm



JUPITER QUADRUPLE

WIDTH: 5500mm
DEPTH: 2305mm



00101 Sales - AU Base Unit Floor Plan Sheet - Jupiter - Issue 1 – Feb 2018

Exeloo AU 1800 501 069 **INTELLIGENT** PUBLIC TOILET SYSTEMS

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Attachment 1

POPULAR ROOFS

Skillion
A high density insulated panel roofing system for strength and insulation.

Gabled
This traditional design will blend seamlessly with like buildings and historical park surroundings.

Living Roof
The environmental choice. Supplied with drainage platform and planting materials.

POPULAR EXTERIORS

Compressed fibre Cement (CFC)
A versatile and resilient exterior cladding system with a graffiti resistant satin gloss painted finish or artist mural.

FutureWood Battens
An eco-friendly cladding system that has low moisture absorption and offers extremely low maintenance.

Photo Film Overlay
A fully flexible, graffiti resistant over laminate that can transform the mundane into spectacular.

POPULAR DOORS

Swing Doors
Available in Powder Coated Aluminum or Stainless Steel.

Manual Sliding Doors
Heavy Duty Stainless Steel construction ideal for high wind zones or transit installations.

Automated Sliding Doors
Heavy Duty Stainless Steel construction for transit installations and improved disability access.

00101 Sales - AU Base Unit Floor Plan Sheet - Jupiter - Issue 1 – Feb 2018

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COACHES BOXES & TEAM SHELTERS

Abel Premium Quality Coaches Boxes & Team Shelters

Abel is a leading supplier of premium quality Coaches Boxes & Team Shelters to clubs of all levels, shires & local councils, schools & universities. Abel premium quality Coaches Boxes & Team Shelters also comply with AFL Preferred Facility Guidelines.

Abel CB Series Heavy Duty Coaches Boxes

- Dimensions: 2.5m Height X .925m Base Depth
- Heavy Duty Vandal Resistant Frame
- Roof: Corrugated Colorbond Steel
- Side Panels: Perforated Steel (Polycarbonate top half available)
- Back Panel: Solid Steel (Polycarbonate top half available)
- Benches: Clear Anodised Aluminium
- Finish: Ironstone with Woodland Grey Roof (Custom Powder Coat colours available)
- 100% Australian Made
- Five Year Structural Guarantee

Item	Persons	AFL	Length	Height	Frame	Sides	Back	Roof
CB-4	4 Scorers		2.3m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-6	6		3.0m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-6 R*	6		3.0m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-8	8	✓	4.8m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-9	9		4.5m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-10	10	✓	6.0m	2.5m	Steel	Perforated Steel	Steel	Colorbond Steel
CB-4SB	4 Scorers		2.3m	2.5m	Steel	Polycarbonate Top Half	Polycarbonate Top Half	Colorbond Steel
CB-6 PC	6		3.0m	2.5m	Steel	Polycarbonate Top Half	Polycarbonate Top Half	Colorbond Steel
CB-8 PC	8	✓	4.8m	2.5m	Steel	Polycarbonate Top Half	Polycarbonate Top Half	Colorbond Steel
CB-9 PC	9		4.5m	2.5m	Steel	Polycarbonate Top Half	Polycarbonate Top Half	Colorbond Steel
CB-10 PC	10	✓	6.0m	2.5m	Steel	Polycarbonate Top Half	Polycarbonate Top Half	Colorbond Steel

CB-6 R is a Socketed model which includes ground tubes & off-season caps

✓ AFL Preferred Facility Guideline Compliant. Models CB-3 PC, CB-8 & CB-8 PC are compliant with Preferred Facility Guidelines for Regional & Local League Facilities. Models CB-12 & CB-12 PC are compliant with Preferred Facility Guidelines for State Facilities.

AUSTRALIAN MADE

SITE CONTAMINATION DECLARATION FORM

Council area: The Barossa Council

Regarding the land comprised in Certificate(s) of Title Register Book Volume 6101 Folio 50, Allotment 744 Deposited Plan 89654; Volume CT 5677 Folio 209, Allotment 55 Filed Plan 38979; and Volume CT 5438 Folio 511, Allotment 304 Deposited Plan 23019

I Annabel Geitz, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

LBWco, 2024, *Preliminary Site Investigation – Site History, Lyndoch Recreation Park*, Ref: 241507 R01, 23 January 2024

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

Click here to enter text.

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*;

(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.

~~Part 3—Site contamination exists or may exist*~~

~~(a) site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*;~~

~~(b) the site contamination or potential site contamination originated or is likely to have originated—~~

~~(i) on the subject land*—~~

~~(A) as a result of the following activities carried on there~~

~~Click here to enter text.~~

~~(B) at the following location:~~

~~(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*:~~

Click here to enter text.

**Delete whichever is not applicable*

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)

STATE PLANNING COMMISSION

~~**Part 4—Observations***~~

~~The subject land* is located on land within a [select any that apply]—~~

~~☐ groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)~~

~~☐ subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.~~

Signed: Click here to enter text. Date: 23 January 2024

☐ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

LBW co Pty Ltd

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

Adapted from Schedule 3 of Practice Direction 14 – Site Contamination Assessment – Version 2 (23 June 2022)

STATE PLANNING COMMISSION

JS Ayre & Associates
PO Box 123
EDWARDSTOWN SA 5039
M: 0416 151 234
E: ayrejackie60@gmail.com

Native Vegetation Clearance

Lyndoch Recreation Park

Data Report

Clearance under the *Native Vegetation Regulations 2017*

5 February 2024

Prepared by JS Ayre & Associates

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Table of contents

1. Application information
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5. Clearance summary
6. Significant environmental benefit
7. Appendices

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1. Application information

Application Details

Applicant:	Barossa District Council		
Key contact:	Kim Thompson, Senior Environmental Officer, Barossa District Council E: kthompson@barossa.sa.gov.au T: 0476 781 936		
Landowner:	Barossa District Council		
Site Address:	Lyndoch Recreation Park, Barossa Valley Way, Lyndoch		
Local Government Area:	District Council of Barossa	Hundred:	Barossa
Title ID:	CT/5677/209 and CT/5438/511	Parcel ID	F38979 A55 and D23019 A304

Summary of proposed clearance

Purpose of clearance	Clearance required for the redevelopment of the recreation park precinct
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 34, Infrastructure
Description of the vegetation under application	Size, type and general condition - 1 large healthy Blue Gum (*Eucalyptus leucoxylon*) and 7 small to large River Red Gums (*Eucalyptus camaldulensis var camaldulensis*) trees.
Total proposed clearance - area (ha) and number of trees	8 scattered trees are proposed to be cleared.
Level of clearance	Level 3
Overlay (Planning and Design Code)	Native Vegetation Overlay
Map of proposed clearance area	
Mitigation hierarchy	All options to avoid impact have been considered but cannot be achieved without compromising the standard of facilities proposed.
SEB Offset proposal	Equivalent ha to achieve 33.64 SEB points on-ground at Council SEB offset site

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2. Purpose of clearance

2.1 Description

The Barossa Council proposes a complete redevelopment of the Lyndoch Recreation Park, to facilitate the construction of a second oval and an increase in size of the existing oval, to meet AFL standards and accommodate the future needs of the growing community. Acquisition of an adjacent land is proposed as part of the project.

2.2 Background

The site is currently used for recreation and structured or informal community activities. It includes tennis courts, an oval, playgrounds and associated infrastructure. Land to the southwest is residential; to the southeast is recreation and residential; and to the north is open space, small farming and viticulture.

The proposal consists of a single stage – no future stages are anticipated; however the needs of the growing community may require further development in the medium to long term. There is no other remnant vegetation in the immediate vicinity of the site.

2.3 General location map

Figure 1. Site map

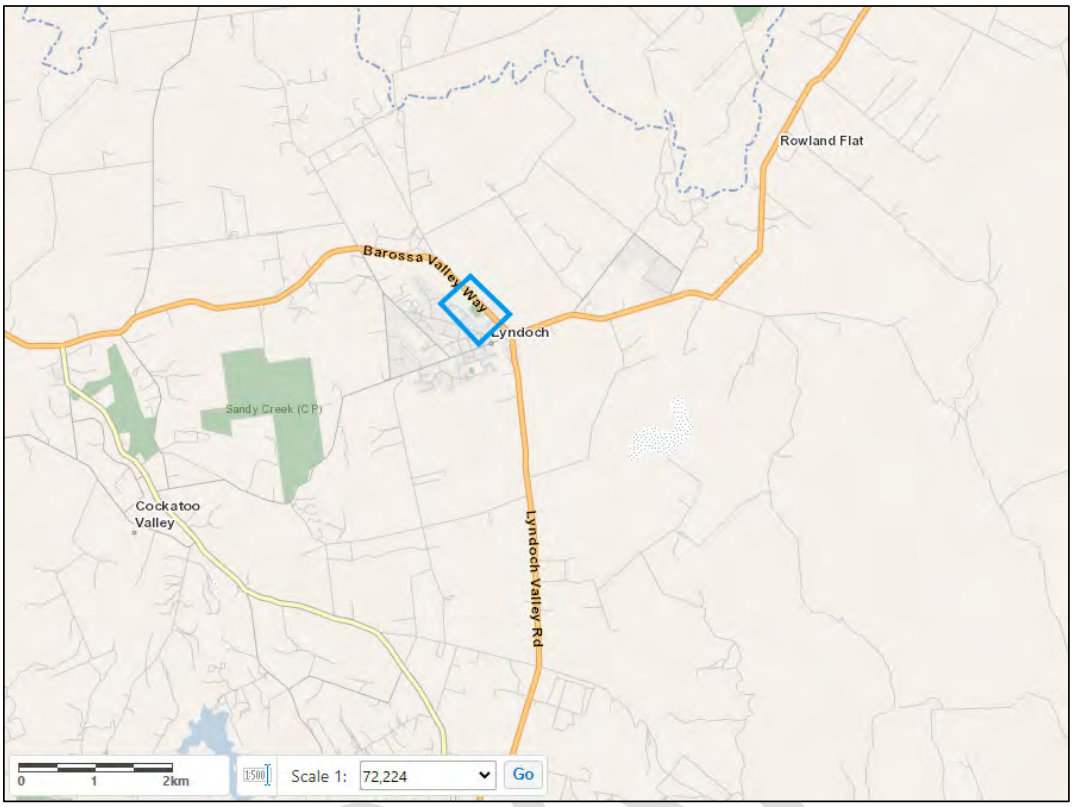

Figure 2. Location map

2.4 Details of the proposal

The project involves purchase and development of a parcel to the NW; construction of a new oval; enlarging of the existing oval; and replacement or development of infrastructure such as tennis courts, playgrounds, toilet and other community facilities to support the operation and use of the new recreation park. The concept plan at Figure 3 shows the general development intention.

Figure 3. Concept plan

2.5 Approvals required *or* obtained

Provide details of the following approvals or applications under the follow legislation, where relevant:

- *Native Vegetation Act 1991* – this report is in part fulfillment of the requirements of this Act
- *Planning, Development and Infrastructure Act 2016* – TBA
- *Environment Protection and Biodiversity Conservation Act 1999* (impacts on MNES) – N/A
- *National Parks and Wildlife Act 1972* (e.g. flora collection permit) – N/A
- *Landscapes SA Act 2019* (e.g. water affecting activity permit) – N/A
- *Aboriginal Heritage Act 1988* – N/A

2.6 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 34, Infrastructure.

2.7 Development Application information (if applicable)

Identify to Zone – Recreation, Subzone and Overlay – Native Vegetation Overlay.

3. Method

3.1 Flora assessment

A site assessment was undertaken on 26 January 2024 by Jackie Ayre of JS Ayre & Associates. The scope of works was outlined by the client prior to the field survey and informed by research using NatureMaps and Google Earth street view. The survey involved a general assessment of vegetation on the site, including identification of possible habitat for species of conservation significance.

An online search was undertaken for Environment Protection and Biodiversity Conservation (EPBC) Act "Matters of Environmental Significance" and an interrogation of the Atlas of Living Australia (AoLA) and the BDBSA databases was completed as background to the field assessment. Eighteen threatened plant species were recorded within 5km since 1995. None were found on site nor are likely to be present.

3.2 Fauna assessment

A review of databases including the EPBC Act "Matters of Environmental Significance", AoLA and BDBSA was undertaken prior to the site visit to establish fauna species known, or considered likely, to occur at the site. All observations, calls and evidence of presence were recorded as field notes. Bird species were recorded when heard calling, or when observed within, adjacent to, or flying over the site. Evidence of fauna species presence was searched for and recorded when observed. If hollows were found, closer inspection with binoculars was undertaken.

Nineteen listed species were recorded within the search criteria. None were observed, nor are likely to find long-term or critical habitat on site.

See Part 4.2 and Appendix 1 for further details.

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4. Assessment Outcomes

4.1 Vegetation Assessment

General description of the vegetation, the site and matters of significance

- *Landform, geography and soils*
  The site is just within the Sandy Creek Land System and is described as a belt of undulating to gently rolling rises and low hills dominated by sandy soils. Slopes are generally less than 20%. Soils formed on tertiary sediments predominate, usually with sandy surfaces and clayey subsoils.
- *Landform feature of significance (rivers, creeks, rocky outcrops, etc.)*
  Lyndoch Creek flows to the east of the site across Barossa Valley Way. There are no other significant topographical features.
- *General overview of the vegetation under application as a whole*
  The site contains eight scattered trees, remnants of or progeny from nearby Eucalyptus (mixed) woodland dominated by E. leucoxylon. The vegetation occurs amidst planted amenity vegetation (trees, shrubs and garden beds) over exotic grasses/herbs/forbs.
- *General description of the vegetation relating to type and condition*
  The vegetation is of two species, in fair to good condition. The vegetation no longer represents the original plant community.
- *Description of the landscape context for the vegetation*
  The vegetation contributes to the amenity of the recreation park precinct and adds visual and habitat variety to the European cultural landscape. Adjacent properties are residential, rural, viticulture and recreation. Sandy Creek Conservation park lies 2.4km SE; and the closest Heritage Agreements are approximately 1.5 km northeast.

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Details of the scattered trees proposed to be impacted

Tree ID – Tree 1 Tree spp: *Eucalyptus leucoxylon* Number of trees: 1 Height (m): 22 Hollows: 2 small Diameter (cm): 120 Canopy dieback (%): 10 Total Biodiversity Score: 8.21	
Photo 1. Facing north, this large blue gum is surrounded by planted amenity species over mowed grass and bare ground. It is of limited habitat value to threatened species, apart from occasional raptor or cockatoo perching or visits by brushtail possums. Loss factor 1 – removal.	

Tree ID – Tree 2 Tree spp: *Eucalyptus camaldulensis var camaldulensis* Number of trees: 1 Height (m): 14 Hollows: nil Diameter (cm): 60 Canopy dieback (%): 30 Total Biodiversity Score: 2.02	
Photo 2. Facing NW, a medium red gum in fair condition with limited potential for threatened species, surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.	

Tree ID – Tree 3 Tree spp: *Eucalyptus camaldulensis var camaldulensis* Number of trees: 1 Height (m): 12 Hollows: nil Diameter (cm): 70 Canopy dieback (%): 10 Total Biodiversity Score: 2.35	
Photo 3. Facing N, a medium red gum in good condition with limited potential for threatened species, surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.	

Tree ID – Tree 4	
Tree spp: *Eucalyptus camaldulensis var camaldulensis*	
Number of trees: 1	
Height (m): 14	
Hollows: nil	
Diameter (cm): 70	
Canopy dieback (%): 30	
Total Biodiversity Score: 2.22	

Photo 4. Facing N, a medium red gum in fair condition with limited potential for threatened species, surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.

Tree ID – Tree 5	
Tree spp: *Eucalyptus camaldulensis var camaldulensis*	
Number of trees: 1	
Height (m): 20	
Hollows: nil	
Diameter (cm): 200	
Canopy dieback (%): 30	
Total Biodiversity Score: 7.59	

Photo 5. Facing NW, a substantial red gum in good condition with some potential for threatened species, such as perching and roosting by raptors, cockatoos and brushtail possums. Surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.

Tree ID – Tree 6	
Tree spp: *Eucalyptus camaldulensis var camaldulensis*	
Number of trees: 1	
Height (m): 12	
Hollows: nil	
Diameter (cm): 40	
Canopy dieback (%): 20	
Total Biodiversity Score: 1.21	

Photo 6. Facing NE, a small red gum in fair condition with limited potential for threatened species, surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.

Tree ID – Tree 7 Tree spp: *Eucalyptus camaldulensis var camaldulensis* Number of trees: 1 Height (m): 18 Hollows: nil Diameter (cm): 125 Canopy dieback (%): 10 Total Biodiversity Score: 5.95	
Photo 7. Facing NW, a large red gum in reasonable condition with some potential for threatened species, such as perching and roosting for raptors and cockatoos, and possums. Surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.	

Tree ID – Tree 8 Tree spp: *Eucalyptus camaldulensis var camaldulensis* Number of trees: 1 Height (m): 16 Hollows: nil Diameter (cm): 80 Canopy dieback (%): 40 Total Biodiversity Score: 2.49	
Photo 8. Facing SE, a medium red gum in poor condition with limited potential for threatened species, surrounded by amenity planted trees and shrubs. Loss factor 1 – removal.	

Site map showing areas of proposed impact

Figure 4. Site showing scattered trees assessed

4.2 Threatened Species assessment

Flora

The searches identified 18 threatened flora species within the search criteria. None were observed on site on site nor are likely to occur given the given the lack of diversity across the site.

Fauna

Database searches identified 19 threatened species recorded within 5km of the proposed impact site since 1995 (excluding pelagic, marine or aquatic dependent species). The total includes (EPBC Act) VU – 1; EN – 1; and (NPW Act) R – 10; V – 3 and E – 2, and 2 at ssp level. See Appendix 1 for the full list of threatened species recorded.

The likelihood of the listed fauna finding habitat at the site is as follows:

Likelihood of Occurrence	No. of Species
Highly likely/known	0
Likely	0
Possible	6
Unlikely	13

Species observed on site, or recorded within 5km of the application area since 1995, or the vegetation is considered to provide suitable habitat

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Corcorax melanorhamphos White-winged Chough	R		3	2012	Open forests and woodlands. Tend to prefer wetter areas, with lots of leaf-litter, for feeding, and available mud for nest building	Unlikely – specific habitat required not available
Coturnix ypsilophora australis Brown Quail	V		3	2012	Prefer dense grasslands, often on the edges of open forests, and bracken. May sometimes be seen alongside roads	Unlikely – specific habitat required not available
Falco peregrinus macropus Peregrine Falcon	R		3	2020	Requires abundant prey and secure nest sites, and prefers coastal and inland cliffs or open woodlands near water, even found nesting on high city buildings	Possible - the general area provides suitable habitat and tall trees for scouting or consuming prey
Falco subniger Black Falcon	R		3	1997	Found along tree-lined watercourses and in isolated woodlands, mainly in arid and semi-arid areas. Roosts in trees at night and often on power poles by day	Unlikely – specific habitat required not available
Falcunculus frontatus frontatus Eastern Shriketit	R		3	2010	Found in eucalypt forests/woodlands, forested gullies and along rivers in drier areas. It can also be found in rainforests. Sometimes seen in parks and gardens, on farms with scattered trees, and on pine plantations	Unlikely, limited suitable habitat for regular habitation
Hieraaetus morphnoides Little Eagle	V		3	2011	Seen over woodland and forested lands and open country, extending into the arid zone. It tends to avoid rainforest and heavy forest	Possible, but limited habitat present

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Lophoictinia isura Square-tailed Kite	E		3	2015	Mainly open eucalypt forests/woodlands, often dominated by stringybarks, Manna Gum, Messmate, River Red Gums, as well as cypress-pines and sheoaks. Occurs along the edges of dense forest and along road verges with remnant or planted trees, also grasslands or open or cultivated farmland near remnant woodland	Possible, but limited habitat present
Melanodryas cucullata cucullata Hooded Robin (YP, MN, AP, MLR, MM, SE)	R		3	2017	Prefers open eucalypt woodlands, acacia scrub and mallee, with tall native grasses, often near clearings or open areas	Unlikely, no suitable habitat available
Melithreptus gularis Black-chinned Honeyeater	ssp		3	2003	Upper levels of eucalypt forests or woodlands with box and ironbarks, sometimes gardens and street trees	Unlikely, limited preferred habitat available
Microeca fascinans Jacky Winter	ssp		3	1997	Open woodland with open shrub layer and bare ground	Unlikely, no suitable habitat available
Myiagra inquieta Restless Flycatcher	R		3	2008	Open forests and woodlands, frequently seen in farmlands	Unlikely, habitat available is sub-optimum
Neophema elegans elegans Elegant Parrot	R		3	2002	Open habitats, can be found in a wide variety of habitats, including grasslands, shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh and farmland	Possible, limited suitable habitat available
Petroica boodang boodang Scarlet Robin	R		3	2003	Open forests and woodlands; open habitats such as grasslands, farmland and urban parks and gardens	Possible, limited habitat and likely to be an opportunistic visitor only
Stagonopleura guttata Diamond Firetail	V	VU	3	2023	Open grassy woodland, heath and farmland or grassland with scattered trees	Unlikely, limited suitable habitat

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Turnix varius varius Painted Buttonquail	R		3	2012	A range of Eucalypt associations wherever leaf litter is prominent	Unlikely, no suitable habitat available
Zanda funerea whiteae Yellow-tailed Black Cockatoo	V		3	2001	Stringybark forest and woodland, with Sheoaks, Banksias and Hakeas. Plantation Pine forests and individual Pines	Unlikely except to flyover to more suitable habitat
Zoothera lunulata halmaturina South Australian Bassian Thrush (southern FR, MLR, KI)	SP	EN	3	2020	Damp, densely forested areas and gullies usually associated with a thick canopy and leaf litter below	Unlikely, no suitable habitat available
Trichosurus vulpecula Common Brushtail Possum	R		3	2000	Found in Eucalyptus and Sheoak woodlands. Nest in tree hollows or other dark confined spaces such as hollow logs, dense vegetation, roof spaces and crevices. Have adapted to life in the suburbs and enjoy eating planted gardens	Possible, nest sites available in nearby buildings and amenity plants on site for feeding
Egernia cunninghami Cunningham's Skink	E		3	2007	Forests and open woodlands with rock outcrops	Unlikely, no suitable habitat available
Source; 1- BDBSA, 2 - AoLA, 3 – NatureMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	**Criteria**
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

4.3 Cumulative impact

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

- *clearance directly required for the development (e.g. access, building footprints, associated infrastructure – power and water, etc.)* – the clearance includes all associated impacts foreseeable at this stage.
- *subsequent clearance that will be permitted or required (e.g. 10m around a building, 20m around a dwelling, clearance for fire protection)* – these Regulations have been considered in assessing the total impact of the development
- *indirect clearance that may occur as a result of the development (e.g. dust generation smoothing vegetation, altered hydrology inundating or drying vegetation, impacting on tree root zones (the application of fill) impacting on tree health)* – impact on tree root zones has been included in this assessment. Short term impacts such as dust generation will be managed accordingly so as to reduce nuisance to adjacent property owners.
- *future stages or associated components of a development (noting, the clearance for future stages of a development does not need to be assessed as part of this application, only discussed to provide the NVC with the full context of the proposed clearance).* - there are no future stages proposed at this time.

4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimize, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

a) Avoidance – outline measures taken to avoid clearance of native vegetation
Alternatives have been given consideration however to meet AFL standards for oval design and size, and the future needs of the community, avoidance may not be possible. Potential to retain some of the trees will be investigated as the concept develops.

b) Minimization – if clearance cannot be avoided, outline measures taken to minimize the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).
The site has numerous constraints so achieving the appropriate standards for sports oval development. Wherever possible, minimisation of impacts to native vegetation will be implemented.

c) Rehabilitation or restoration – outline measures taken to rehabilitate ecosystems that have been degraded, and to restore ecosystems that have been degraded, or destroyed by the impact of clearance that cannot be avoided or further minimized, such as allowing for the re-establishment of the vegetation.
Rehabilitation is not feasible on this site. The proponent proposes to undertake revegetation at a registered SEB offset site at Gottwald Road (site number NVS2022/401/960.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimized should be offset by the achievement of a significant environmental benefit that outweighs that impact.
The full SEB offset required will be met via on ground works at the SEB Credit site at Gottwald Road.

4.5 Principles of Clearance (Schedule 1, *Native Vegetation Act 1991*)

The Native Vegetation Council will consider Principles 1(b), 1(c) and 1(d) when assigning a level of Risk under Regulation 16 of the Native Vegetation Regulations. The Native Vegetation Council will consider all the Principles of clearance of the Act as relevant, when considering an application referred under the *Planning, Development and Infrastructure Act 2016*.

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	Relevant information The assessment is a Scattered Tree method. Principle 1(a) is not relevant. Patches; Bushland Plant Diversity Score – N/A
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1b - significance as a habitat for wildlife	Relevant information See Part 4.2 and Appendix 1 for threatened species recorded or observed. Of 19 listed species, the following assessment is made regarding likely use of the habitat provided: Highly likely/known – 0 Likely – 0 Possible – 6 Unlikely – 13 *Detail if the vegetation support a high diversity of animal species* – the vegetation is scattered trees some distance apart and interspersed with amenity planted non-native and exotic species. There is significant vehicle and foot traffic especially on weekends and this and the nature of the vegetation in the area precludes the use by threatened species. *Detail if the vegetation provide a corridor for movements between other areas of native vegetation, or a habitat refuge, especially in heavily cleared areas* – the vegetation is not connected to any remnant patches It is unlikely to provide a corridor or refuge of any value to threatened species. Trees; Fauna Habitat Score – 1.8 Biodiversity Score – total 32.04
	Assessment against the principles Seriously at Variance All ST's are SAV; At Variance – N/A
	Moderating factors that may be considered by the NVC Impact significance, sub-optimum habitat

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Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information There were no threatened species were recorded for the site, nor are they likely to be present but undetectable at the time of assessment (e.g. orchids) given the heavily trafficked site and cultural practices applied to maintain the area for its intended use. Identify the distribution of species within the area of impact – N/A What level of impact on the local population of the plant species – Nil Number of plants likely to be impacted in the clearance area – N/A Threatened Flora Score(s) – N/A
	Assessment against the principles Seriously at Variance N/A At Variance – N/A;
	Moderating factors that may be considered by the NVC N/A
***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information Two threatened vegetation communities were listed in the database searches: Peppermint Box Grassy Woodland and Irongrass Natural Temperate Grassland. The scattered trees do not form part of these communities, and no threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems are at risk form the development. Threatened Community Score – N/A
	Assessment against the principles Seriously at Variance N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information N/A the vegetation is scattered trees ins a modified cultural landscape and not considered a significant remnant Total Biodiversity Score - N/A
	Assessment against the principles Seriously at Variance N/A At Variance N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information N/A
	Assessment against the principles Seriously at Variance N/A At Variance –

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	N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information The trees are generally hidden within a modified landscape of amenity planted non-native and exotic trees. Trees 1, 5 and 7 have high visual amenity, and are noticeable to users of the facility, but not easily observed by the wider community outside the facility. Detail the location of trees or vegetation relative to sites frequented by the public (e.g. roads, towns, lookout, etc.) *Provide details of cultural or historical values* - there is no evidence of cultural or historical significance *Discuss possible effect on landscape character* – the landscape character will be altered by the proposal, but this is largely due to the complete redevelopment rather than removal of individual remnant scattered trees.
	N/A
	Moderating factors that may be considered by the NVC N/A

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	8
	Area (ha)	-
	Total biodiversity Score	32.04
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 3

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5. Clearance summary

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
1	1	1.8	0	8.21	1	8.62	$6,690.37	$367.97
2	1	1.8	0	2.02	1	2.12	$1,646.11	$90.54
3	1	1.8	0	2.35	1	2.47	$1,915.03	$105.33
4	1	1.8	0	2.22	1	2.33	$1,809.09	$99.50
5	1	1.8	0	7.59	1	7.97	$6,185.13	$340.18
6	1	1.8	0	1.21	1	1.27	$986.04	$54.23
7	1	1.8	0	5.95	1	6.25	$4,848.68	$266.68
8	1	1.8	0	2.49	1	2.61	$2,029.11	$111.60
Total	**8**			**32.04**		**33.64**	**$26,109.56**	**$1,436.03**

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	32.04	33.64	**$26,109.56**	**$1,436.03**	**$27,545.58**

Economies of Scale Factor	0.5
Rainfall (mm)	520

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6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING AN SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

☐ Establish a new SEB Area on land owned by the proponent.
☒ Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _NVS2022/4010/960
☐ Apply to have SEB Credit assigned from another person or body. The application form needs to be submitted with this Data Report.
☐ Apply to have an SEB to be delivered by a Third Party. The application form needs to be submitted with this Data Report.
☐ Pay into the Native Vegetation Fund.

PAYMENT SEB

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund, summary information must be provided on the amount required to be paid and the manner of payment.

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ON-GROUND SEB

If a proponent proposes to achieve the SEB on-ground, the following information must be provided:

Ownership:			
Site Address:			
Local Government Area:		Hundred:	
Title ID:	CT CR CL	Parcel ID	Sec DP A/Q FP A/Q

General description of the vegetation, the site and matters of significance

Provide a general description of the site including the following;

- Landform, geography and soils
- Landform features of significance (rivers, creeks, rocky outcrops, etc.)
- General overview of the vegetation under application as a whole (e.g. contains x number of vegetation associations)
- General description of the vegetation relating to type and condition (i.e. is the vegetation relatively homogeneous, or there significant variation)
- Provide a description of the landscape context for the vegetation (e.g. isolated patch of vegetation in cropping landscape) and proximity to protected areas (Conservation Parks, Heritage Agreements, etc.)

Information relating to the relevant land

Include current and past land use, encumbrances (e.g. mining leases. Heritage Agreement, easements, other contractual arrangements) and other matters that may impact on the management of the area (e.g. bushfire management zones).

General location map

Provide representative maps displayed at multiple scales including;

- Site map(s) (recommended scale 1:10 000 or lower) showing the boundary of the area of impact. The map(s) should include the location of individual scattered trees (if applicable) and patches of vegetation proposed to be cleared
- Location map (recommended scale 1:50 000 or higher) showing landscape features, site boundary and any other relevant details, such as local government boundaries and township locations, appropriate at this scale

Description of the vegetation

Vegetation Association	(e.g. Vegetation Association 1; Eucalyptus odorata open woodland).
Representative photo • Provide direction and location of the photo(s) • additional photos must be provided for the larger sites or sites with higher levels of heterogeneity	

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General description	e.g. dominant species, condition and observations of disturbance				
Threatened species or community	Provide details of any threatened flora or fauna under the NP&W Act or EPBC Act listed species or community				
Landscape context score		Vegetation Condition Score		Conservation significance score	
Gain Score		Area (ha)		SEB Points of Gain	

Site map showing areas of the proposed SEB

The site map must ***clearly delineate each vegetation association*** this must be able to be cross referenced with the descriptions provided above.

Photo log

Provide a series of photos of the area of the proposed SEB with location and direction of the photo recorded, marked on a map.

Fauna and Flora assessment

Provide the Database search (BDBSA, EPBC, AoLA) results plus direct observations, or incidental records of or suitable habitat for NP&W Act listed species or EPBC Act listed species. If present, the location of these matters must be identified on a map.

Discuss the suitability of the habitat and likelihood of the presences of the threatened species that were identified from the search of the databases or field observations.

For proposed SEB site that provide greater than 250 SEB points, provide the detail of suitability of habitat

Species observed on site, or recorded within 5km (50km in the arid zone) of the application area since 1995, or the vegetation is considered to provide suitable habitat.

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Leipoa ocellata (Malleefowl)	V	VU	3	2020	Mallee vegetation with a thick layer of leaf litter	Known – an active nest was observed during the field assessment.

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Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	**Criteria**
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

Environmental Benefits

Detail the key environmental outcomes and associated benefits that are expected to be provided as a result of the establishment and management of the SEB area (improved vegetation condition, protecting habitat of threatened species, establishing a population of threatened flora species, etc.).

The NVC will consider this information in association with the SEB Management Plan, when determining if the proposed SEB outweighs the value of retaining the vegetation proposed to be cleared.

Summary Table

Block	**Site**	**Vegetation Association**	**UBS**	**Gain Score**	**Area (ha)**	**SEB Point of Gain**
				Total		

SEB Management Plan

The Management Plan for the proposed SEB area is attached in the appendices.

A Native Vegetation Management Plan is required as part of the Conditions of Consent for clearance.
The Management Plan should be provided at the time of submitting the application to clear vegetation, however it can be lodged during the assessment process if required, but must be received before a decision can be made by the Native Vegetation Council in relation to the associated clearance. The Management Plan template is found under Tools for Accredited Consultants.

7. Appendices

Appendix 1. Flora and Fauna Species List

FAMILY NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
AMARANTHACEAE	Maireana excavata	Bottle Fissure-plant		V	03-Dec-2009
AMARANTHACEAE	Ptilotus erubescens	Hairy-tails		R	03-Dec-2009
ASPHODELACEAE	Caesia parviflora var. minor	Pale Grass-lily		R	09-Oct-2003
ASPHODELACEAE	Dianella longifolia var. grandis	Pale Flax-lily		R	25-Sep-2004
CYPERACEAE	Cyperus sanguinolentus	Dark Flat-sedge		R	01-Dec-2004
FABACEAE	Acacia iteaphylla	Flinders Ranges Wattle		R	08-Aug-2004
FABACEAE	Glycine latrobeana	Clover Glycine	VU	V	08-Feb-1999
LAMIACEAE	Prostanthera chlorantha	Green Mintbush		R	
MYRTACEAE	Eucalyptus fasciculosa	Pink Gum		R	31-Jul-2020
ORCHIDACEAE	Corybas unguiculatus	Small Helmet-orchid		R	24-Jul-2009
ORCHIDACEAE	Corybas X dentatus	Finniss Helmet-orchid	VU	E	02-Aug-2011
ORCHIDACEAE	Diuris behrii	Behr's Cowslip Orchid		V	05-Oct-2011
ORCHIDACEAE	Prasophyllum fecundum	Self-pollinating Leek-o		R	14-Oct-2009
ORCHIDACEAE	Prasophyllum pallidum	Pale Leek-orchid	VU	R	09-Oct-2014
ORCHIDACEAE	Prasophyllum pruinosum	Plum Leek-orchid	EN	E	09-Oct-2014
ORCHIDACEAE	Pterostylis psammophila	Two-bristle Greenhood	CR	E	09-Nov-2018
POACEAE	Austrostipa tenuifolia			R	11-Nov-2004
ASTERACEAE	Olearia pannosa ssp pannosa		VU		PMST

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CLASS NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
AVES	Acanthiza lineata	Striated Thornbill	ssp		20-Sep-2012
AVES	Anhinga novaehollandiae novaeho	Australasian Darter		R	12-Mar-2016
AVES	Corcorax melanorhamphos	White-winged Chough		R	13-Jan-2012
AVES	Coturnix ypsilophora australis	Brown Quail		V	01-Feb-2012
AVES	Falco peregrinus macropus	Peregrine Falcon		R	22-Apr-2020
AVES	Falco subniger	Black Falcon		R	12-Feb-1997
AVES	Falcunculus frontatus frontatus	Eastern Shriketit		R	02-May-2010
AVES	Hieraaetus morphnoides	Little Eagle		V	02-Jun-2011
AVES	Lophoictinia isura	Square-tailed Kite		E	15-Oct-2015
AVES	Melanodryas cucullata cucullata	Hooded Robin (YP, MN, AP, MLR, MM	EN	R	02-Jul-2017
AVES	Melithreptus brevirostris	Brown-headed Honeyeater	ssp		13-Feb-2012
AVES	Melithreptus gularis	Black-chinned Honeyeater		ssp	11-Oct-2003
AVES	Microeca fascinans	Jacky Winter		ssp	02-Feb-1997
AVES	Myiagra inquieta	Restless Flycatcher		R	15-May-2008
AVES	Neophema elegans elegans	Elegant Parrot		R	09-Feb-2002
AVES	Petroica boodang boodang	Scarlet Robin		R	27-Oct-2003
AVES	Platycercus elegans	Crimson Rosella	ssp		01-Feb-2012
AVES	Spatula rhynchotis	Australasian Shoveler		R	12-Mar-2016
AVES	Stagonopleura guttata	Diamond Firetail	VU	V	27-Jun-2023
AVES	Tringa glareola	Wood Sandpiper		R	12-Mar-2016
AVES	Turnix varius varius	Painted Buttonquail		R	01-Feb-2012
AVES	Zanda funerea whiteae	Yellow-tailed Black Cockatoo		V	04-Nov-2001
AVES	Zapornia tabuensis	Spotless Crake		R	12-Mar-2016
AVES	Zoothera lunulata halmaturina	South Australian Bassian Thrush (sou	EN	SP	22-Apr-2020
MAMMAL	Tachyglossus aculeatus	Short-beaked Echidna	ssp	ssp	15-Apr-2015
MAMMAL	Trichosurus vulpecula	Common Brushtail Possum		R	24-Oct-2000
REPTILIA	Egernia cunninghami	Cunningham's Skink		E	10-Nov-2007

Highlighted species excluded for habitat or occurrence reasons

Appendix 2. Scattered Tree Vegetation Assessment Scoresheet

SEB Required for Scattered Trees

(Version - 28 July 2023)

Landscapes Region	**N&Y**	**Total Biodiversity Score**	32.02
Mean Annual Rainfall (mm)	**520**	**Total SEB Points required**	**33.62**
Economies of Scale factor	**0.5**	**Payment $ (GST exclusive**	**$26,092.90**
		Admin fee (GST inclusive)	**$1,435.11**
IBRA Association	**Rosedale**	**Total SEB $ required**	**$27,528.01**

Tree Species	Number of Trees (total)	Number of trees (proposed removed)	Number of trees (proposed pruning)	Total SEB Points required	Payment in NV Fund (GST Exclusive)	Administration fee (GST Inclusive)	Total
Eucalyptus leucoxylon ssp. leucoxylon	1	1	0	8.62	$6,687.62	$367.82	$7,055.44
Eucalyptus camaldulensis	7	7	0	25.00	$19,405.28	$1,067.29	$20,472.57
0	0	0	0	0.00	$0.00	$0.00	$0.00

Appendix 3. SEB Management Plan

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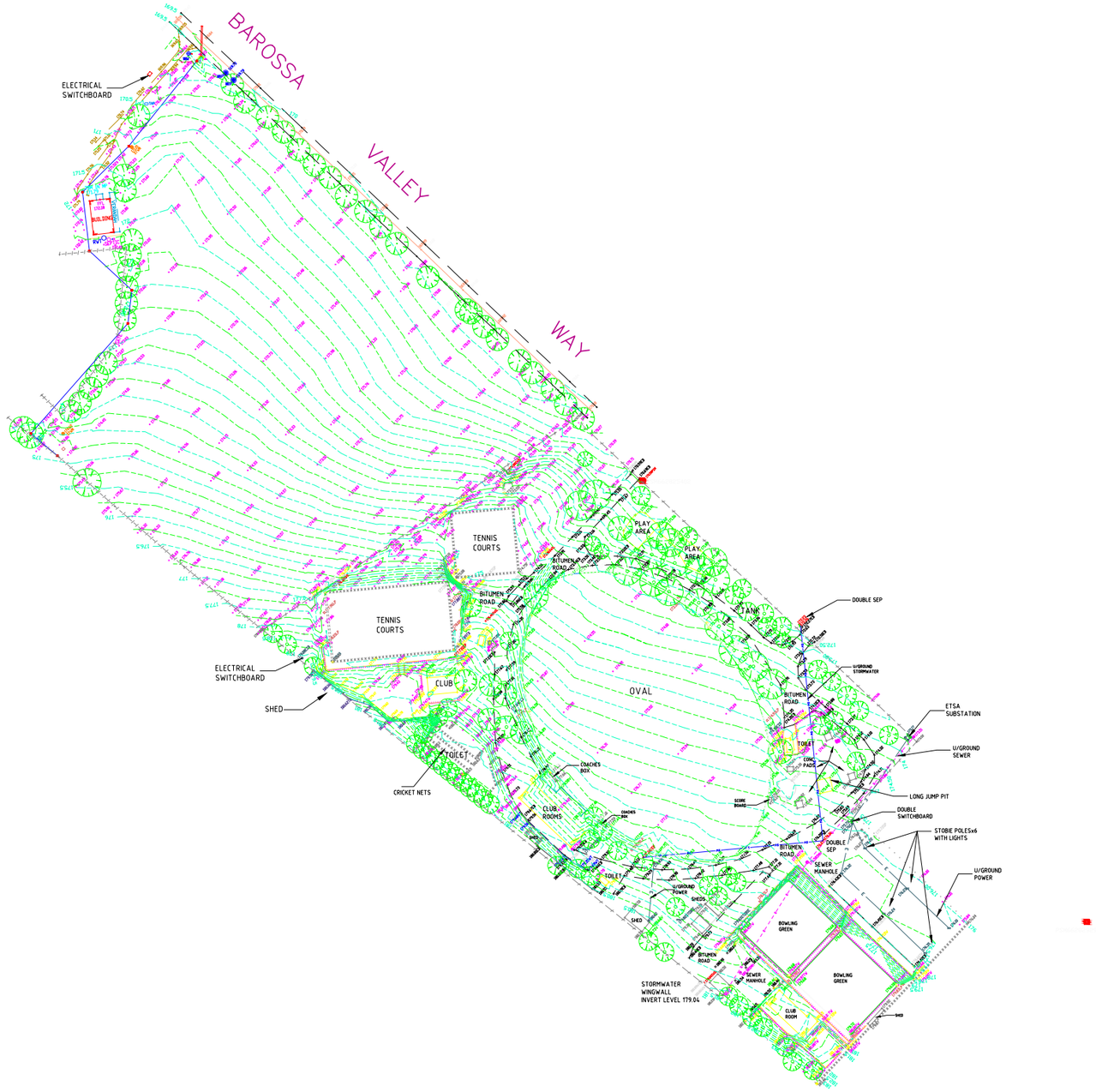

LEGEND

V = VERANDAH
SEP = SIDE ENTRY PIT
GP = GRATED PIT
WW = WING WALL
SW = STORMWATER
BW = BOTTOM RETAINING WALL
ET = EDGE OF TRACK
EB = EDGE BITUMEN
ESB = ELECTRICAL SWITCHBOARD
TK = TOP OF KERB
WT = WATER TABLE
TB = TOP OF BANK
BB = BOTTOM OF BANK
ICV = IRRIGATION CONTROL VALVE
CL = CENTRE LINE
P = PATH
ST = STOBIE
TEL = TELSTRA PIT
IP = INSPECTION POINT
MH = MANHOLE
F = FENCE
TW = TOP OF WALL
BW = BOTTOM OF WALL
SD = SPOON DRAIN
E = ELECTRICAL
G = GAS
IL = INVERT LEVEL
GI = GALVANISED IRON
BC = BOX CULVERT
F = FENCE

LINETYPE	DESCRIPTION
	CENTERLINE OF BITUMEN
	EDGE OF BITUMEN
	VERANDAH OVERHEAD
	EDGE OF DIRT PATH
	RETAINING WALL
172	MAJOR CONTOUR
	MINOR CONTOUR

SYMBOL	DESCRIPTION
	PEG FOUND
	TBM IN MP
	FINISHED FLOOR LEVEL (FFL)
	WATER METER (WM)
	WATER IP (WIP)
	STORM WATER MANHOLE (STWM)
	RAINWATER TANK (RWT)
	JUNCTION PIT
	RL TOP OF CONC PIT
	RL OF INV CONC PIT
	POST & WIRE FENCE
	BUILDING
	SIGN REFLECTOR
	SIGN ADD
	SEPTIC PIT
	TREE

		SURFACE LEVEL	
		SURVEY MARK	
		PSM	
		PEG	
		SURVEY STATION & ID	
		STORMWATER IP	
		SEWER IP (SIP)	
		SEWER MANHOLE (SMH)	
		STORMWATER MANHOLE	
		BOLLARD	
		LIGHT POST (LP)	
		FIRE HYDRANT	
		WATER PIT	
		BOX CULVERT	
		STOBIE	

Rev	Date	Revision / Issue	Drawn
A	08/09/23		MK
	25/06/18		KNG

SCALE SHEET @ A1 = 1:1250
0 25 50 75 100 125 METRES

NORTH

Hennig & Co. Pty. Ltd.
Licensed Surveyors
275 Marion Road, North Plympton SA 5037
Ph: (08)82970883 Fax: (08)82971170
Email; hennig@hennig.com.au
Reference: 19154&1773 Date: 04/09/23

Parcel Information
HUNDRED KF BAROSSA
ALLOTMENT 744 IN D 89564
AREA OF LYNDOCH
CT 6101/50

LYNDOCH DETAIL SURVEY
BAROSSA COUNCIL
BEARING DATUM: MGA 2020 ZONE 54
HEIGHT DATUM: AHD
DERIVATION PSM 6628/25402 RL 170.583m
CONTOUR INTERVAL: 0.25

Client Number 19154	Drawing number 19154 DETAIL
Date 08-09-23	SHEET 1
Drawn MK & KNG	Issued for INFORMATION
Scale As Noted @ A1	Revision Rev A

LAND SERVICES SA

Product	Register Search (CT 5677/209)
Date/Time	06/02/2024 01:03PM
Customer Reference	53821
Order ID	20240206006163

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5677 Folio 209

Parent Title(s)	CT 4080/126				
Creating Dealing(s)	SC 8656533, TG 8656535				
Title Issued	29/07/1999	**Edition**	1	**Edition Issued**	29/07/1999

Estate Type

FEE SIMPLE

Registered Proprietor

THE BAROSSA COUNCIL
OF PO BOX 867 NURIOOTPA SA 5355

Description of Land

ALLOTMENT 55 FILED PLAN 38979
IN THE AREA NAMED LYNDOCH
HUNDRED OF BAROSSA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A.B AND C TO THE ETSA CORPORATION (TG 8656535)

Schedule of Dealings

NIL

Notations

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

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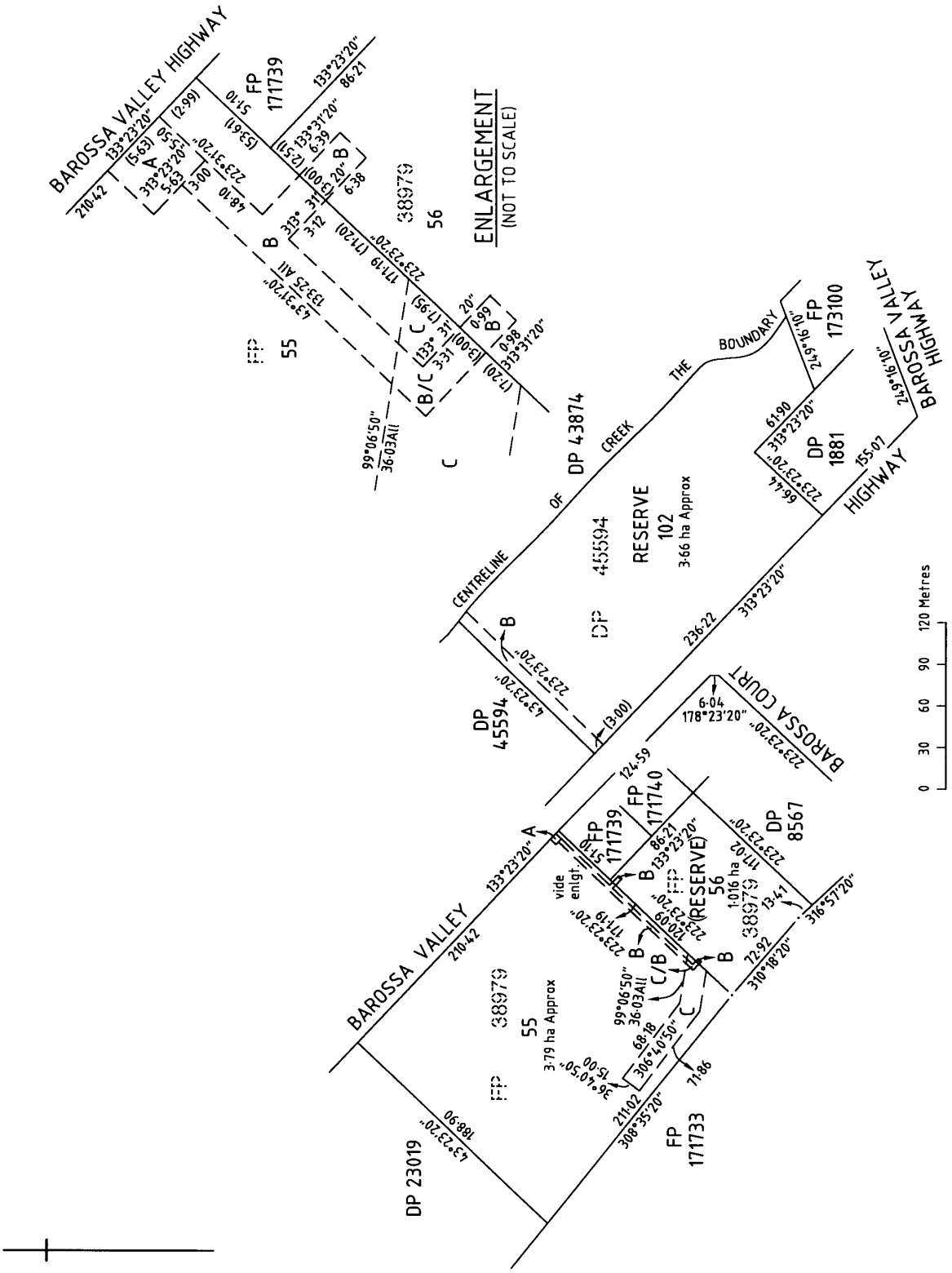
Customer Reference	53821
Order ID	20240206006163



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Date/Time	06/02/2024 01:04PM
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Certificate of Title - Volume 6101 Folio 50

Parent Title(s) CT 5815/52

Creating Dealing(s) RTC 11812207

Title Issued 08/10/2012 **Edition** 2 **Edition Issued** 22/11/2018

Estate Type

FEE SIMPLE

Registered Proprietor

BFW HOLDING PTY. LTD. (ACN: 626 457 109)
OF 1312 BAROSSA VALLEY WAY LYNDOCH SA 5351

Description of Land

ALLOTMENT 744 DEPOSITED PLAN 89654
IN THE AREA NAMED LYNDOCH
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13272162	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 11850403
APPROVED D133394

Administrative Interests NIL

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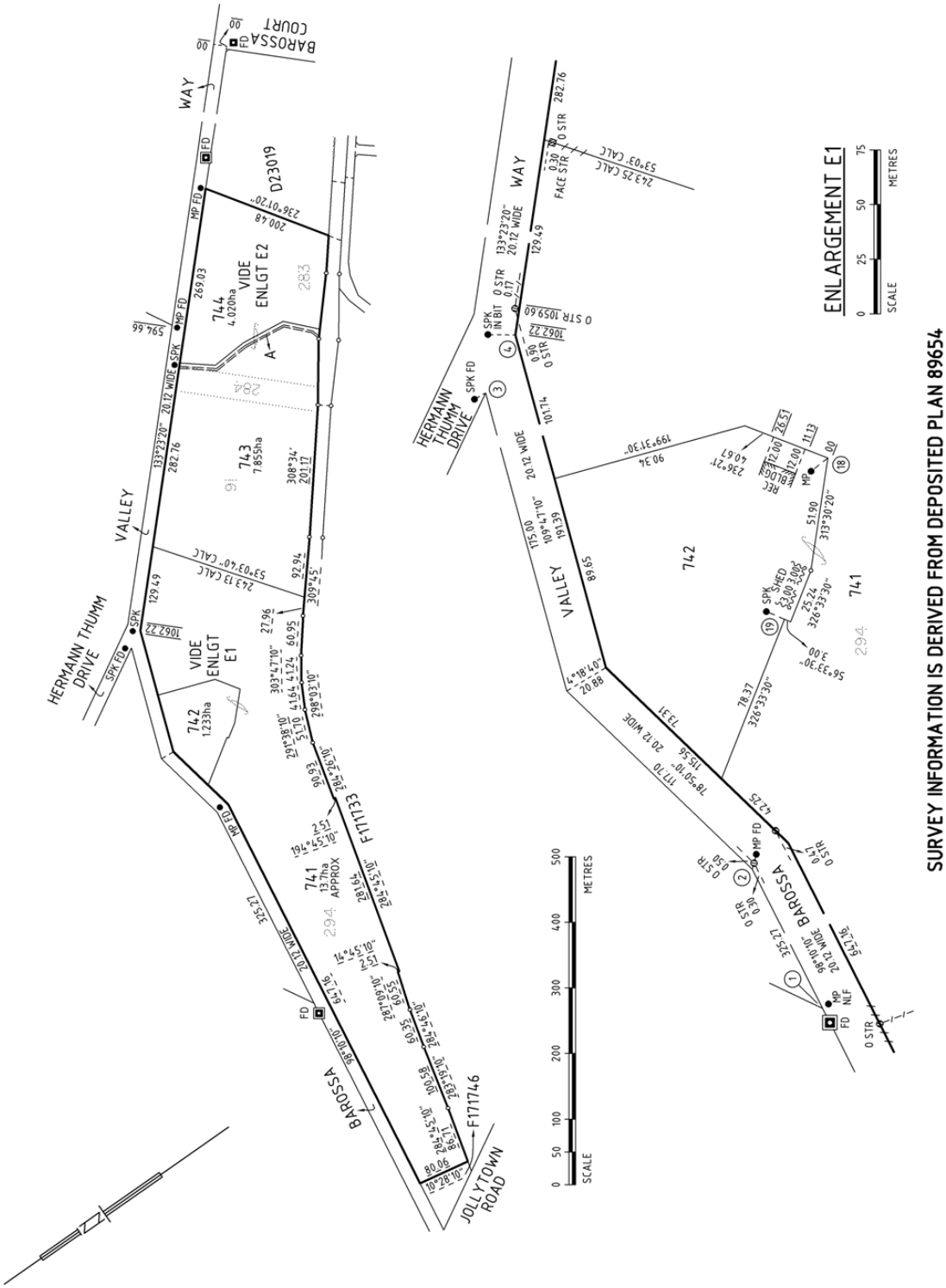
Order ID	20240206006179



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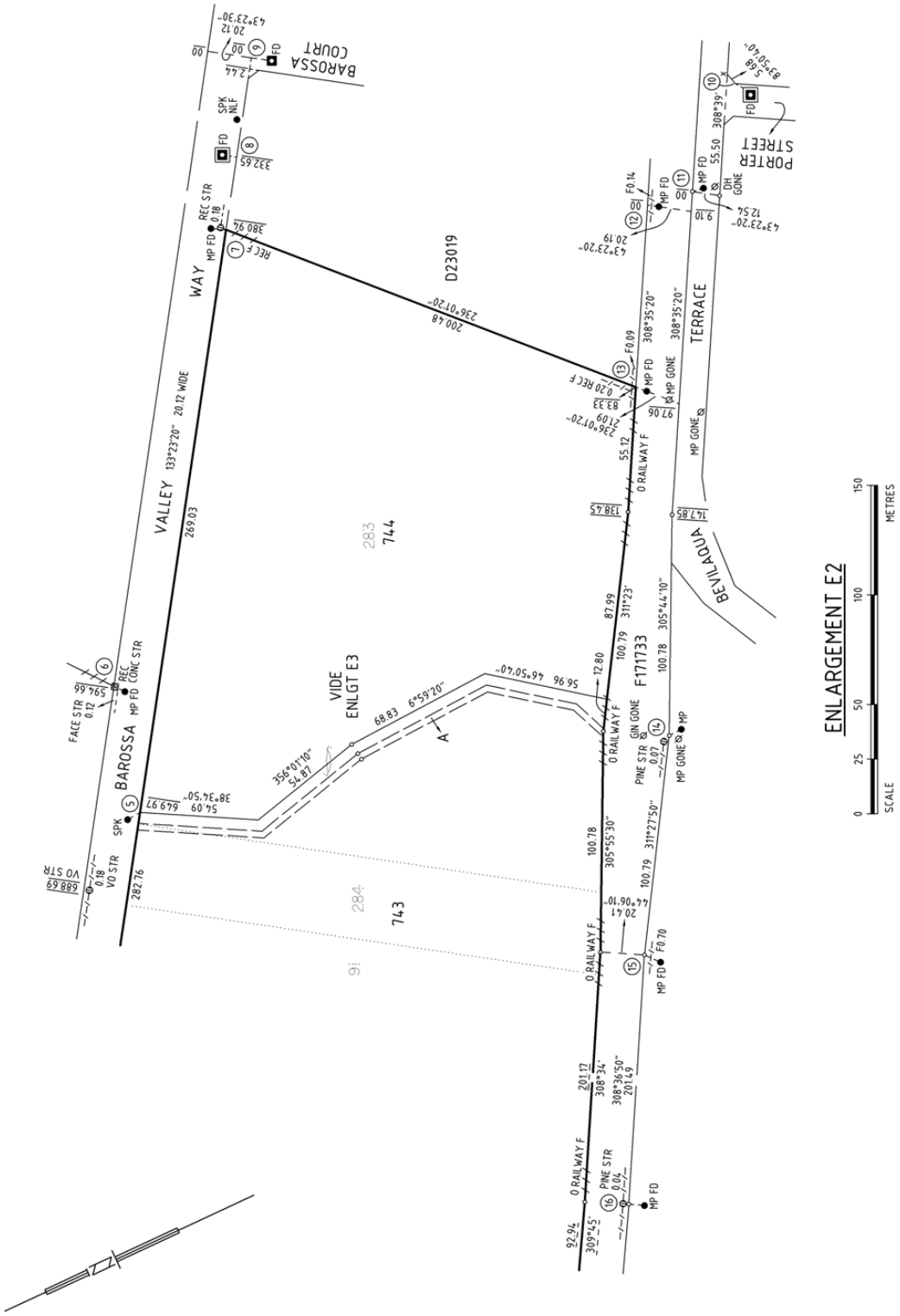
Order ID	20240206006179



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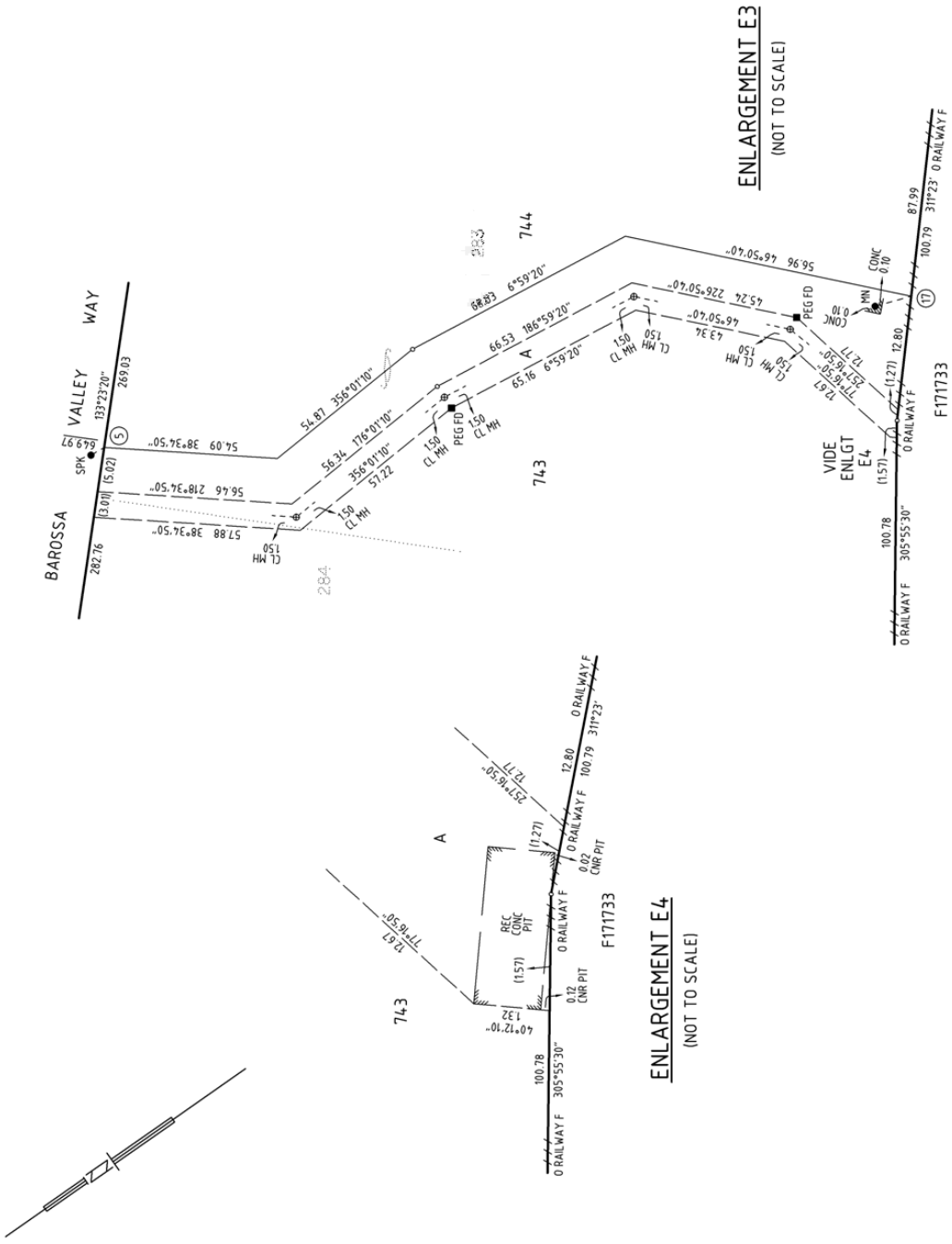
Customer Reference	53821
Order ID	20240206006179



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Customer Reference	53821
Order ID	20240206006187

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Estate Type

FEE SIMPLE

Registered Proprietor

THE BAROSSA COUNCIL
OF PO BOX 867 NURIOOTPA SA 5355

Description of Land

ALLOTMENT 304 DEPOSITED PLAN 23019
IN THE AREA NAMED LYNDOCH
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED D133394

Administrative Interests NIL

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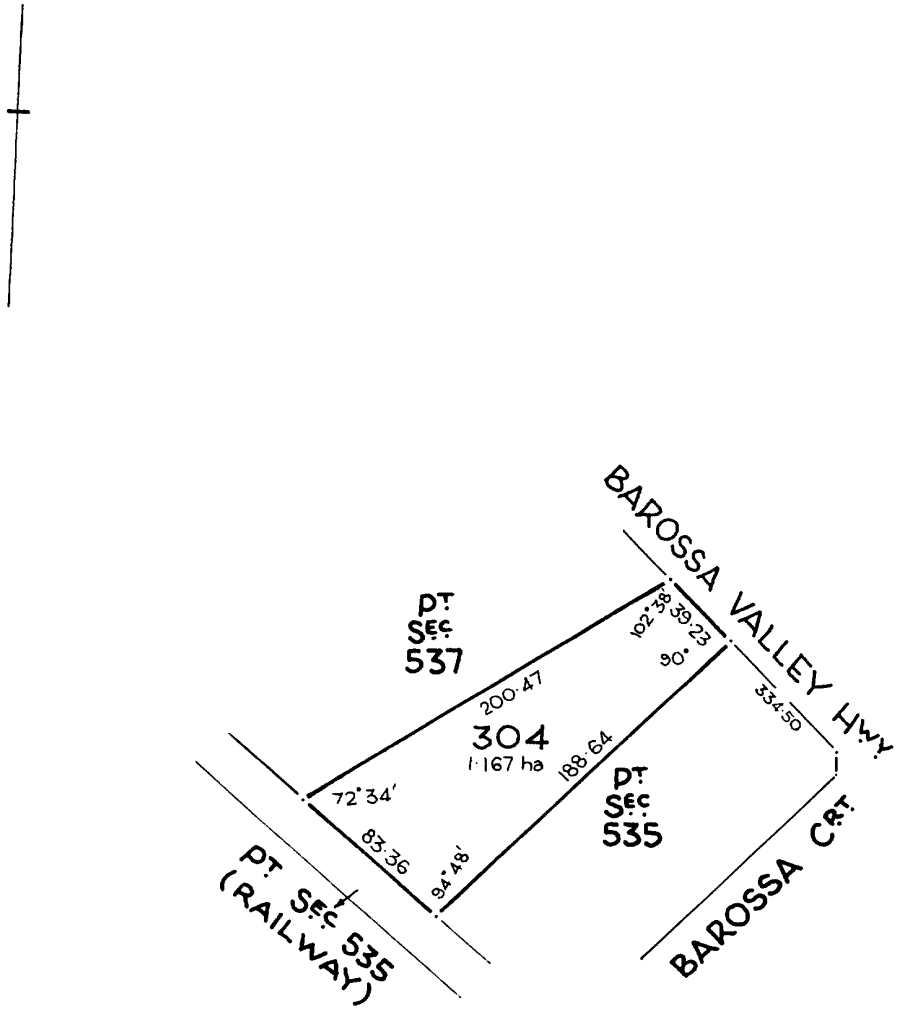

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WGA

Dash Architects

Lyndoch Recreation Park Redevelopment

TRAFFIC IMPACT ASSESSMENT

WGA212616

WGA212616-RP-CV-0002_C

28 February 2024

Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	22/02/2024	Planning Consent Draft Issue	JH	HB	TJM
B	23/02/2024	Planning Consent Updated Issue	JH	HB	TJM
C	28/02/2024	Council Comments Update	JH	HB	TJM

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1 INTRODUCTION

1.1 General

Wallbridge Gilbert Aztec (WGA) has been in engaged by Dash Architects (who are the principal designer for the Barossa Council), to prepare a Traffic Impact Assessment (TIA) for the redevelopment and upgrade of Lyndoch Oval and associated Recreation Park.

Refer to Figure 1 for locality plan.

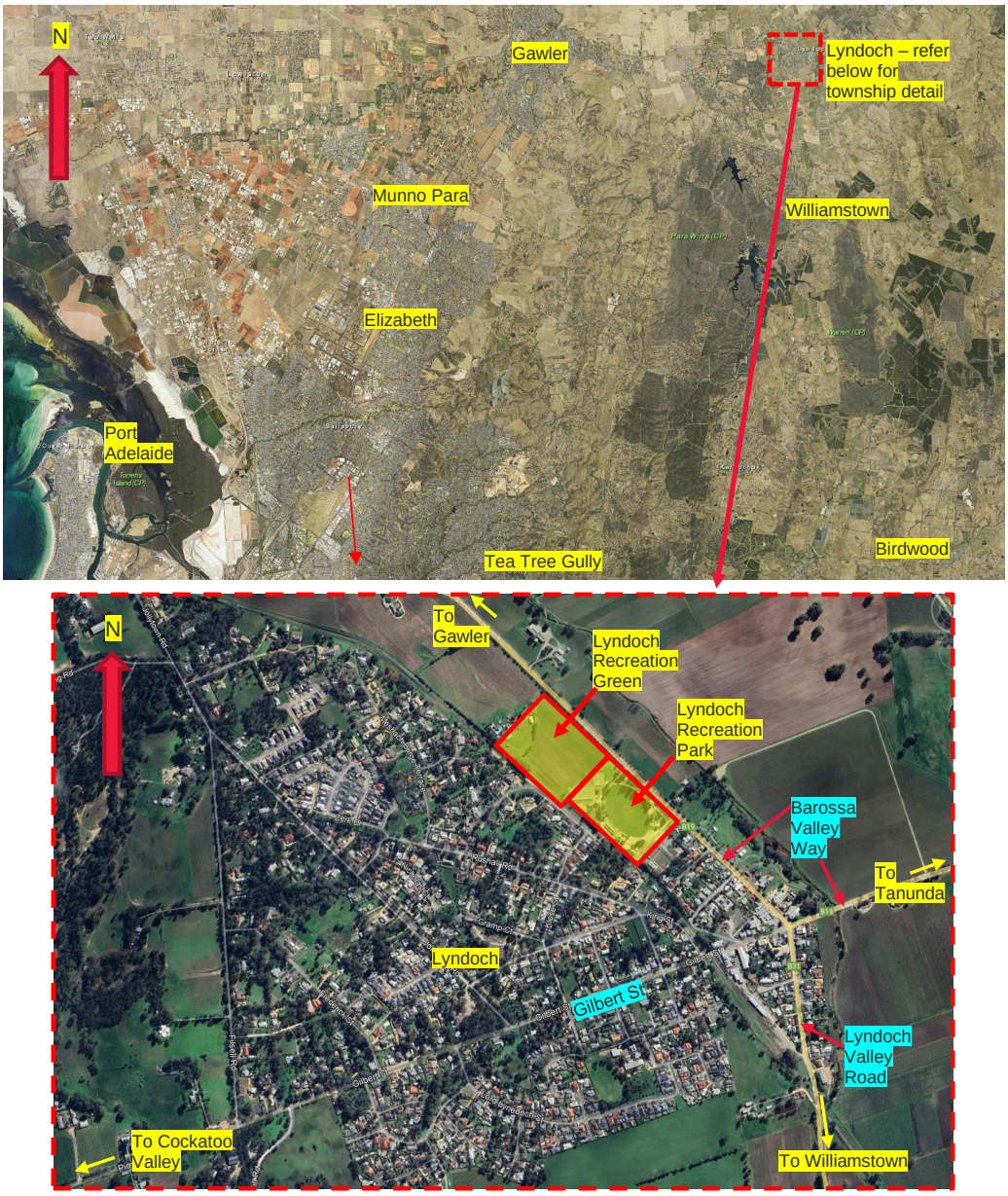


Figure 1: Proposed Recreational Park and Recreation Green Locality

The Recreational Park will incorporate a refurbished oval and new clubrooms. Barossa Council (Council) are planning to expand and develop other associated community infrastructure (new netball courts, running track/cricket oval, support shed etc) on a parcel of Council acquired land to the north-west of the Recreational Park.

Both sites are bordered by Barossa Valley Way and a disused railway corridor. A conceptual layout of the proposed development is shown in Figure 2 below and site plans are included in Appendix A.

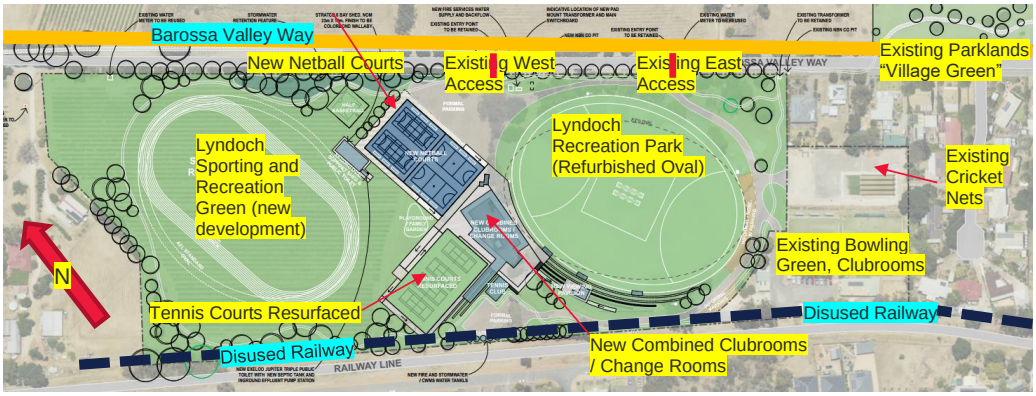


Figure 2: Concept Layout of Proposed Recreational Park and Sporting Green (Source: Dash Architects)

1.2 Purposed of Assessment

The purpose and key elements of the study are to review and assess:

- Existing conditions of the site and main roads adjacent to the proposed development.
- Identification of proposed site access points and future developments.
- Calculation of vehicle volumes likely to be generated by the proposed Recreational Park.
- Vehicle capacity, road safety, and/or traffic operational constraints to the proposal, as well as potential measures to mitigate such constraints, where appropriate.
- The suitability of the proposed internal road/car park layout for the development.

The methodology used in this analysis has been based on the PlanSA Planning and Design Code, and any other relevant Australian Standards and Austroads guidelines. The methodology used in this analysis, as is the preference for Department of Infrastructure and Transport – DIT, has been based on the NSW Roads and Traffic Authority's Guide to Traffic Generating Developments, 2002. These are the primary reference document used by the SA Government to assess traffic generation and parking requirements for new developments.

The results of this analysis have established that the proposal can be accommodated as planned without causing adverse traffic or parking impacts on the external roadway network.

2 PROPOSED DEVELOPMENT

The Recreational Park is being planned for development on Council owned land adjacent to Barossa Valley Way, Lyndoch, to accommodate current and future sporting facility needs of the growing community.

Following completion, it is understood that the Recreational Park/Sporting and Recreational Green will consist of the following facilities:

- 2 x ovals (existing refurbished oval and new sporting & recreation green)
  - Both can be used for Australian Rules Football (ARF)
  - One (Sporting and Recreation Green) can be used for cricket or 400m running track
- 4 x netball courts (2 netball courts can be converted to 2 additional tennis courts)
- 4 x tennis courts and a tennis club building
- 1 x half basketball court
- 2 x formal car parking areas
- 2 x informal car parking areas
- 2 x informal nose in parking areas around the “recreational park” oval
- New combined clubrooms, with female and male change rooms, public toilets
- Second oval support shed and public toilet
- New Playground
- New Viewing Platform (for refurbished oval).

The site has an existing bowling green with club rooms and cricket nets to the east of the development site. To confirm these facilities are not proposed for development/upgrade, however do require some consideration, and have some impact on this traffic impact assessment as these facilities use the same access points as the oval development.

The site utilises two main access points on Barossa Valley Way, these access points are proposed to be retained and upgraded for the development.

3 EXISTING AND FUTURE CONDITIONS

3.1 Existing Conditions

The site of the proposed development has an area of approximately 9 hectares and is understood to currently consist of existing recreational grounds with the balance being a vineyard, as represented in Figure 3. Two access points are provided off of Barossa Valley Road, providing two-way access to the facility. The access to the south-eastern (east) side is considered to be the main access to the site currently, and the access to the north-western (west) side is more of a secondary access.

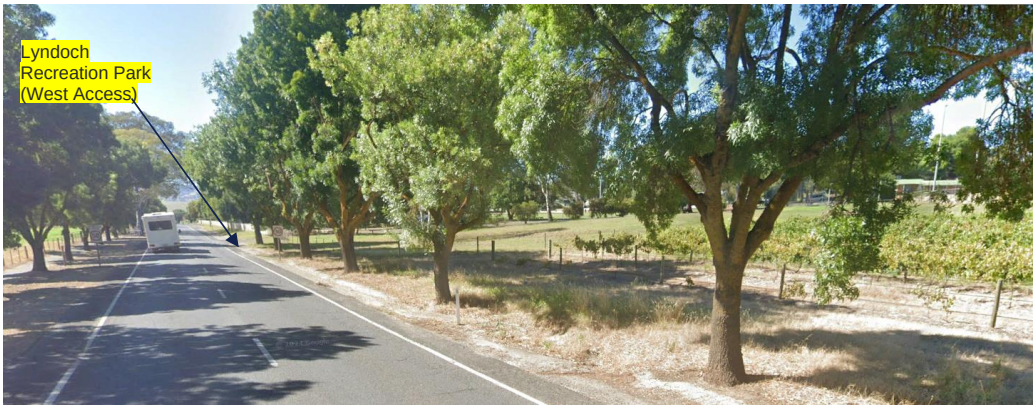


Figure 3: Proposed Recreational Park, Existing Conditions

Within the vicinity of the proposed site, Barossa Valley Way consists of a two-way sealed road with partially sealed shoulders. The eastern end of the recreation park (oval) has a water table (kerb) and a small rock mortar retaining wall, the remainder is swale. The road is tree lined with evenly spaced street trees, which establishes a characterful approach to the built-up area of Lyndoch township.

Barossa Valley Way comes under the care and control of Department for Infrastructure and Transport (DIT). The road serves as an arterial road, and services smaller sized freight/truck harvest vehicles, local properties and townships, agricultural land holdings and also has a significant role in providing high standard tourist linkages to Barossa Valley wineries and other attractions.

According to Location SA Viewer, the Average Annual Daily Traffic volume (AADT) for Barossa Valley Way in 2018 was 2600 vehicles per day with 6% commercial vehicle content (refer to Appendix B). DIT supplied classification counts were also collected in November 2018, at a point 2.6km east of Sandy Creek, and approximately 4km west of the site, which indicate an AADT of 3400 with 6% volumes (count also provided in Appendix B). As the DIT classification count is a reasonable distance from Lyndoch Recreational Oval, and is beyond the intersection at Jollytown Road/Yaldara Drive (where traffic can divert from Barossa Valley Way and influence the volumes heading toward Lyndoch), the Location SA Viewer information has been favoured for the main traffic analysis in this report.

The posted speed limit is 50km/h on Barossa Valley Way within the vicinity of the development access points, however 50m west of the western access gate, the speed limit increases to 90km/h westbound (adjacent to the proposed Sporting & Recreation Green).

This section of Barossa Valley Way has delineation in the form of line marking (centrelines and edge lines), and guideposts. The road is relatively straight adjacent to the development, however, is lined with an avenue of planted trees. To the western end of the site in the 90km/h zone, some large native trees are noted to be located very close to edge line (as close as 0.5m).

Ravnet website indicates that this section of the Barossa Valley Way is limited to General Access Vehicles (i.e. 19m semi-trailers), however is part of the Higher Mass Limit Route and PBS Level 1A route. For a vehicle larger than the 19m semi-trailer would be subject to an approved permit to traverse any part of Barossa Valley Way, noting that under the "oversize" OSM route permits a "40T special Purpose Vehicle" and up to 4 axle cranes.

According to the Location SA Viewer GIS website, in the five-year period between 2018-2022 there was one Rear End (Property Damage Only) crash at the car parking area related to the Lyndoch parklands "Village Green" to the east of the development site however at reasonable distance (approximately 250m) from the eastern access point. Figure 4 illustrates the location of the crash in relation to the development site entrances, noting the location of the crash is considered relatively disparate from the development site and is unlikely to have any bearing on the development.

Figure 4: Road Crashes on Barossa Valley Way, within the Location of the Site

3.2 Existing Pavement Condition

The existing sealed pavement of Barossa Valley Way is understood to be in reasonably serviceable condition, noting that the road has considerable crazing and longitudinal cracking in the outer wheel paths. The road appears to be relatively well drained with either kerbing (limited section draining to a side entry pit {SEP} to the west side of the eastern access) otherwise roadside swales evident on both sides of the road – a separate Stormwater Management Plan (Report WGA232616-RP-CV-0001_A) should be referred to for further advise on drainage matters.

The total sealed road width is approximately 8.4m. The lanes are marked at 3.3m (centreline to edgeline) with 0.8m - 1.2m sealed shoulders and variable width unsealed shoulders (> 1.0m).

The road furniture also appears to be in good serviceable condition. The pavement seal, line marking, and road furniture are expected to be maintained on a regular basis by DIT. Recent Nearmap imagery indicates minor edge break of the bitumen seal opposing the existing access points.

A site inspection has not been undertaken and would be required to determine any higher level of reporting on this aspect.

Imagery of the existing road showing aspects of the pavement condition is contained in Figure 5 and Figure 6, which are google street view images (2024) taken adjacent to the existing eastern and western access points.

Figure 5: Road Condition Barossa Valley Way (East, Main Access)

Figure 6: Road Condition Barossa Valley Way (West, Secondary Access)

Planned Roadway Improvements

There are no known roadway improvements planned within the vicinity of the existing access points on Barossa Valley Way.

DIT feedback is sought to confirm the proposed access works will not impact on their planning for this section of road.

Ideally any improvements undertaken to the Barossa Valley Way pavement surfacing would be undertaken at the same time as the access construction, to enable a consistent sealing treatment full width of the road, however, timing may be difficult to coordinate with DIT.

3.3 Future Conditions

Outside of the development of the recreational grounds, there are no known proposed developments within the vicinity of the proposed Recreational Park. Development on the north side is unlikely considering this is a Council Parkland and adjacent to a watercourse.

The southern boundary of the site is currently a disused rail corridor, and it is understood that there are no plans to reopen the line, notwithstanding the presence of the track segregates the site and limits opportunities for additional access points. It is understood that traffic volume on Barossa Valley Way is forecast to increase only moderately in line with background development for the area.

4 PARKING DEMAND AND SUPPLY

4.1 Parking Demand

4.1.1 General

The RTA Guide to Traffic Generating Developments notes that for recreational facilities, a conclusive relationship between parking demand and the size and nature of the recreation facilities surveyed cannot be developed. The number of parking spaces required is therefore best determined by the nature of the proposed development, with comparisons drawn from surveys on particular recreation facilities and other similar facilities.

The parking demand for the proposed Recreational Park during an average week (i.e. no special events) has therefore been determined by comparing the following (where available):

- Documented parking demand rates - including those published in:
  - Plan SA Planning and Design Code
  - Planning SA Bulletin – Parking Provisions for Selected Land Uses
  - RTA Guide to Traffic Generating Developments
- Estimated parking demand rates - based on the assumed number of people on each field/court/pitch depending on the sport
- Parking rates – sourced from similar local sporting clubs
- Parking demand rates of similar facilities based on aerial imagery – sourced by assessing aerial imagery of similar facilities, taken on a weekend where the facility appeared to be in use.
- Parking demand rates of similar facilities based on site visits – undertaken by WGA.

The individual parking demand of each component of the proposed sporting facility is discussed in further detail in the sections below.

4.1.2 Australian Rules Football/Cricket Ovals

Parking demand rates for the ARF/Cricket Oval component of the proposed development are summarised below in Appendix C.

The Cricket Australian Community Cricket Facility Guidelines provides the following guidance with respect to car parking at a facility:

- Premier/Regional – 50 spaces
- Club (Home) – 40 spaces
- Club (Satellite) with Clubroom building – 30 spaces
- Club (Satellite) no Clubroom building – 30 spaces.

The AFL Community Club Facilities Guideline states the following with respect to parking:

"*Adequate car parking will be required at all venues to care for anticipated levels of use, including spectators. Car parking may be sealed or unsealed as appropriate, designated disabled car parking should be provided. The number of car spaces will need to be assessed on a case by case basis*".

It should be noted that the rates provided in Table 1 are based from ARF games rather than cricket, as ARF games are expected to generate more parking demand than cricket games given the increased number of players on the oval and the higher number of spectators expected.

Table 1: Comparison of Parking Demand – ARF/Cricket

SOURCE	PARKING DEMAND RATE/UNIT		COMMENT
	Training Night	Game Day	
Council Provided Parking Rates – Mt Barker Football Club[1]	125		Maximum attendance training session (Wednesday 1600-1830) - 110 junior players plus 15 coaches
		110	Auskick - 100 players 10 coaches
Similar Facility Parking Demand Rates – Aerial Imagery		120	Tea Tree Gully District Football Club 18/3/17
Similar Facility Parking Demand Rates – Site Visits[1]		210	Balhannah Oval 19/5/18 (Men's Saturday game)
		72	Nairne Football Club 20/5/18 (Women's Sunday game)
		191	Lobethal Oval 19/5/18 (Men's Saturday game)

1. Refer to Appendix C for correspondence containing these values

The table above shows that there is a highly variable parking demand for ARF/Cricket Ovals based on their use. Varying parking demand rates for each oval to be provided as part of the proposed development have therefore been adopted, as shown in Table 2 below, to allow for the fact that the facility will be used for a varying array of ARF divisions and codes. For example, it is assumed that game scheduling will result in only one high profile men's ARF game being played at any one time on a Saturday, with the other oval being used for women's or junior games at the same time.

Table 2: Adopted Parking Demand Rates - ARF/Cricket

DEVELOPMENT COMPONENT	ADOPTED PARKING DEMAND PER UNIT	COMMENT (SOURCE)	NO. OF UNITS	TOTAL PARKING DEMAND
ARF/Cricket Oval 01	210	Based on a typical men's home game	1	210
ARF/Cricket Oval 02	75	Based on a typical women's home game	1	75
Total	-	-	**2**	**285**

The adopted parking demand rates show that there could be a parking demand of up to 285 parks required on a typical Saturday for the ARF/Cricket Oval component of the facility.

4.1.3 Soccer Pitches

As no soccer pitches are proposed for the site, parking requirements for this sporting code is not considered further.

4.1.4 Athletics Requirements

Athletics Australia facilities guidelines does not state car parking requirements but does give information relating to predicted attendance rates at various events. It is anticipated that the Lyndoch Sporting and Recreational Greens would only facilitate a Little Athletics event, with larger events catered for at existing purpose-built facilities located around the state, and School events assumed to occur at the Lyndoch Primary School itself. Currently the Little Athletics Centre is located at Nuriootpa High School oval, Penrice Rd, Nuriootpa -with competition nights currently scheduled on Wednesday at 5pm. The Nurioopta High School has a reasonable allocation of parking facilities within the School Grounds.

Table 3: Adopted Parking Rates for Athletics Events

EVENT LEVEL	DAYS	SPECTATORS	OFFICIALS	ATHLETES	VIPS	MEDIA	ADOPTED PARKING SPACE DEMAND
Australian Championships	4	1000	200	800	50	50	NA
Grand Prix	0.5	10000	150	180	50	50	NA
State Championships	2	500	150	400	30	5	NA
School	2	4000	100	750-850	20	3	NA
Little Athletics	2	4000	100	1000	40	2	417

It is considered that the Little Athletics event is the only applicable event level, however the demand of this event may cover the demand of some of the more senior level events listed above. It is considered 4000 spectators to be unusually high for a junior event and is likely an overconservative number for this location. In comparison Nuriootpa High School, where Little Athletics is currently held, only has an estimated 70 formal parking spaces and the potential for another 100-200 informal parking spaces around the grounds (unable to be verified).

In consideration that an event of this size is not able to be accommodated by the available parking it is not considered further in this assessment.

4.1.5 Tennis/Netball Courts

Parking demand rates for the Tennis/Netball Court component of the proposed development are summarised below in Table 4. It should be noted that the rates are based off of netball rather than tennis, as netball games are expected to generate more parking demand than tennis given the increased number of players present on the court.

Table 4: Comparison of Parking Demand – Tennis/Netball

SOURCE	PARKING DEMAND RATE/UNIT		COMMENT
	Training Night	Game Day	
Estimated Parking Demand Rates		20	Assumes 7 players + 1 coach + 2 spectators per team = 10 per team x 2 teams
Similar Facility Parking Demand Rates – Aerial Imagery		30	SA Districts Netball Association (Golden Grove) 27/7/13
Similar Facility Parking Demand Rates – Site Visits[1]	17		Heathfield Netball Club 16/5/18 (2 x senior teams training)
		28	Heathfield Netball Club 19/5/18 (Women's senior A-grade game)
		22	Woodside Regional Netball Venue 19/5/18

[1]*Refer to Appendix C for correspondence containing these values*

The parking demand rates adopted for the Tennis/Netball Court component of the proposed development are summarised in Table 5. The rates have been adopted on the assumption that the courts will be used for a variety of junior and senior games at the same time.

Table 5: Adopted Parking Demand Rates - Tennis/Netball

DEVELOPMENT COMPONENT	ADOPTED PARKING DEMAND PER UNIT	COMMENT (SOURCE)	NO. OF UNITS	TOTAL PARKING DEMAND
Netball Court	30	Senior game (similar facility parking demand rates)	2	60
Netball Court	20	Junior game (Estimated parking demand rates, allows for carpooling)	2	40
Tennis Court	3[1]	Allowance for casual game players and low number of spectators	4	12
Total	-	-	**8**	**112**

Note 1: The RTA Guide to Traffic Generating Developments Section 5.9.1 "Recreational Facilities" indicates provision of 3 parking spaces per tennis court

The adopted parking demand rates show that there would likely be a parking demand of 112 on a typical Saturday for the Tennis/Netball Court component of the facility.

4.1.6 Other Facilities

In addition to the sporting specific facilities, there are a number of components of the development that could be considered to generate parking demand, with parking demand rates for these facilities shown in Table 6.

Table 6: Comparison of Parking Demand – Other Facilities

COMPONENT	SOURCE	PARKING DEMAND RATE/UNIT	COMMENT
Plan SA – Recreational Building **Plan SA – Shop involving a commercial kitchen**	Documented Parking Demand Rates	10 spaces per 100 square metres of gross leasable floor area (150 parks)	Plan SA Table 1 – General Off-Street Car Parking Requirements for a recreational building
		0.4 parking spaces per seat (40 parks)	Plan SA code Table 1 "General Off-Street Car Parking requirements" indicates that a "Shop in the form of a restaurant or involving a commercial kitchen"
		16.7/100 square metres (251 parks)	Planning SA Bulletin

The Gross Floor Area of the combined clubrooms and changerooms is approximately 1500m^2 over 2 floor levels (ground floor and first floor) This equates to a requirement of 150 parks when using the Plan SA Planning and Design Code (or 251 parks when compared against the {outdated} Planning SA Bulletin).

However, for the proposed development the parking demand for these components are assumed to be incorporated into the adjacent facility demands. For example, the male and female change rooms would only be used by those attending the games, rather than vehicles attending site specifically for these facilities.

The club room design indicates a catered function facility with an indicated 10 tables, each with 10 seats. Therefore for 100 seats, the Plan SA code Table 1 "General Off-Street Car Parking requirements" indicates that a "Shop in the form of a restaurant or involving a commercial kitchen" requires 0.4 parking spaces per seat. This equates to a requirement for 40 off-street parks.

As the Plan SA Planning and Design Code parking requirements for the building are all met, the parking demand generated by the sporting facilities is expected to take precedence when assessing against the parking supply provided in the proposal.

4.1.7 Summary

The adopted parking demand rates and associated parking demand for the proposed development are summarised in Table 7 – which represents a "Saturday Peak Demand Event", which is expected to only occur a few times per year.

Table 7: Total Parking Demand for a "Saturday Peak Demand Event"

DEVELOPMENT COMPONENT	TOTAL NO. OF UNITS	TOTAL PARKING DEMAND
ARF/Cricket Ovals	2	285
Tennis/Netball Courts	8	112
Summary	**10**	**397**

At peak times, the total parking demand of the facility is likely to be in the order of 397 parking spaces.

It should be noted that:

- This is the expected maximum parking demand - likely to occur on Saturday afternoons in the winter sports season with all facilities being simultaneous utilised at once by the highest parking demand sports.
- The parking demand is expected to be greatly reduced on training nights and outside of the winter sports season.
- The parking demand does not take into account the scheduling of varying sports at different times of the day. For example, it would be considered unusual for all 4 netball courts to be utilised at the same time as both ovals due to home game scheduling, which would decrease the parking demand.
- The encouragement of alternative greener transport options (walking, cycling, public transport, carpooling) will likely further reduce the parking demand, with Council understood to be keen to encourage users to explore alternative means of transport where possible.

4.1.8 Special Events

In addition to the regular use of the sporting facilities, it is understood that the proposed Recreational Park will also be used occasionally for "premier" sporting events, such as grand finals and exhibition matches. Based on previous investigations and assessments undertaken for the Mt Barker Sports Hub, considered to be of a similar overall sized facility, Mt Barker Council provided provisional attendance numbers for such special events (shown in Table 8), with the parking demand for these events likely to be much higher than that of the average use of the facility.

These events will increase the parking demand significantly higher than that of the average use of the facility. If the grounds were anticipated to be used for such an event, then parking would require overspill areas and formal transport (bus) services to ferry participants and spectators to/from the grounds.

Table 8: Mt Barker Council Provided Parking Demand Rates – Special Events

EVENT	ESTIMATED ATTENDANCE	ESTIMATED PARKING DEMAND[1]
ARF Grand Final	4,000	2,000
ARF Preliminary Final	2,500	1,250
ARF Semi-Final	1,500	750

1. *Parking demand has been calculated on the assumption that there will be on average 2 attendees per car*

4.1.9 Parking Spaces for People with a Disability

There are no accessible parking requirements stated in the Plan SA Code, the current Australian Standards nor the Building Code of Australia (BCA) for this particular type of facility (defined as a Class 10 development - “a non-habitable building or structure”).

In lieu of any documented rates, it is therefore recommended to adopt an accessible parking rate of 1% of total car parks (which is in accordance with accessible parking rates documented in superseded versions of the Australian Standards). In this instance 4 disabled parking spaces would be adequate to meet the standards.

4.1.10 Bicycle Parking

The Plan SA Planning and Design Code Table 3 states that for “Off-Street Bicycle Parking Requirements” a recreational area, secure bicycle parking facilities should be provided at a rate of 1 space per 250 visitors and for employees 1 bicycle parking space per 1500 spectator seats for visitors. Assuming a special event (ARF Grand Final or Little Athletics Event) of 4000 spectators, the Plan SA Code requires 19 bicycles parks.

However, as the Recreational Park is expected to be linked to local recreational trails, and to promote sustainable travel, it is recommended that a relatively high number of bicycle parks still be provided and dispersed to the relevant sporting areas for security and convenience of players and spectators. The following rates are therefore recommended:

- 10 bicycle rails for the ARF/cricket fields (providing parking for 20 bikes)
- 10 bicycle rails for the netball/tennis court (providing parking for 20 bikes)
- 10 bicycle rails for general use of picnic spaces, pedestrian plazas, play spaces and open spaces (providing parking for 20 bikes)

4.2 Parking Supply

4.2.1 General

Figure 7 provides an overview of formal and informal parking to be provided by the proposal.

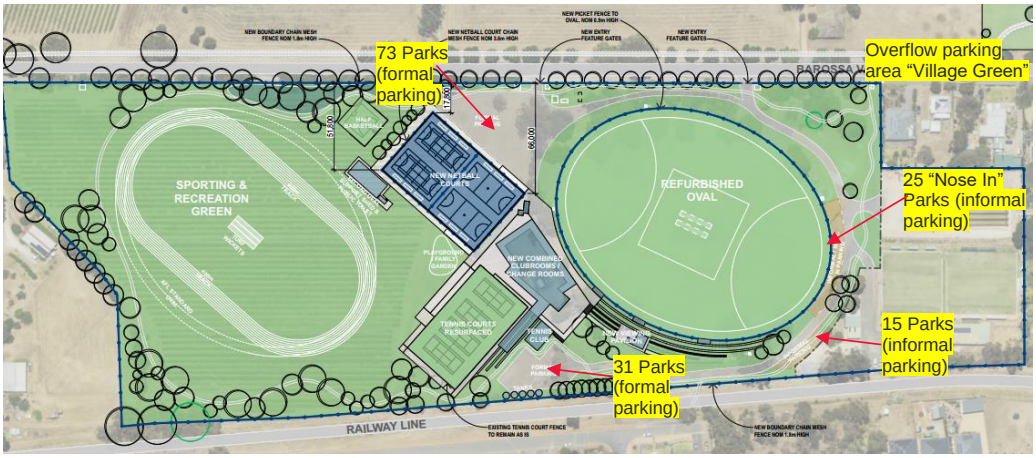


Figure 7: Formal and Informal Parking Areas

The total number of estimated car parking spaces to be provided in the proposed development is summarised in Table 9, with a total of 142 parking spaces provided within the oval redevelopment.

Table 9: Summary of Proposed Car Parking Supply

AREA	NUMBER OF CAR PARKS SUPPLIED	NUMBER OF ACCESSIBLE PARKS SUPPLIED	TOTAL NUMBER OF CAR PARKS
Formal	102	4	106
On Street	NA	NA	NA
Informal	40	0	40
Over-flow	To be determined based on event size		
Total	**142**	**4**	**146**

A comparison of the parking supply and demand rates of the proposed development is shown in Table 10 below.

It is worth noting that the total supplied internal parking (formal and informal) within the Recreational Park will fully cater for the Clubroom building requirements (Plan SA Planning and Design Code).

It should also be noted that the adjacent bowling club, which may also use the Oval access points, has 25 formal parks, and sufficient hardstand area for an additional 70 informal parks (although these parks associated with the bowling club are not considered to be available for the Recreational Park). When these parks are taken into account the Lyndoch Recreational Park/grounds and adjoining bowling club would provide a total 240 parks.

Table 10: Summary of Parking Demand/Supply

ESTIMATED PARKING DEMAND	PROPOSED PARKING SUPPLY	DIFFERENCE
397	146 (not including overflow) 397 (including overflow)	-251 0

The comparison shows that the proposed development's peak parking demand of 397 parks will require full use of the formal and informal parking spaces provided, as well as additional parking sourced from over-flow parking, which is proposed to be sourced from the adjacent northern parklands "Village Green", as required.

4.2.2 Comparison of Other Regional Facilities

For comparison, an assessment of the parking demand vs parking supply at similar regional facilities has been undertaken by undertaking an assessment of the parking supply using aerial imagery. The adopted parking demand rates were then applied to the number of components at each facility, with the findings shown in Table 11 (note that a parking demand of 3 cars/court was applied to the tennis court facilities).

Table 11: Parking Supply Comparison of Similar Facilities

FACILITY	PROPOSED LYNDOCH RECREATION PARK	MOUNT BARKER SPORTS HUB	BRADDOCK PARK	RAVENDALE COMMUNITY SPORTS CENTRE
Location	**Lyndoch**	**Mt Barker**	**Port Augusta**	**Port Lincoln**
Sporting Facilities	*2 x ARF Ovals* *0 x Soccer Pitches* *4 x Netball Courts* *4 x Tennis Courts*	*2 x ARF Ovals* *4 x Soccer Pitches* *14 x Tennis/Netball Courts* *0 x Tennis Courts*	*2 x ARF Ovals* *0 x Soccer Pitches* *11 x Tennis/Netball Courts* *9 x Tennis Courts*	*2 x ARF Ovals* *1 x Soccer Pitch* *12 x Tennis/Netball Courts* *4 x Tennis Courts*
Estimated Parking Demand (based on adopted rates)	397	1,055	661	866
Total Parking Supply (formal and informal)	146 (106 formal + 40 informal)	1,073 (511 formal + 562 informal)	704 (404 formal + 300 informal)	680 (all formal)
Ratio of Supply to Demand	0.37	1.02	1.07	0.78

The table findings indicate that existing similar regional facilities have considerably higher rates of parking provided when the similar parking demand rates are applied, indicating that the level of car parking supply within the proposed development is likely to be insufficient for the larger events (with multiple sports/codes). The comparison also shows that the proposed development peak parking demand of potentially parking for up to 397 vehicles will not be catered for without the provision of informal and overflow parking spaces. Overflow parking is expected to be achieved by utilising the adjacent parklands “Village Green” to the northern side of the recreational park.

4.2.3 Special Events

A comparison of the car parks proposed to be supplied at the proposed development (including the overflow parking supply) against the expected parking demand of particular events is shown in Table 12 below. It can be seen that for most special events, the parking demand will require provision of considerable overflow parking.

Table 12: Summary of Parking Demand/Supply – Special Events

EVENT	ESTIMATED PARKING DEMAND	NUMBER OF ONSITE CAR PARKS SUPPLIED	DIFFERENCE
ARF Semi-Final	750	146+overflow parks in adjacent parklands “Village Green”	Nil provided 604 overflow parks are obtained
ARF Preliminary Final	1,250	146+overflow parks in adjacent parklands “Village Green”	Nil provided 1104 overflow parks are obtained
ARF Grand Final	2,000	146+overflow parks in adjacent parklands “Village Green”	Nil provided 1854 overflow parks are obtained

For larger events, the parking facilities of the future adjacent recreational areas could also be utilised as additional temporary parking facilities to cater for any additional parking demand, with shuttle buses provided if required.

Alternatively, the adjacent parklands “Village Green” can be utilised for over-flow parking. Consideration will be required to getting pedestrians safely across the Barossa Valley Way (for instance stopping traffic with traffic controllers to allow groups of pedestrians to cross together in a safe location) should this be option be pursued.

It should be noted that the larger events are understood to be expected to be held on an extremely rare basis, and it is envisaged that the parking supply for these types of events could be assessed on a case-by-case basis by an event management team (with traffic management) when required.

4.2.4 Bicycle Parking

The provision of 60 bicycle parking spaces is in excess of the Plan SA Planning and Design Code requirements, and expected to meet demand at the proposed development.

5 TRAFFIC GENERATION AND ANALYSIS

5.1 Trip Generation and Peak Period

The use of the term 'Trip' represents a one-way vehicular movement from one point to another. Therefore, a vehicle entering and leaving the Recreational Park facility will correspond to two trips.

Whilst it has been identified that the proposed parking within the Recreational Park facility is limited to 146 parks, this analysis assumes that over-flow parking is utilised within the Recreation park (e.g. parking on adjacent oval etc), to meet the parking demand within the grounds and stress test the traffic impacts on the two access points.

Based on the expected parking demand rates of the facility, the likely trip generation of the Recreational Park during a typical peak hour has been developed based on the assumption that the trip generation rate would be 80% of double the parking demand rate, as shown in Table 13. That is, 80% of vehicles requiring a car park will enter and 80% of vehicles utilising the car parks will exit the site within the same hour. As in reality, vehicles will likely stay for different amounts of time, and enter and exit at varying times during the day, this assumption is considered to provide a conservative estimate of the likely trip generation during peak periods.

The peak period is considered likely to occur on a weekend.

Table 13: Peak Hour Trip Generation

TOTAL PARKING DEMAND	TRIPS ENTERING DEVELOPMENT (80% x PARKING DEMAND)	TRIPS EXITING DEVELOPMENT (80% x PARKING DEMAND)	TOTAL TRIPS GENERATED
397	318	318	636
TOTAL PARKING SUPPLY WITHIN LYNDOCH RECREATIONAL PARK AND BOWLING CLUB	**TRIPS ENTERING DEVELOPMENT (80% x PARKING DEMAND)**	**TRIPS EXITING DEVELOPMENT (80% x PARKING DEMAND)**	**TOTAL TRIPS GENERATED**
146+25+70 = 240	192	192	384

5.2 Turning Movements

Following completion, the development is proposed to distribute the total parking supply provided from within the recreational grounds (including the bowling parking i.e. 240 parks / 384 trips) between the two existing access points (as shown in Figure 8). Therefore, of the 384 trips it is assumed that these are evenly distributed in/out of the two access points.

- The **Main/Eastern Access Point** will provide access to/from the Recreational Park to Barossa Valley Way. It is assumed that during a typical "peak" event (384 generated trips/hour), it is assumed that this access will distribute the following movements:
  - 12.5% (48 vehicles/hour) will be turning left in,
  - 12.5% (48 vehicles/hour) will be turning right in,
  - 12.5% (48 vehicles/hour) will be turning left out and
  - 12.5% (48 vehicles/hour) will be turning right out.

- The **Secondary/Western Access Point** will provide access to/from the Recreational Park to Barossa Valley Way. It is assumed that during a typical "peak" event (384 generated trips/hour), it is assumed that this access will distribute the following movements:
  - 12.5% (48 vehicles/hour) will be turning left in,
  - 12.5% (48 vehicles/hour) will be turning right in,
  - 12.5% (48 vehicles/hour) will be turning left out and
  - 12.5% (48 vehicles/hour) will be turning right out.
- The **Barossa Valley Way** has and AADT of 2600 Vehicles/day. Using the rough approximation of peak hour being 10% of the AADT, the Barossa Valley Way conservatively has 260 vehicles/hour (130 vehicles/hour westbound and 130 vehicles/hour eastbound). Figure 8 indicates that the development turning vehicles are added to these baseline volumes.

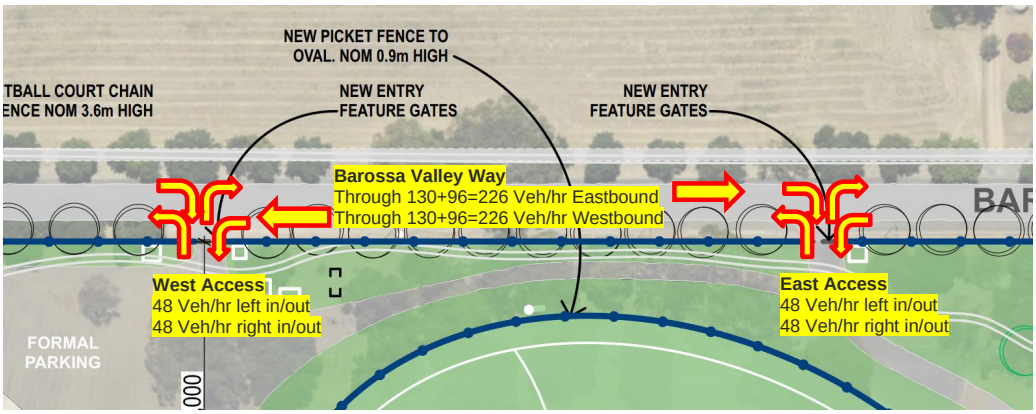


Figure 8: Proposed Development Access Points and Turning Movements

5.3 Impact of Development Generated Traffic on Arterial Road Network

Adopting the estimated future daily traffic volume of 2,600 vehicles per day for Barossa Valley Way and a peak hour factor of 10% (considered highly conservative for a weekend peak hour), the total two-way traffic on Barossa Valley Way is expected to be in the order of 260 vehicles per hour.

The proposed development traffic, generating a total of 636 trips/hour on Barossa Valley Way, would therefore result in a 344% increase in traffic volumes adjacent to the site. However, given that the forecast traffic volumes are expected to allow for an increase in development such as the Recreational Park already and the fact that the peak hour of the Recreational Park is likely to be outside of the peak hour of Barossa Valley Way (likely the AM and PM weekday peak hours), there is expected to minimal impact on the Barossa Valley Way volumes due to the Recreational Park.

The upgraded accesses for the oval redevelopment have been conservatively reviewed as a "new road intersection" and apply the requirements of Austroads Guide to Road Design Part 4A "Unsignalised and Signalised Intersections", assuming the peak turning movements derived from a Saturday Peak Demand Event.

Austroads Guide to Traffic Management Part 6 Figure 3.25 "Warrants for Turn Treatments on Major Roads at Unsignalised Intersections" provides the warrants for turning facilities - refer Figure 9 below.

It is understood that traffic will approach the access from both directions.

The Major Road Volume Q_M is currently 260 Veh/Hr (10% of total AADT of 2600 VPD).

The Proposed Q_R or Q_L is conservatively estimated at 48 Veh/hour each. The combined Q_R and Q_L will effectively increase the Q_M when subject to development traffic, taking into account the development traffic entering and exiting traffic onto the Barossa Valley Way, as shown in Figure 8. Therefore, the development model for Q_M is considered to be the base traffic, plus vehicles entering the development, plus vehicles leaving the development, between the two access points.

Q_M = 260+48+48+48+48 = 452 veh/hr. This Q_M has been used in Figure 9 warrant.

By applying the right (Q_R) or left (Q_L) turns to Figure 9 (green line), the warrant indicates a **CHR(S) and AUL(S) treatment** would normally be required at the Main Eastern Access Point and the Secondary Western Access Point to satisfy the Austroads Guidelines and minimise the risk of rear end crashes between turning and trailing vehicles.

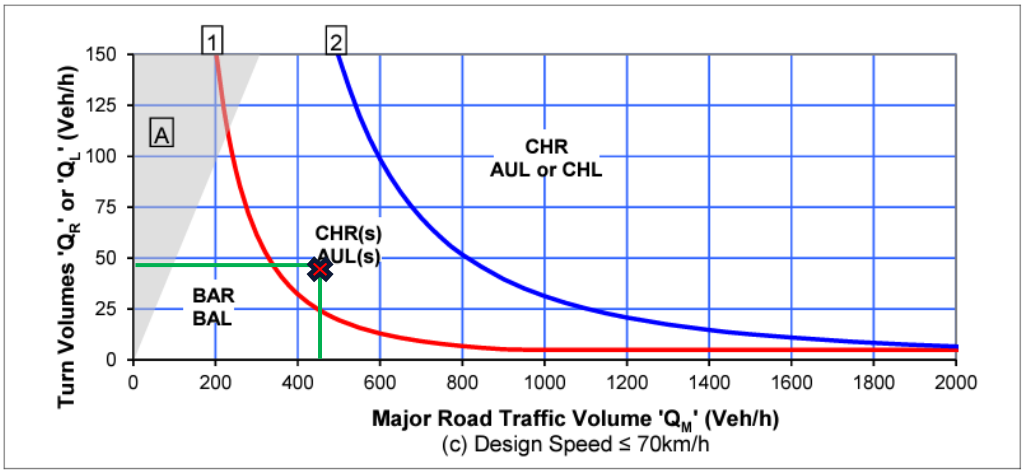


Figure 9: AGTM Part 6 Figure 3.25 Warrants for Turn Treatments

However, the provision of a CHR(S) to either access in this case has the following issues:

- The accesses are established and service an existing ground used for a similar purpose with no known traffic issues occurring currently,
- The traffic volumes on Barossa Valley Way (BVW) are relatively low,
- The assessment model Q_M is considered to be relatively conservative for the following reasons:
  - "10% of total AADT peak hour" volumes are assumed to occur on a Saturday around the middle of the day, which is higher than the rates experienced on an adjoining section of BVW as discussed below,
  - The DIT Classification Counts (provided in Appendix B) for BVW (recorded 2.6km east of RN4423 Williamstown Road, and considering the Saturday "peak" - 3/11/2018), indicate in the temporal traffic distribution chart, for that section of Barossa Valley Way:
    - At 12pm midday the hourly volume is only 8.8% of the AADT (this is the highest volume recording through the day), and can be compared to,
    - At 9am the hourly volume is approximately 4.2% of AADT,
    - At 11am hourly volume is approximately 6.3% of AADT,
    - At 3pm hourly volume is approximately 7.5% of AADT,
    - At 5pm hourly volume is approximately 3.8% of AADT etc.
- The "Saturday Peak Demand Event" theoretical volumes assume all grounds are in use and at capacity, which is unlikely to occur except on infrequent occasions (expected to be only several times per year),
- The BVW approaches are straight with good sight lines (refer section 6.2.2), introducing deflections into the road geometry results in the driver requiring more inputs and potential for increased driver error leading to increased crash risks,

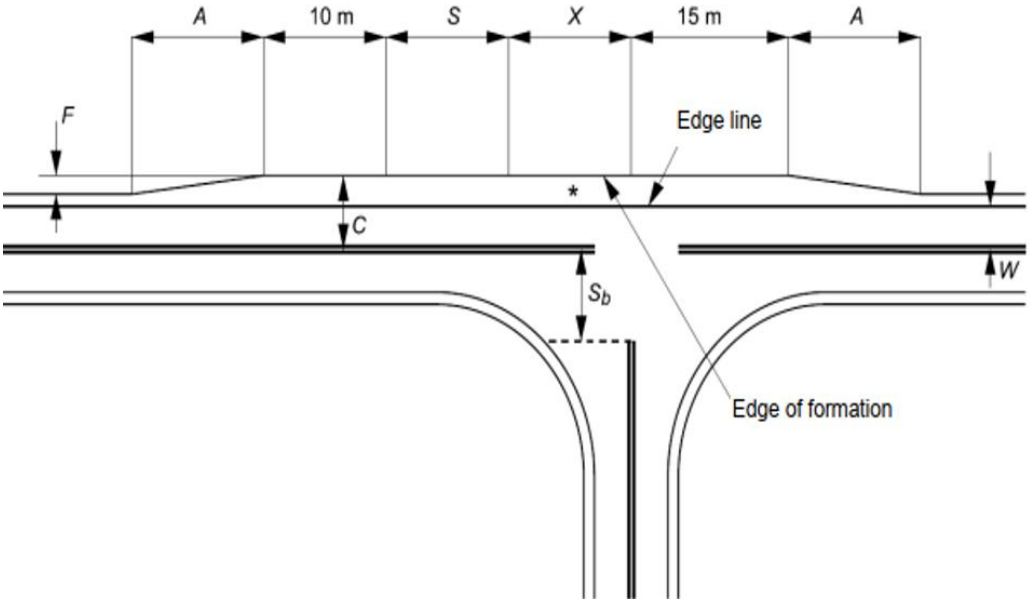
- The turn lane widening would bring the through lanes much closer to the footpath located in the northern road reserve, potentially subjecting pedestrians to increased exposure risks,
- The BVW road environment is low speed (50km/h),
- There are no crashes recorded on BVW in the vicinity of the access points (refer Section 3.1 Figure 4),
- SIDRA analysis (Section 5.6) indicates that right turning vehicles would not be subject to long delays (only a couple of seconds on average) before they can clear the intersection, and queues are not forming under the peak traffic scenarios modelled,
- The BVW has lighting installed, increasing the prominence of turning vehicles in darker conditions,
- The BVW, in this section on approach to Lyndoch, has an established avenue of trees (adding to Lyndoch's township character) and significant sized native vegetation that would likely require removal to construct the widening required for a CHR lane (if the trees were retained with the widening, they would become significant roadside hazards for the new through lane carrying the majority of traffic, being very close to the edge of {or within} the through lane),
- The community may object to the removal of trees, particularly considering their uniform "avenue" appearance would be disfigured by the realigned road,
- The existing BVW road pavement is in relatively poor condition and may require rehabilitation, it would be unreasonable to expect the developer (Council) to rectify an existing pavement condition,
- The provision of turning lane (widening) may impact on adjacent dwelling driveway (#5 on north side of road, east of the eastern access), and brings eastbound traffic closer to the residence, potentially triggering increased traffic noise concerns for that resident.

Wide sealed shoulder (3.0m wide), would be a sufficient and far lower impact treatment for through vehicles to turn around right turning vehicles, as required.

Therefore, whilst the peak theoretical volumes may suggest a CHR(S) turn lane is warranted, it is proposed, at the discretion of the authorities, that the existing access points are treated with wide sealed shoulder (BAR treatment).

The BAR layout, and appropriate dimensions for the 50km/h zone (using a design speed of 60km/h), is illustrated for reference (Figure 10). Provision of this treatment for the eastern access (where right turning vehicles are distributed) would reduce the incidence where right turning vehicle(s) into the oval impede through eastbound vehicles.

The requirement for AUL(S) (Auxiliary Left Turn Lane - short) is also disputed for many of the reasons stated in the above dot points – provided that a sealed shoulder of at least 3.0m is provided on approach to the access points for a minimum of 30m on approach (westbound) this should suffice to manage left turning traffic entering the site and mitigate rear end crash risks. This extent of wide sealed shoulder has already been provided for the eastern access (up to the kerb), so only the western access would need to be treated.



Rural Basic Right-turn Treatment (BAR) WGA

AGRD04-2017 Appendix A.7.5

V	60	Design Speed (km/hr)
W	3.5	Width of through lane (m)
C	6.5	Width of through lane plus widening (m) - 6.5m min, 7.0m Type 1 & 2 Road Trains
W_s	1.4	Width of existing shoulder on approach (m)
S	19.0	Storage length of one design vehicle - min length 12.5m
X	15.0	Distance (m) - 10m-15m based on vehicle turning path
F	1.6	Formation / carriageway widening (m)
A	13	Diverge / merge length (m)
L_T	86	Total Length of widening (m)

Figure 10: AGRD Part 4A Figure A.6 Basic Right (BAR) Turn Treatment

5.4 Impact of Development Generated Traffic at Either Access Points

5.4.1 General

The performance of either Access Point has been assessed using SIDRA junction analysis software, Version 9.1.2.202. The SIDRA results are included in Appendix D.

5.4.2 Assessment Criteria

The Access Points has been assessed against the below criteria.

Level of Service

Level of service is defined as a qualitative measure describing operating conditions within a traffic stream and the perception by motorists. A level of service definition generally describes these conditions in terms of factors such as speed and travel time, freedom to manoeuvre, traffic interruptions, comfort and convenience and safety.

In general, there are six levels of service designated from A to F, with level of service A representing the best operating conditions (i.e. free flow) and level of service F the worst (i.e. forced or breakdown flow). Further definition of level of services designations is shown in Table 14.

Table 14: Level of Service

LEVEL OF SERVICE	DESCRIPTION
A	Good operation
B	Good with acceptable delays and spare capacity
C	Satisfactory
D	Operating near capacity
E	At capacity, at signals incidents will cause excessive delays
F	Unsatisfactory and requires additional capacity, roundabouts require other control mode

Degree of Saturation

The degree of saturation is a ratio between the demand traffic flow and the capacity of an intersection. Degrees of saturation over 1.0 represent oversaturated conditions, and degrees of saturations below 1.0 represent unsaturated conditions. As a junction reaches a degree of saturation of 1.0, the operating conditions deteriorate, and delays increase. A degree of saturation of between 0.9 and 1.0 is considered very poor.

5.5 Inputs and Assumptions

The following assumptions were applied to the SIDRA modelling:

- The modelling utilises the trip distribution rates calculated in Section 5.2, and the future traffic volumes on Barossa Valley Way (refer to Section 5.3).
- The weekend peak hour only has been assessed, as this represents the worst-case scenario with respect to the development generated traffic loading.
- The layout has been based on the concept design shown in “Figure 11” for the Barossa Valley Way Access Points, noting that the wide sealed shoulder will operate as a separate through lane, with the eastbound through lane operating as a right turn lane when a vehicle makes a turn into the either of the access.

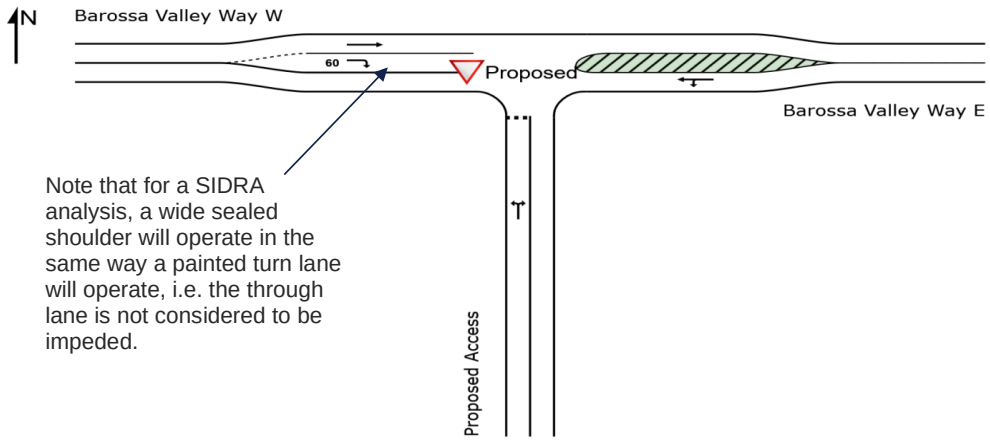


Figure 11: SIDRA Layout

5.6 Results

The results of the SIDRA modelling are shown in Table 15.

Table 15: SIDRA Modelling of Lyndoch Recreation Park Access Points (Post Development)

SCENARIO	TRAFFIC MOVEMENT	MAXIMUM QUEUE LENGTH (m)	AVERAGE DELAY (SEC)	DEGREE OF SATURATION	LEVEL OF SERVICE
Final (Proportion of Traffic)	Barossa Valley Way West	0.3	2.7	0.097	NA*
	Barossa Valley Way East	0	1.8	0.141	NA*
	Access Point (East or West)	3.3	5.8	0.119	LOS A
	All Movements	**3.3**	**3.1**	**0.141**	**NA***

**NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements*

The modelling shows that following completion of the full development the accesses are likely to operate with a high level of service and minimal delays to any leg.

6 DEVELOPMENT ACCESS AND LAYOUT

6.1 General

As previously discussed, the proposed Recreational Park will include two access points (as shown in Figure 12), linking external public roads to internal roads within the site. The internal roads will consist of a circulating trafficable roadway area (denoted by red dashed lines) that provide access to internal car parking areas and the Recreational Park facilities. The internal road between the existing east access and west access is a one way (westbound) direction.

In addition to the internal roads, a number of internal pedestrian links will be provided within the site.

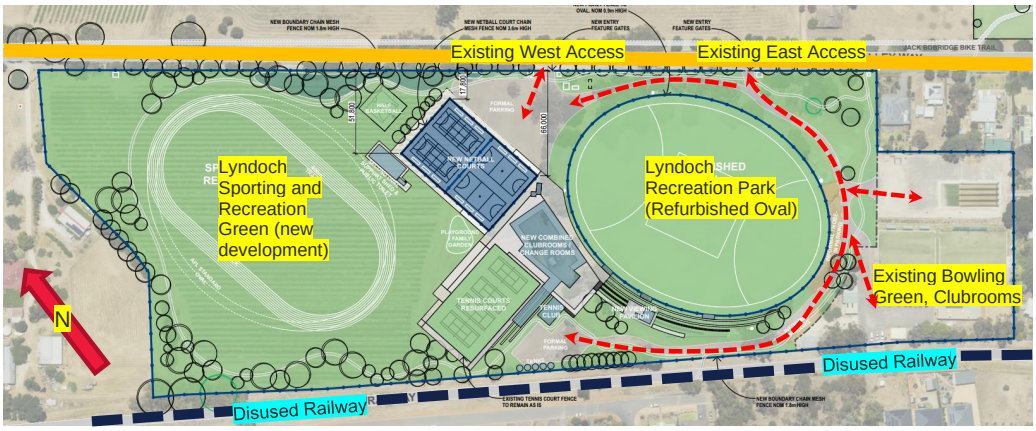


Figure 12: Proposed Development Layout

6.2 Entry and Exit Points

6.2.1 Geometry

The current proposal for the two access points on Barossa Valley Way is simple wide shoulder sealing treatments, as discussed in Section 5.2.

The Main Eastern Access Point is proposed to have a wide sealed shoulder on the north side of Barossa Valley Way for a total length of 86m and 3.0m wide from edge line to edge of seal. The shoulder sealing will likely require the relocation of a pedestrian handrail (no pram ramp or tactile) that is currently positioned adjacent to this access point. The south side of Barossa Valley Road (shoulder) is already sealed.

The Secondary Western Access Point is proposed to have a wide sealed shoulder installed to both sides of the road for a total length of 86m and 3.0m wide from edge line to edge of seal (each side).

The layouts of the BAR treatments in relation to the access points are indicated in Figure 10.

Some vegetation trimming of overhanging limbs toward the road may need to be undertaken to ensure sufficient clearance envelope to the widened sealed shoulders.

6.2.2 Sight Distance

A sight distance assessment has been undertaken of the Northern Access Point on Barossa Valley Way based on sight distance requirements specified in AS 2890.1, Section 3.2.4, as shown in Table 16.

Table 16: Access Point Sight Distance Assessment

ACCESS POINT	REQUIRED SIGHT DISTANCE ALONG FRONTAGE ROAD (60 km/hr)		APPROXIMATE AVAILABLE SIGHT DISTANCE	REQUIRED SIGHT DISTANCE ACHIEVED?
	Desirable (5 sec gap) AGRD4A Table 3.6	SISD 2 second Reaction Time AGRD Table 3.2		
Eastern Access Point	83 m	123 m	150 m + (East) 150 m + (West)	Yes (East) Yes (West)
Western Access Point	83 m	123 m	150 m + (East) 150 m + (West)	Yes (East) Yes (West)

With reference to Table 16 that the sight distance requirements are achieved at both Access Points. However, this should be further assessed in detailed design to ensure that existing and proposed vegetation is not impacting required sight lines.

6.2.3 Pedestrian Sight Distance

In order to achieve adequate sight lines for pedestrian safety, AS 2890.1, Figure 3.3, recommends that 'sight triangles' are included at access driveways in order to maximise visibility. Figure 13 illustrates the areas required to be kept clear of obstructions to visibility.

The current plans indicate that the sight triangles at the access driveway are not obstructed, in accordance with AS 2890.1 recommendations.

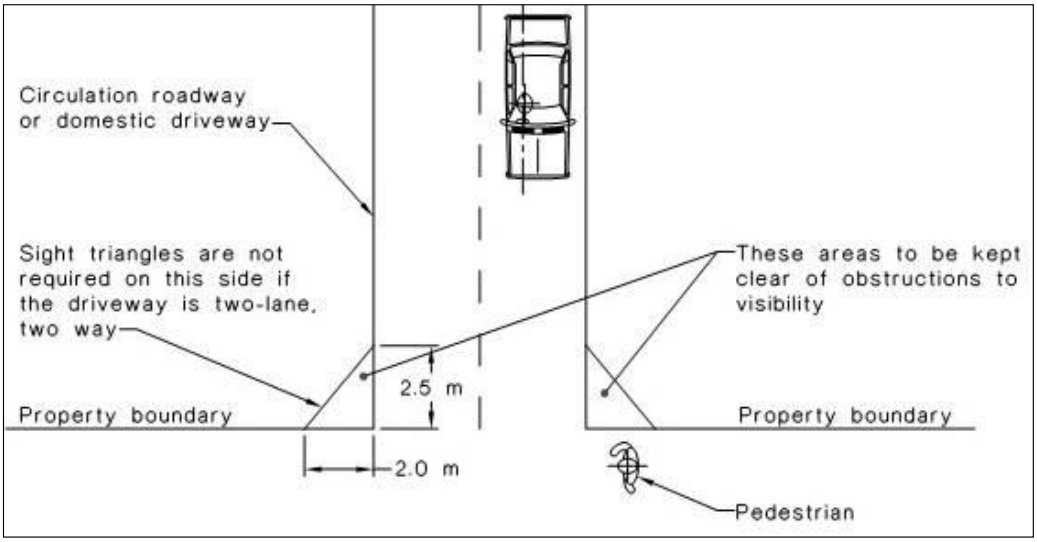


Figure 13: Minimum Sightlines for Pedestrian Safety

6.2.4 Speed Zoning and Policy

The internal roads are currently sign posted with 10km/hr speed limit at the entrances to the recreational park. The speed zoning is unlikely to have been approved by DIT and as such legal enforcement of the existing zone may have issues. A 10km/h zone is normally associated with a "pedestrian dominated road", and is considered to be unrealistically low for the circulating roads and general speed environment, and is not befitting the current Speed Limit Guidelines for South Australia.

It is proposed to amend the existing sites speed zoning to incorporate a 20km/h "Area Speed Zone" for the entire Lyndoch Recreational Park. The speed area zone fits into policy "Speed Limit Guideline for South Australia" section 5.5 "20km/h Speed Limit", with particular note the Lyndoch Recreational Park is a combination of recreational areas and car parks.

This speed zoning will provide an acceptable trade-off between reasonable and realistic vehicular speeds within the Lyndoch Recreational Park, but also taking into account the mix of pedestrians "on road" and safer systems principles (focussing on harm minimisation by reflecting the speed limit to the road safety risk to road users).

The speed zoning proposal for 20km/h "Area Speed Zone" requires formal approval by DIT, who are the only authority capable of approving speed zoning – via a formal Traffic Impact Statement and/or request to DIT from Council.

The proposal involves creation of an "Area Speed Zone" throughout the Lyndoch Recreational Park, consisting of:

- 20km/h speed limit positioned at the both entrances, at each access place one (1) R4-10 '*Speed Limit AREA (20)*' sign facing incoming traffic to the Lyndoch Recreation Park, and
- One (1) R4-11 '*End Speed Limit AREA (20)*' facing outgoing traffic from the Lyndoch Recreation Park,
- Signs are to be installed to AS1742.4 Clause 3.1.8,
- At this time R4-14 "reminder area speed zone" signage is not considered to be necessary, but could be implemented at a later time if the real-world operation of the speed limit indicates evidence of an unacceptable degree of non-compliance (due to the area being too extensive),

The 20km/h area speed limit and "recreational" character of the site is expected to be sufficient to constrain vehicle speeds, providing safer interaction with other road users, and it is preferred to keep the road free of unnecessary road furniture and traffic control devices.

6.3 Internal Circulation and Layout

6.3.1 Parking Bays

In accordance with AS 2890.1 for a Class 2 facility (sports facilities), the size of the parking bays provided should be a minimum 2.5 m wide by 5.4 m long, separated by a 5.8 m aisle width (90 degree parking bays). If a 600 mm kerb overhang is provided, the length can be reduced to a minimum of 4.8 m. The car parking proposal will meet these minimum requirements.

6.3.2 Parking Spaces for People with a Disability

In accordance with AS 2890.6, the accessible parking bays should be a minimum of 2.4 m wide by 5.4 m long with a 2.4 m wide clear zone provided adjacent each space.

6.3.3 Bicycle Parking

The bicycle parking facility to be provided within the proposed development should meet the requirements of AS 2890.3.

6.3.4 Pedestrians

AS 2890.1 notes that parking areas shall be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits. Where pedestrians must cross busy circulation roadways, they shall be guided to a safe crossing point which shall have adequate sight distance and shall be provided with appropriate signs and pavement markings. The current proposed layout provides pedestrian access from the sports facilities to the car parking areas via signed pedestrian pathways. Where the pedestrian paths are required to cross the internal roadways, pedestrian crossings should be installed that meet the requirements of AS 1742.10 and AS 1428.2.

7 SUMMARY

7.1 General

WGA has been engaged by Dash Architects to undertake a Traffic Assessment for the proposed Lyndoch Recreational Park redevelopment.

The Recreational Park will incorporate sports facilities and other associated community infrastructure on a parcel of Council owned land bordered by Barossa Valley Way, Lyndoch. Following completion, it is understood that the Recreational Park/Sporting and Recreational Green will consist of the following facilities:

- 2 x ovals (existing refurbished oval and new sporting & recreation green)
  - Both can be used for Australian Rules Football (ARF)
  - One (Sporting and Recreation Green) can be used for cricket or 400m running track
- 4 x netball courts (2 netball courts can be converted to 2 additional tennis courts)
- 4 x tennis courts and a tennis club building
- 1 x half basketball court
- 2 x formal car parking areas
- 2 x informal car parking areas
- 2 x informal nose in parking areas around the “recreational park” oval
- New combined clubrooms, with female and male change rooms, public toilets
- Second oval support shed and public toilet
- New Playground
- New Viewing Platform (for refurbished oval).

7.2 Parking Demand and Supply

The parking demand for the proposed Recreational Park during sporting activities that would be expected to occur several times per year (i.e. no special events) has been determined by comparing the following (where available):

- Documented parking demand rates - including those published in:
  - Plan SA Planning and Design Code
  - Planning SA Bulletin – Parking Provisions for Selected Land Uses
  - RTA Guide to Traffic Generating Developments
- Estimated parking demand rates - based on the assumed number of people on each field/court/pitch depending on the sport.
- Parking rates – sourced from comparable South Australian local sporting clubs.
- Parking demand rates of similar facilities based on aerial imagery – sourced by assessing aerial imagery of similar facilities, taken on a weekend where the facility appeared to be in use.
- Parking demand rates of similar facilities based on site visits.

A comparison of the parking supply and demand rates of the proposed development is shown in Table 17, and represents full use of all ground facilities simultaneously during a “Saturday Peak Demand Event” (in reality only likely to occur several times per year).

Table 17: Summary of Parking Demand/Supply “Saturday Peak Demand Event”

ESTIMATED PARKING DEMAND	PROPOSED PARKING SUPPLY	DIFFERENCE
397	146 (not including overflow) 397 (including overflow)	-251 0

The comparison shows that the proposed development's peak parking demand of 397 parks will require full use of the formal and informal parking spaces provided, as well as additional parking sourced from over-flow parking in the adjacent northern parklands "Village Green".

7.3 Traffic Generation and Assessment

Based on the expected parking demand rates of the facility, the likely trip generation of the Recreational Park during a typical peak hour has been developed based on the assumption that the trip generation rate would be 80% of double the parking demand rate. That is, 80% of vehicles requiring a car park will enter and 80% of vehicles utilising the car parks will exit the site within the same hour. As in reality, vehicles will likely stay for different amounts of time, and enter and exit at varying times during the day, this assumption is considered to provide a conservative estimate of the likely trip generation during peak periods.

It is noted that the current parking supply of the oval development will not fully cater for the requirements during a "Saturday Peak Demand Event" i.e. 397 parks. A rationalised figure of 240 parks/384 trips has been used for the evaluation of traffic entering/leaving the Lyndoch Recreation Park based on the maximum available parking within the grounds (including traffic generated from the adjacent bowling club).

Utilising these peak hour trip generation rates, the performance of the proposed Northern Access Point has been assessed using SIDRA junction analysis software, Version 9.1.2.202. The modelling shows that following completion of the full development (and associated other alternative access points), both access points will operate with minimal delays and high level of service (LOS A).

The "Saturday Peak Demand Event" is considered only likely to occur on the occasional weekend, depending on the type of sporting leagues the Recreational Park will cater for (i.e. school sports or club sports). As the peak hour of Barossa Valley Way is not expected to occur at the same time the peak demand event is occurring, the analysis is believed to be conservative.

7.4 Development Access and Layout

The proposed Lyndoch Recreational Park redevelopment will include the retention of two existing access points, linking external public roads to internal roads within the site. The internal roads will consist of circulating roadways providing access to internal car parking areas and the Recreational Park facilities. In addition to the internal roads, a number of internal pedestrian links are expected to be provided within the site to connect facilities.

These internal roads should seek formal DIT approval for a 20km/h "Area Speed Zone", as the current 10km/h sign posted speed zoning is likely unofficial (installed without approval). A 10km/h speed limit is normally associated with a "pedestrian dominated road", and is considered to be unrealistically low for the circulating roads of the recreational park, and is hence not befitting the current Speed Limit Guidelines for South Australia.

The two existing access points on Barossa Valley Way are proposed to be retained in their current location and general form and will operate in a similar way to their current use.

When subject to traffic demands of the redevelopment during occasional "Saturday Peak Demand Events" the Main Eastern Access may meet the Austroads warrant for turning lanes, however in the context of the general operation of the Lyndoch Recreational Park it is proposed that the existing access points are only treated with a 3.0m X 86.0m wide sealed shoulder (Basic Right Turn Treatment – BAR), to enable through traffic to navigate around right turning vehicles (into the Lyndoch Recreation Park) while still remaining on sealed pavement.

Additional wide sealed shoulder is also proposed for the western access to cater for left turning vehicles, so they do not impede through vehicles while they decelerate to enter the Lyndoch Recreational Park. The eastern access already has sealing between the edge line and the kerb, catering for the left turn in movement.

8 REFERENCES

- Australian Standard 2890.1: Off-Street Car Parking, 2004
- Australian Standard 2890.3: Bicycle Parking, 2015
- Australian Standard 2890.6: Off-Street Parking for People with Disabilities, 2009
- Austroads Guide to Traffic Management Part 3: Traffic Studies and Analysis
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Building Code of Australia (BCA), Class 2 to Class 9 Buildings, Volume One, National Construction Code, 2016
- Planning SA Bulletin, Parking Provisions for Selected Land Uses, October 2001
- RTA Guide to Traffic Generating Developments, October 2002
- Plan SA Planning and Design Code

APPENDIX A
SITE PLANS AND ARCHITECTURAL CONCEPTUAL PLANS

Lyndoch Recreation Park Redevelopment

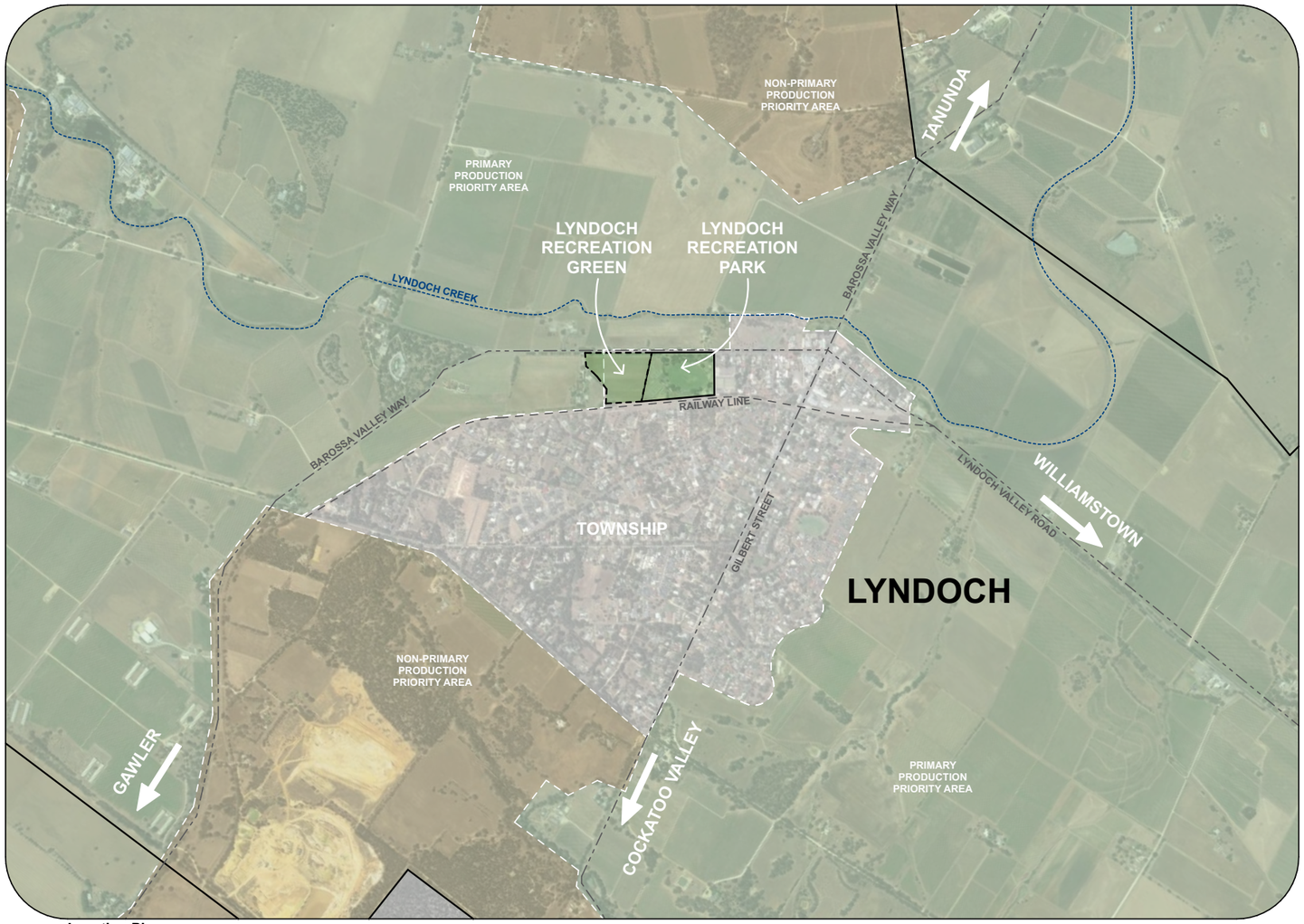
FOR PLANNING CONSENT

PROJECT No: DA234510

ISSUED: 19/2/2024

dasharchitects
Level 2, 141-149 Ifould Street, Adelaide SA 5000
t 8223 1655 www.dasharchitects.com.au

#	Title	Size	Rev
SK00	Cover Sheet	A1	D
SK01	Location Plan	A1	D
SK02	Site Plan - Existing	A1	D
SK03	Site Plan - Demolition	A1	D
SK04	Site Plan - Proposed	A1	D
SK04.1	Site Plan - Proposed Building Setout	A1	B
SK04.2	Site Plan - Proposed Lighting	A1	B
SK04.3	Site Plan - Proposed Fencing	A1	B
SK05	Ground Floor Plan - Proposed	A1	D
SK06	First Floor Plan - Proposed	A1	D
SK07	Roof Plan - Proposed	A1	D
SK08	Elevation - Proposed	A1	D
SK09	Renders 1	A1	D
SK10	Renders 2	A1	D
SK11	Renders 3	A1	D



Location Plan
Scale 1:10000

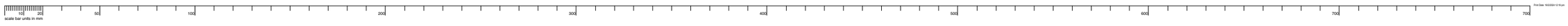
Revised Issue for Planning 19/2/2024

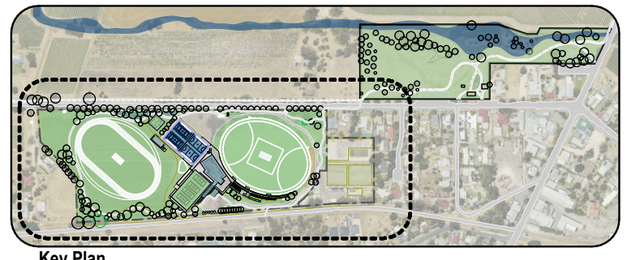
dasharchitects

Location Plan
Lyndoch Recreation Park Redevelopment

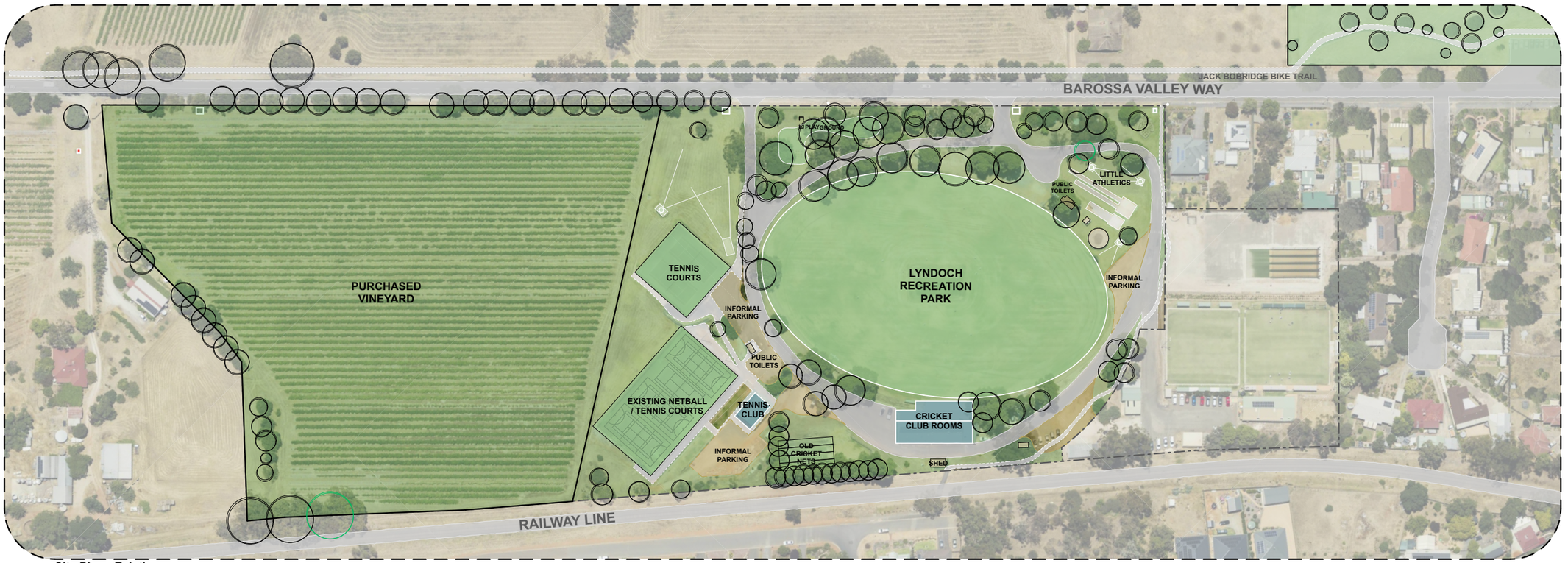
Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK01





Key Plan
Scale 1:5000



Site Plan - Existing
Scale 1:1000

Revised Issue for Planning 19/2/2024

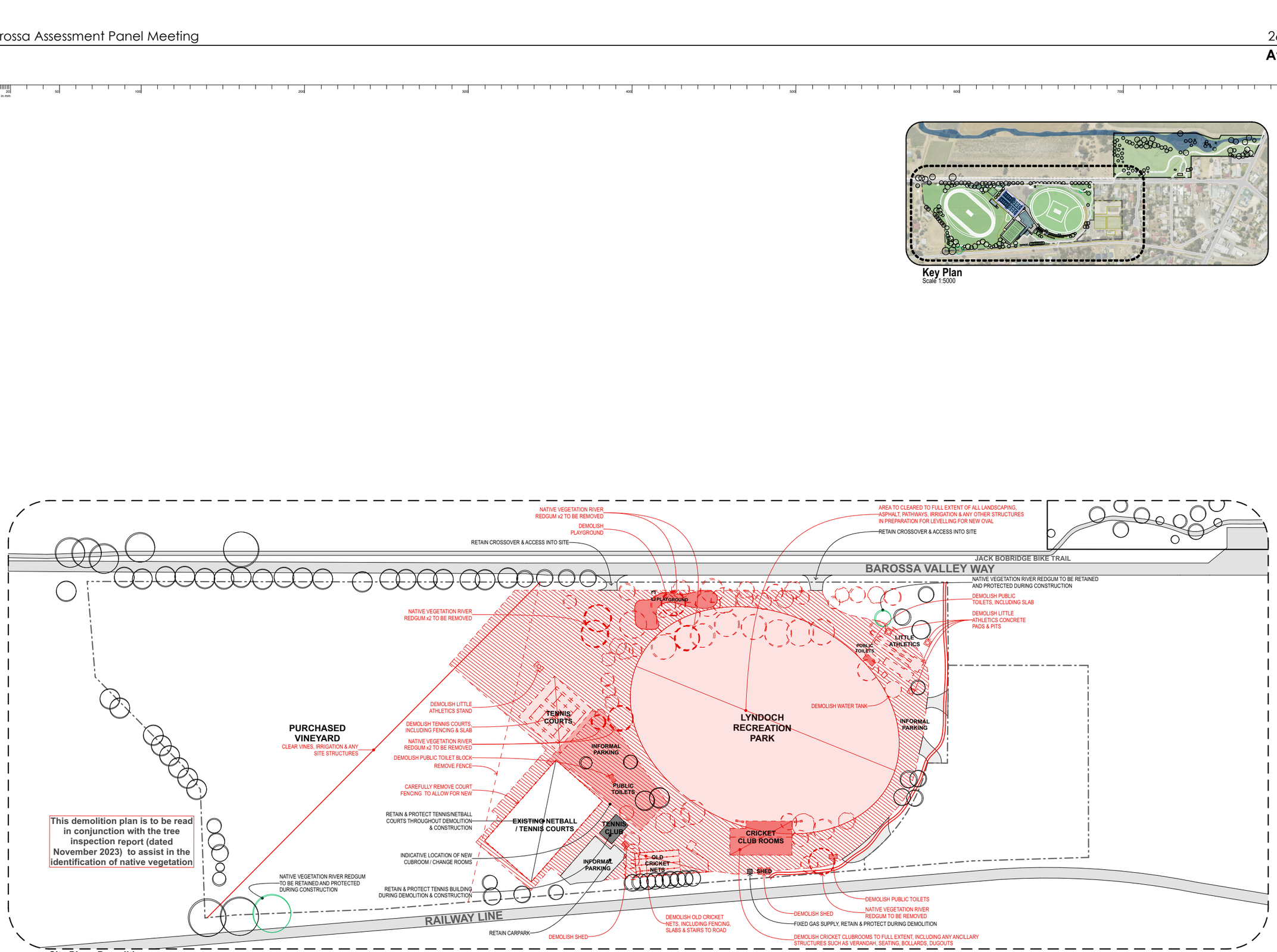
dasharchitects

Site Plan - Existing
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK02

Key Plan
Scale 1:5000



Site Plan - Demolition
Scale 1:1000

Revised Issue for Planning 19/2/2024

dasharchitects

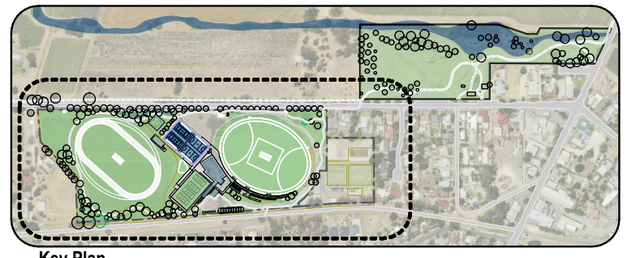
Site Plan - Demolition
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

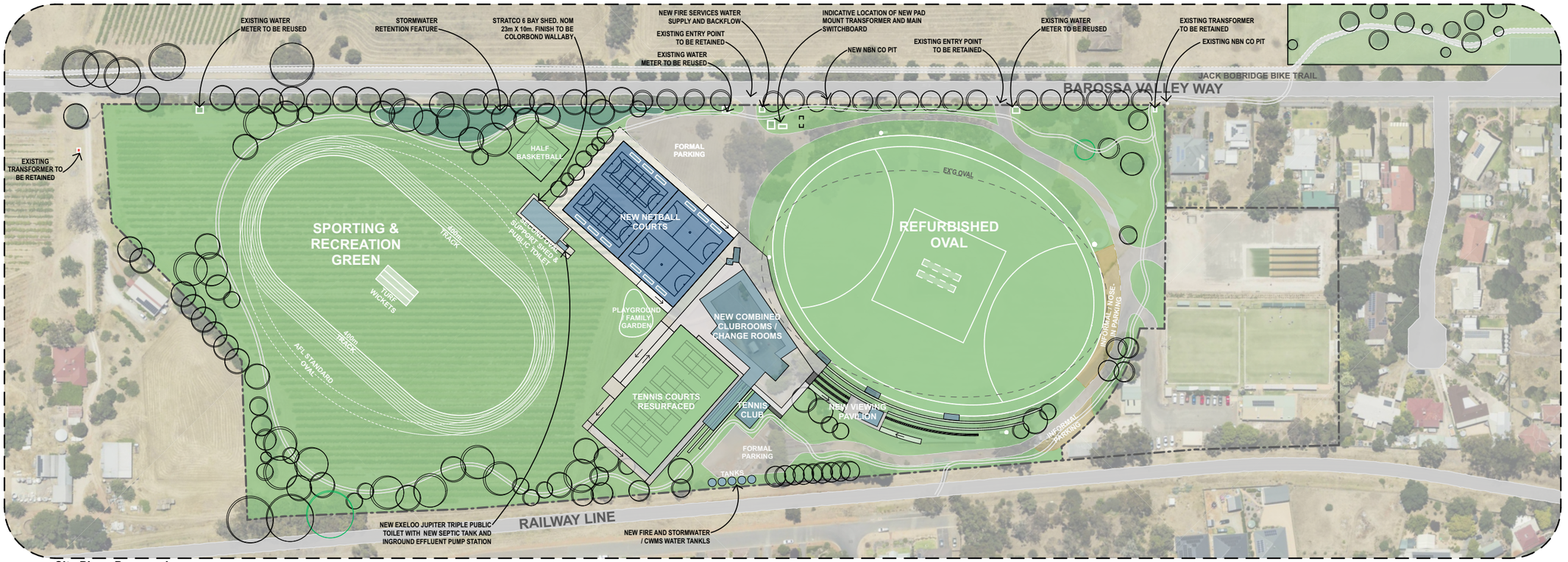
SK03

RECREATION GREEN & PARK KEY MOVES:

- REFURBISH EXISTING OVAL TO AFL STANDARD
- REFURBISH EXISTING CRICKET CLUB ROOMS
- BUILD NEW BUILDING TO HOUSE ALL SPORTS, EVENTS SPACE, CHANGE ROOMS & SUPPORTING SPACES
- BUILD NEW NETBALL COURTS
- CONSTRUCT RECREATION GREEN / ATHLETICS TRACK & SUPPORTING PEDESTRIAN LINK
- RELOCATE LITTLE ATHLETICS
- CONSTRUCT NEW PLAYGROUND / FAMILY GARDEN
- CONSTRUCT NEW CARPARKS & FORMALISE ROADWAY



Key Plan
Scale 1:5000



Site Plan - Proposed
Scale 1:1000

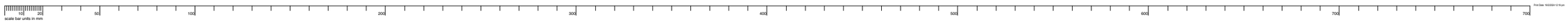
Revised Issue for Planning 19/2/2024

dasharchitects

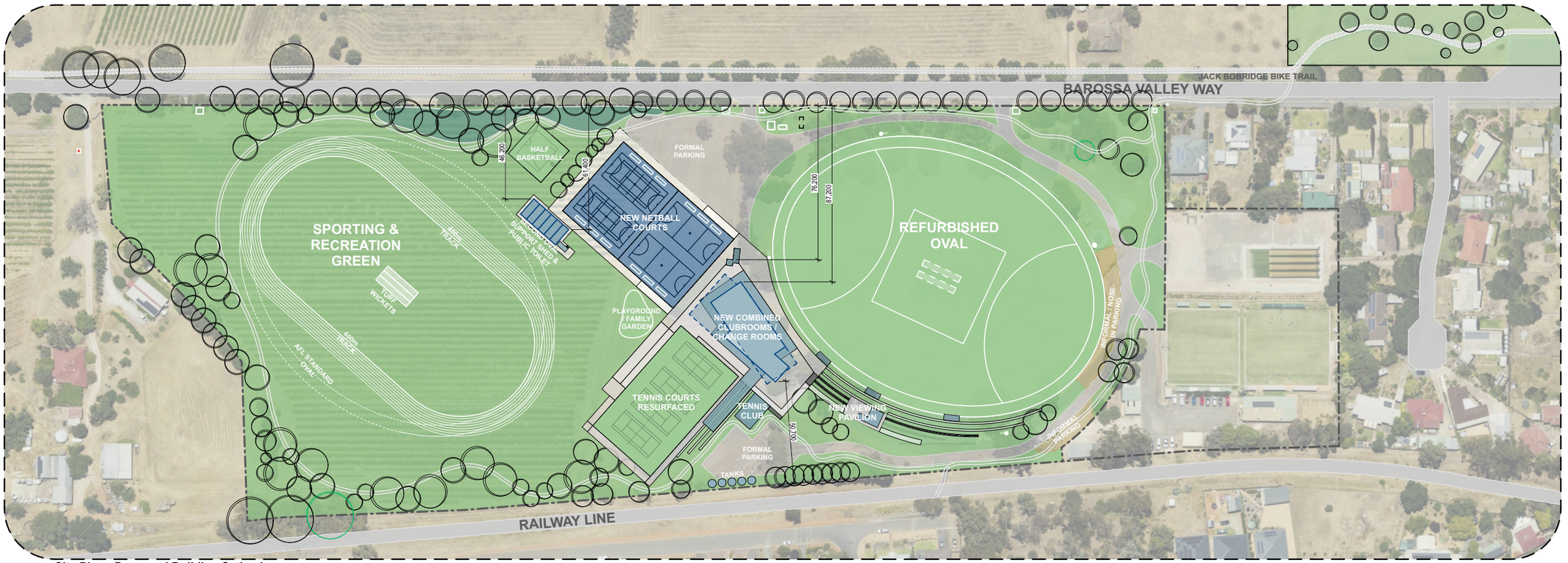
Site Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK04



Key Plan
Scale 1:5000



Site Plan - Proposed Building Setbacks
Scale 1:1000

Revised Issue for Planning 19/2/2024

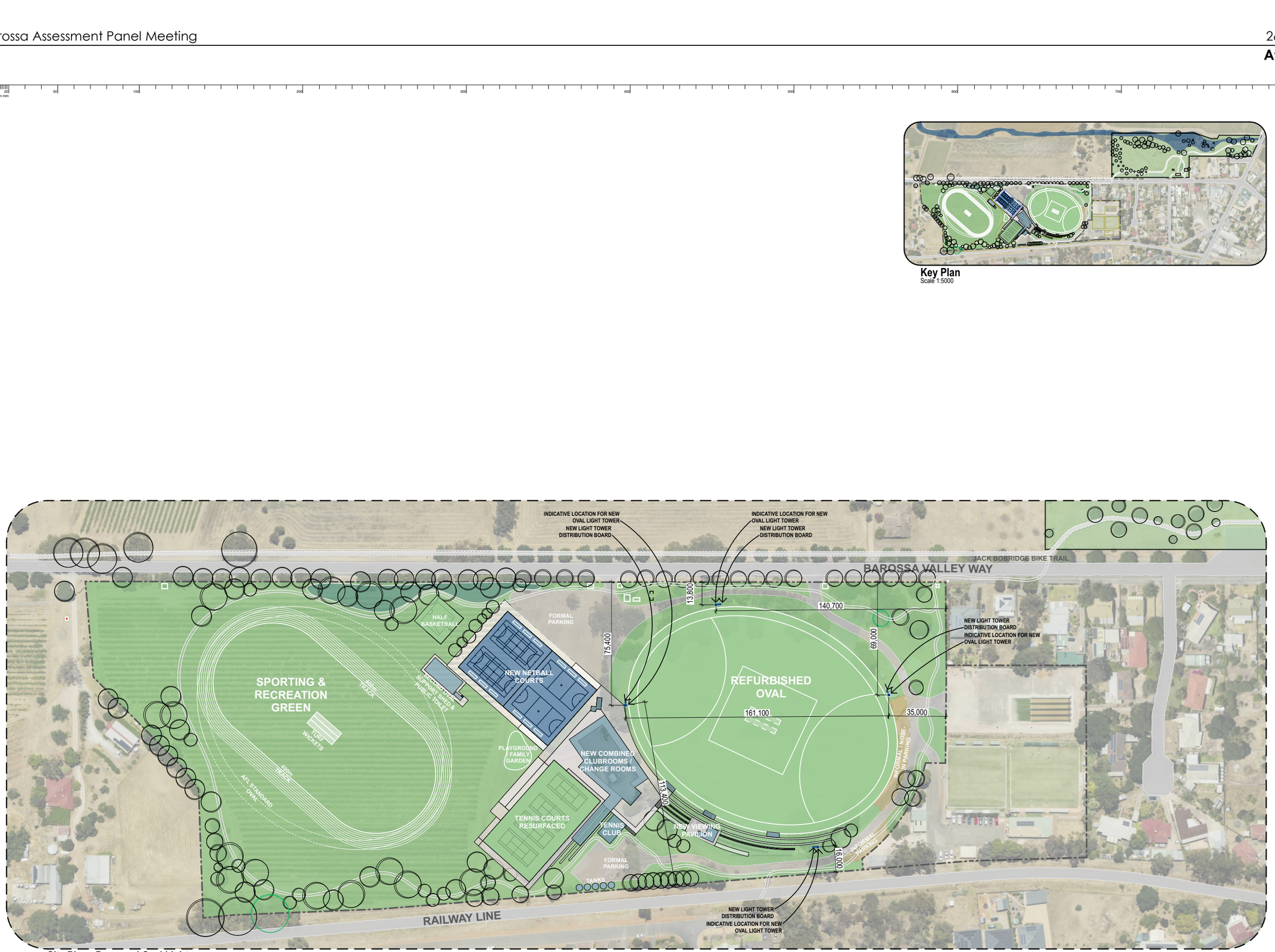
dasharchitects

Site Plan - Proposed Building Setout
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.1

Key Plan
Scale 1:5000



Site Plan - Proposed Oval Lights
Scale 1:1000

Revised Issue for Planning 19/2/2024

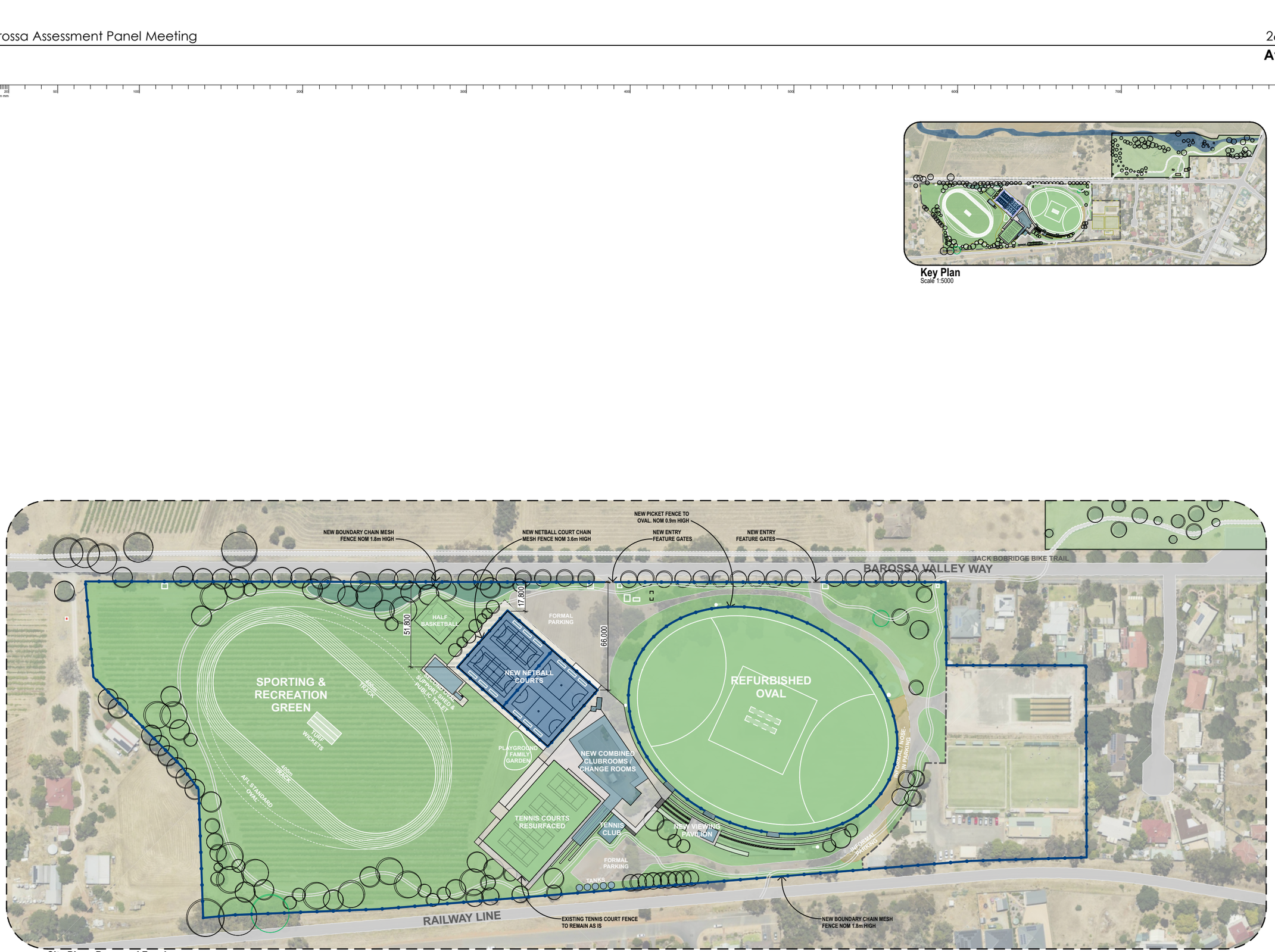
dasharchitects

Site Plan - Proposed Lighting
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.2

Key Plan
Scale 1:5000



Site Plan - Proposed Fencing
Scale 1:1000

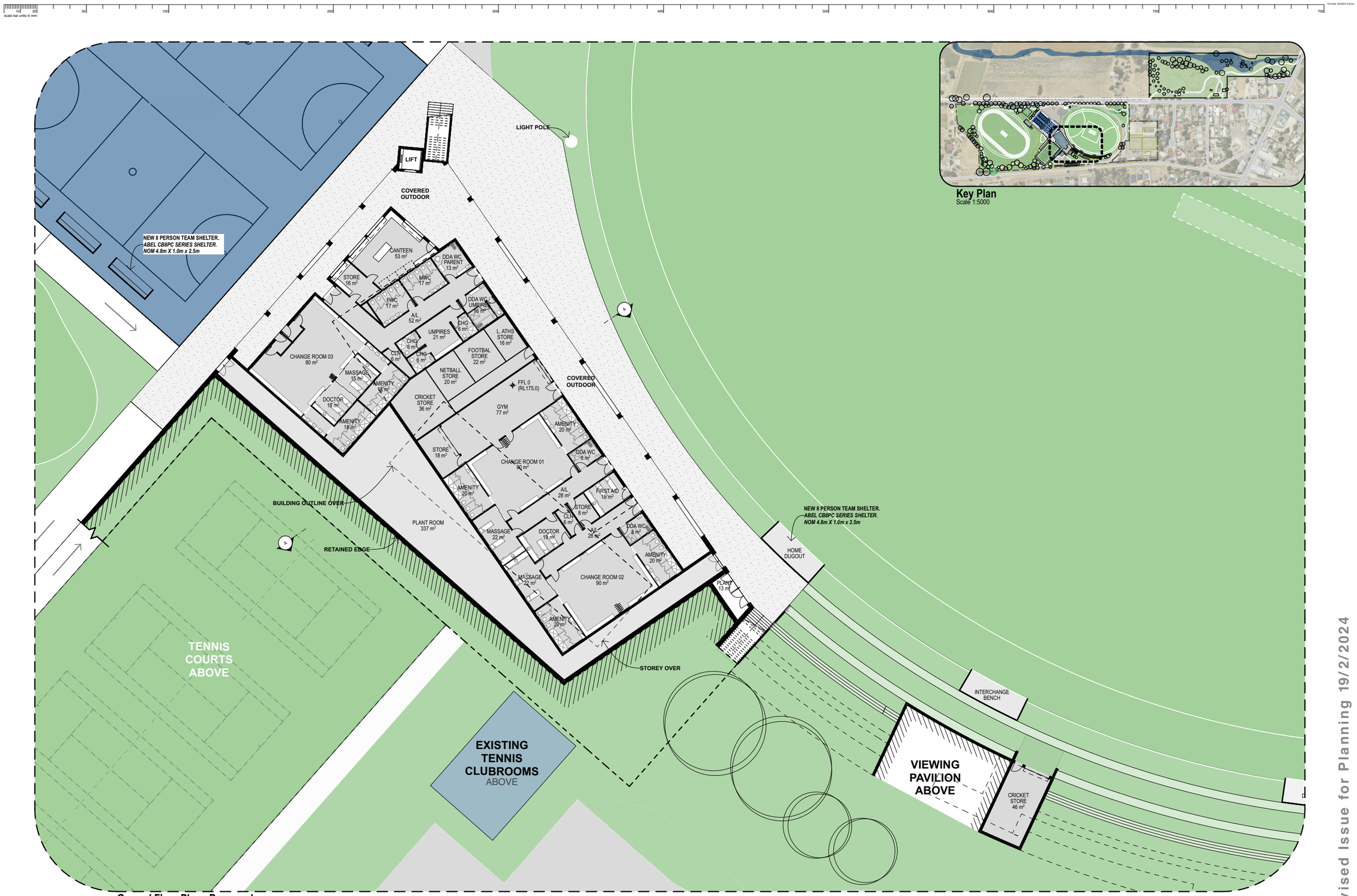
Revised Issue for Planning 19/2/2024

dasharchitects

Site Plan - Proposed Fencing
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 19/2/2024
Project No.: DA234510

SK04.3



Ground Floor Plan - Proposed
Scale 1:200

Revised Issue for Planning 19/2/2024

dasharchitects

Ground Floor Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK05

scale bar units in mm

NEW NETBALL COURTS BELOW

LIGHT POLE

LIFT

OUTDOOR PLAZA AREA

CANOPY OVER

OPERABLE WALL

COVERED OUTDOOR

CLUBROOMS / EVENT SPACE (10 x TABLES / 350 PEOPLE) 432 m²

FFL 3.800 (RL178.8)

ENTRY

DISPLAY CABINETS

OPERABLE WALL

BAR 28 m²

CANTEEN 13 m²

COOL ROOM 9 m²

DRY STORE 9 m²

SERVERY 30 m²

KITCHEN 48.5 m²

STORE 10 m²

COVERED OUTDOOR

COMMITTEE ROOM 38 m²

CLUB ADMIN STORE

OFFICE 16 m²

A/L 20 m²

DDA WC 6 m²

CL 9 m²

M WC 18 m²

F WC 8 m²

STORE 33 m²

PLANT 33 m²

HOME DUGOUT BELOW

TENNIS COURTS

EXISTING TENNIS CLUBROOMS
To Be Refurbished Externally

INTERCHANGE BENCH BELOW

COVERED OUTDOOR

RL +3.800 (+178.800)

BAR / CANTEEN 46 m²

THIRD UMP. / TIME-KEEP. 20 m²

DDA WC 6 m²

Key Plan
Scale 1:5000

First Floor Plan - Proposed
Scale 1:200

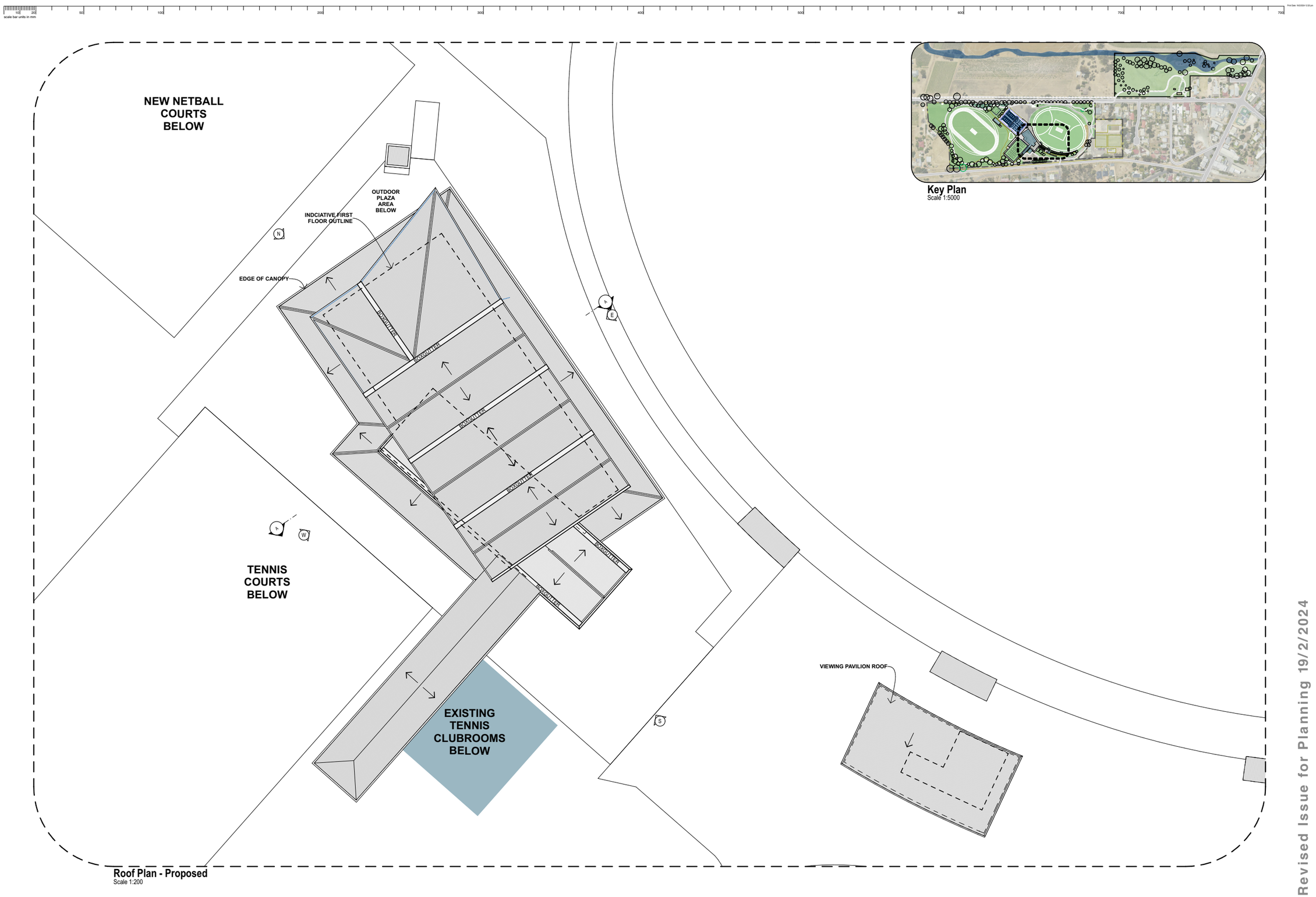
Revised Issue for Planning 19/2/2024

dasharchitects

First Floor Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK06



Roof Plan - Proposed
Scale 1:200

Key Plan
Scale 1:5000

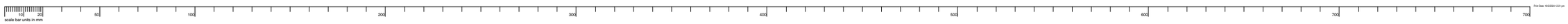
Revised Issue for Planning 19/2/2024

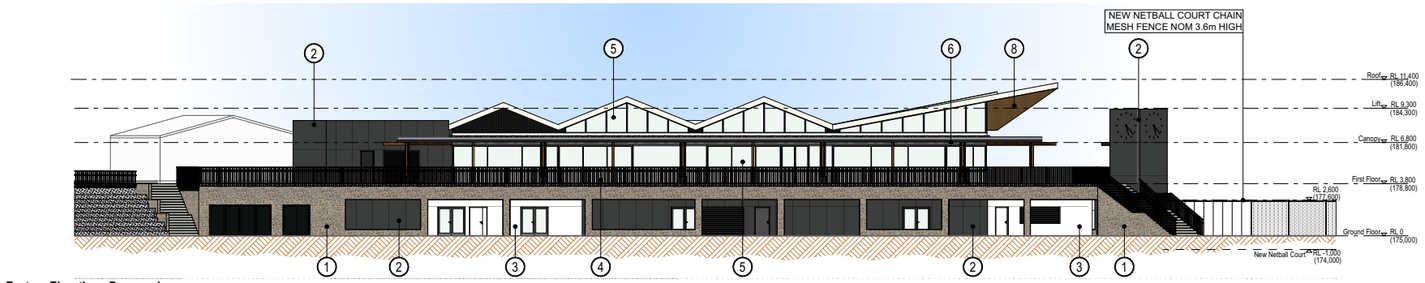
dasharchitects

Roof Plan - Proposed
Lyndoch Recreation Park Redevelopment

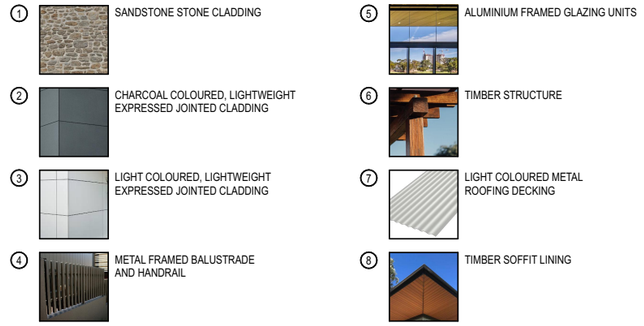
Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

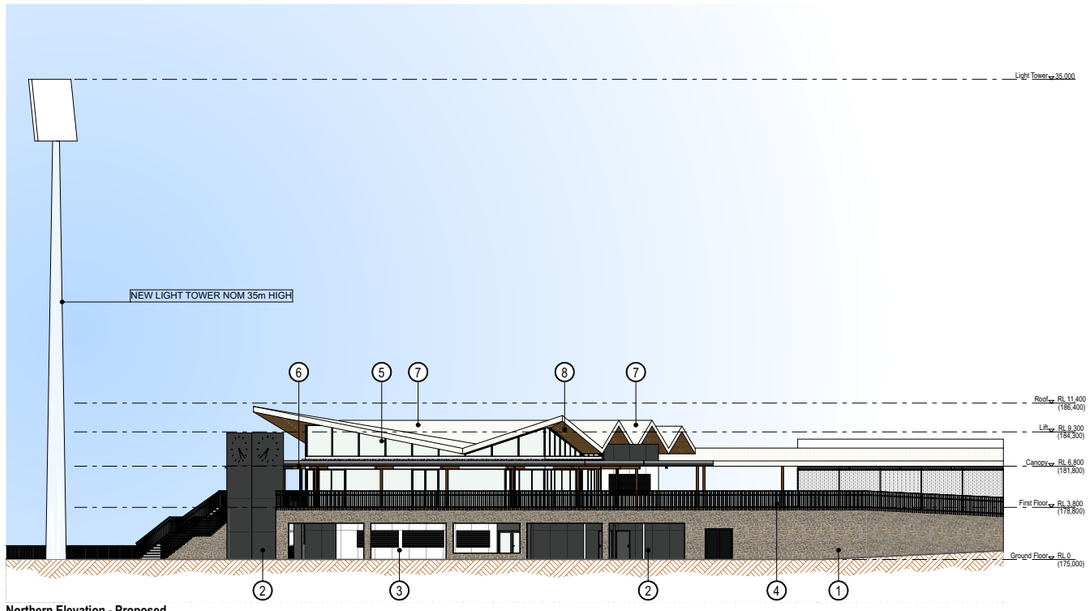
SK07



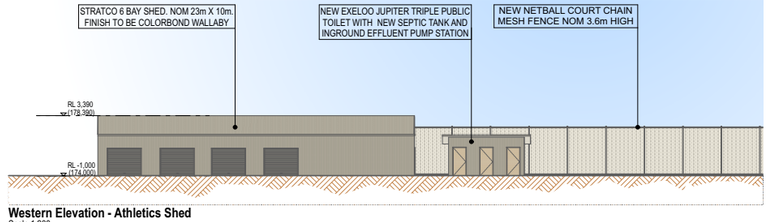


Eastern Elevation - Proposed
Scale 1:200

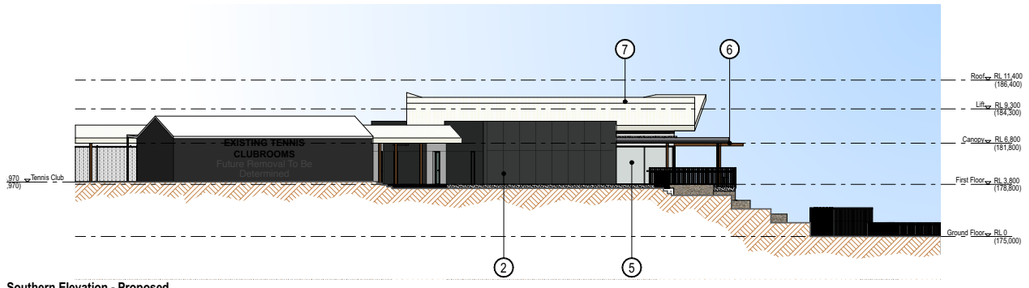




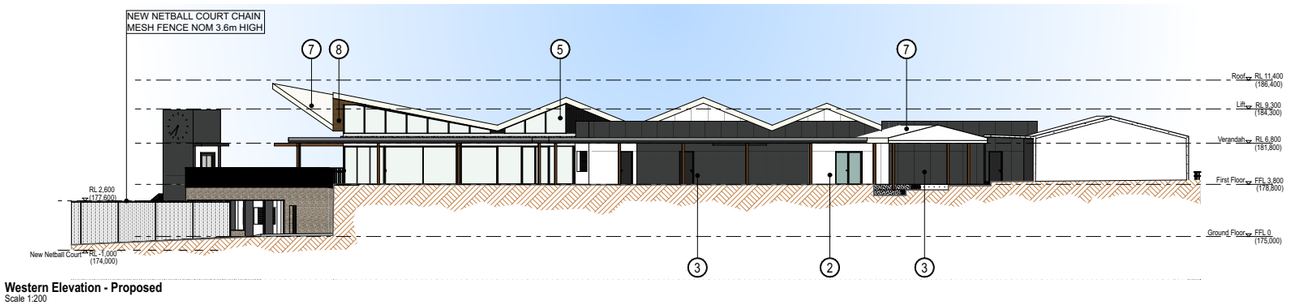
Northern Elevation - Proposed
Scale 1:200



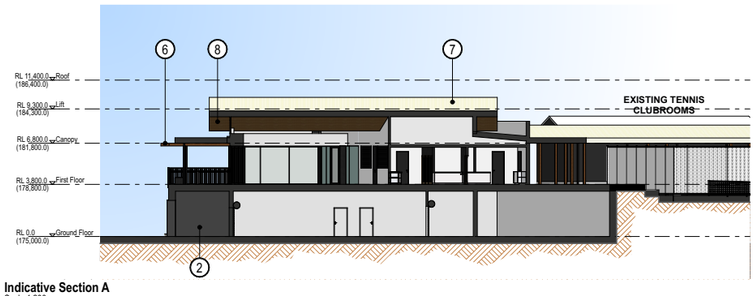
Western Elevation - Athletics Shed
Scale 1:200



Southern Elevation - Proposed
Scale 1:200



Western Elevation - Proposed
Scale 1:200



Indicative Section A
Scale 1:200

dasharchitects

Elevation - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK08

Revised Issue for Planning 19/2/2024

dasharchitects

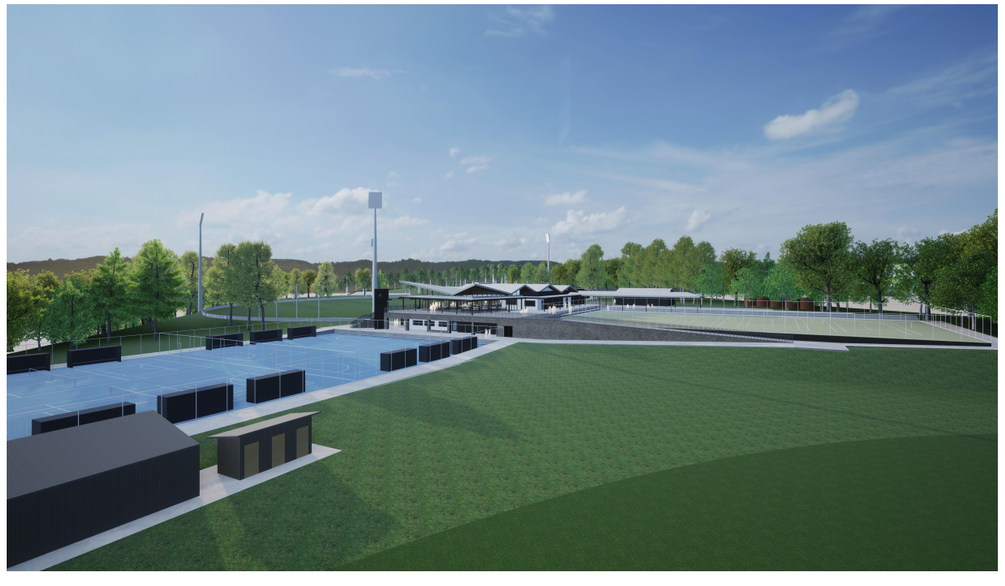
Renders 1
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK09

Revised Issue for Planning 19/2/2024

scale bar units in mm



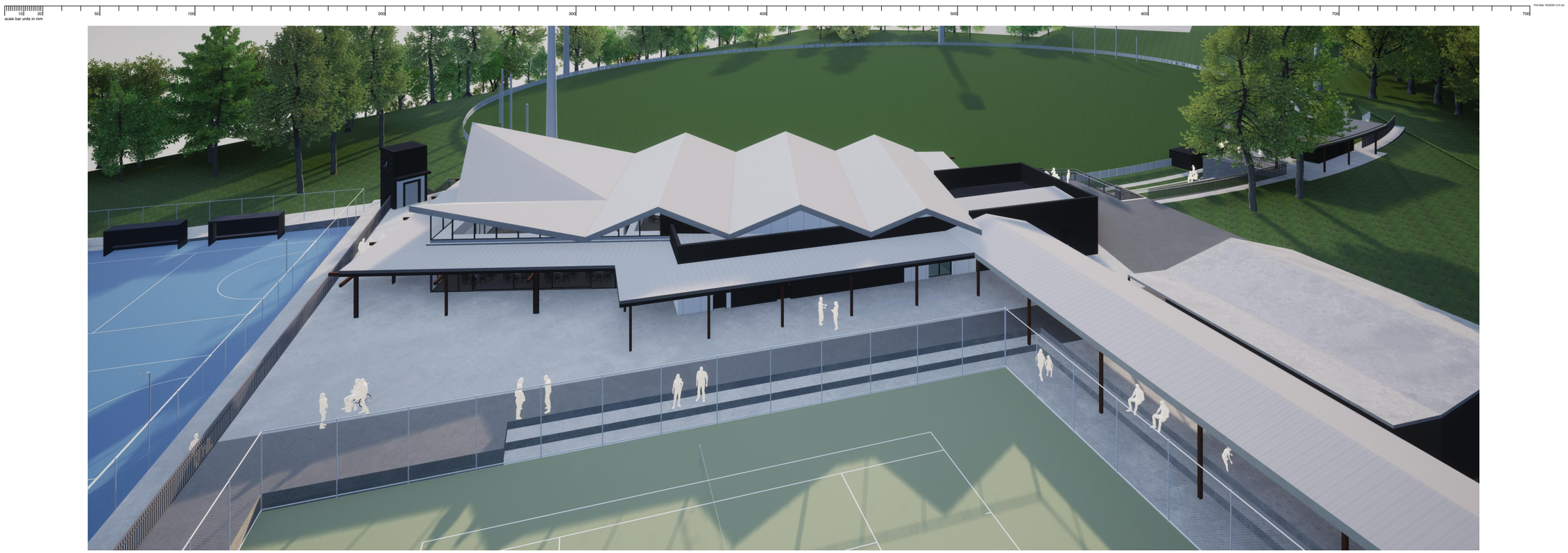
Revised Issue for Planning 19/2/2024

dasharchitects

Renders 2
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK10



Revised Issue for Planning 19/2/2024

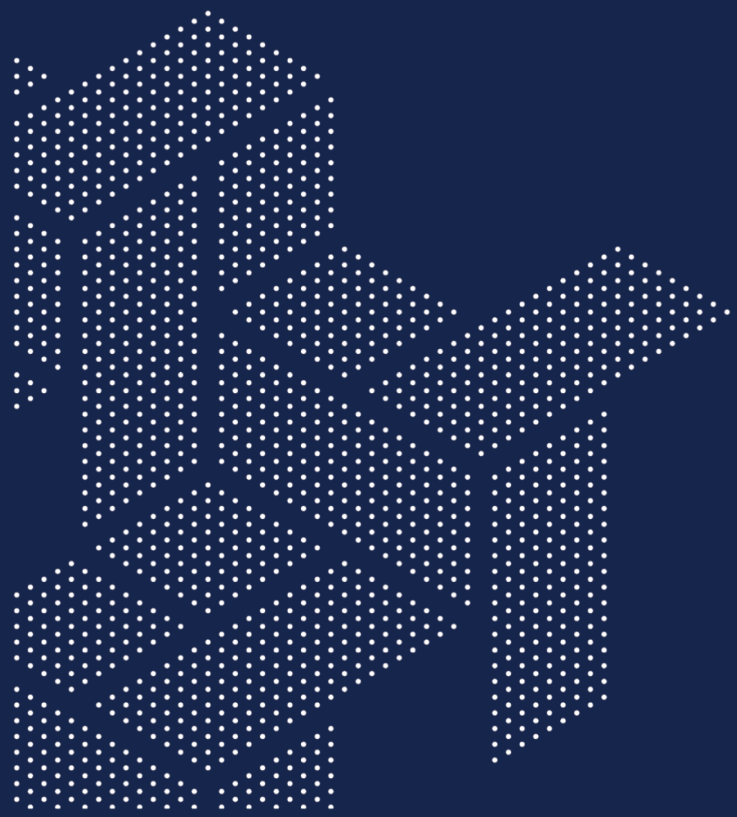
dasharchitects

Renders 3
Lyndoch Recreation Park Redevelopment

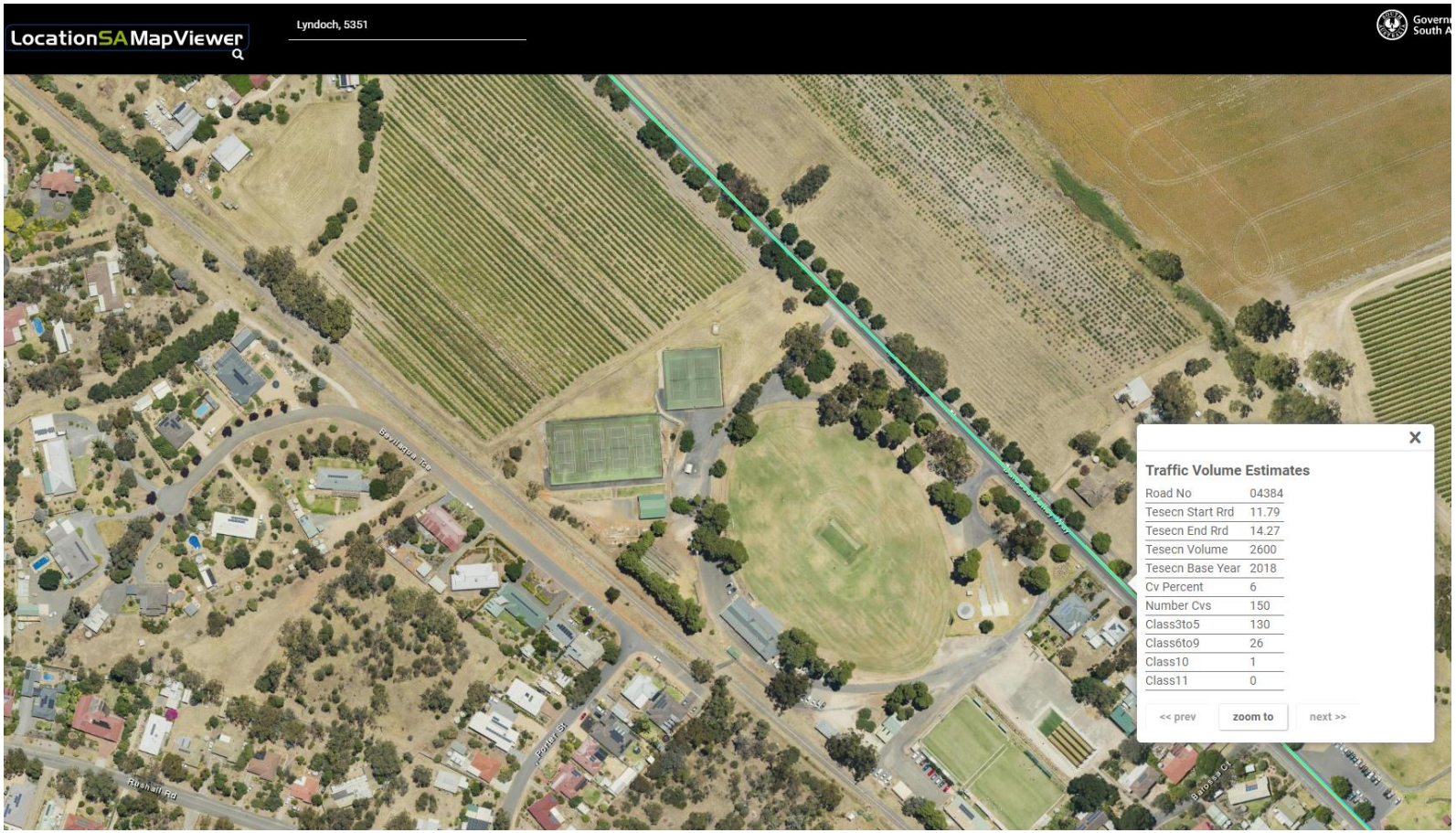
Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK11

APPENDIX B
TRAFFIC VOLUMES



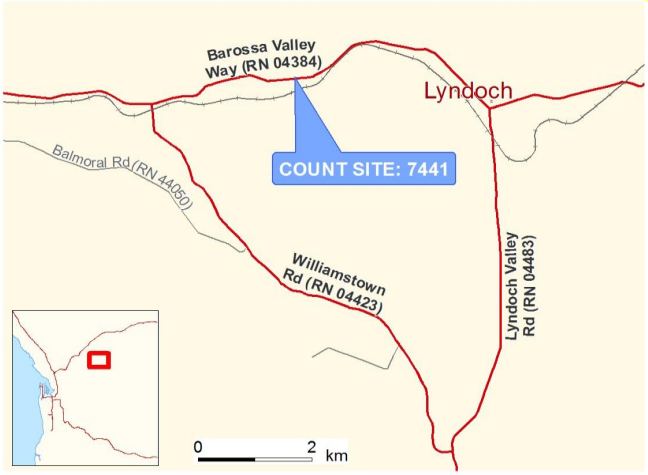
Attachment 1

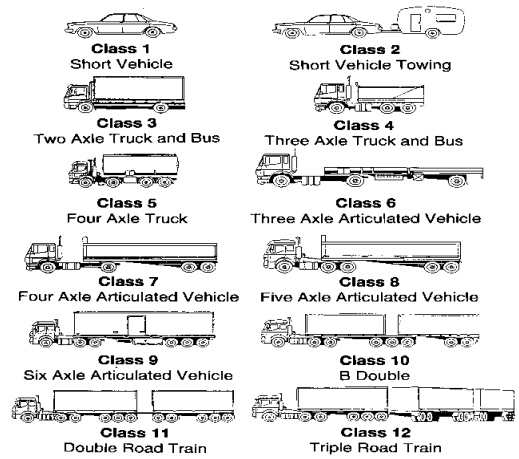


Classification Summary Report — UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

Road Name	BAROSSA VALLEY WAY	**Site No.**	7441
Road No.	4384 **RRD** 10.00	**AMG**	UG025692
Locality	SANDY CREEK	**Meter Type**	Metrocount
Location	2.6km east of RN 4423 (Williamstown Road)	**Latitude, Longitude**	-34.59772,138.85246

Click to view the location in Google Maps *(imagery may not be current)*





Count Summary (Two Way) **Count Period : Saturday** 3/11/2018 **to** Friday 9/11/2018 **inclusive**

5 Day Average Daily Traffic	3543	5 Day Average Heavy Vehicles	237
7 Day Average Daily Traffic	3415	7 Day Average Heavy Vehicles	203
Est AADT (Annual Average Daily Traffic)*	3,400	7 Day Average Heavy Vehicle Content	6%

COMMENTS:

Totals by AUSTROADS Vehicle Classification (Dominant vehicles shown in diagram above) See Back Page for detailed description

Two Way Traffic *No seasonal factor applied NB. Bin 13 contains unclassifiable vehicles

Date		1	2	3	4	5	6	7	8	9	10	11	12	13	Total
3/11/2018	Saturday	3201	70	126	6	0	1	2	2	9	0	0	0	1	3418
4/11/2018	Sunday	2628	54	79	5	0	5	1	0	1	0	0	0	0	2773
5/11/2018	Monday	3132	64	151	16	8	2	11	8	15	0	2	0	0	3409
6/11/2018	Tuesday	3072	52	191	13	1	5	10	5	11	1	0	0	1	3362
7/11/2018	Wednesday	3134	70	167	9	4	4	7	15	12	1	0	0	0	3423
8/11/2018	Thursday	3350	57	186	10	4	8	5	25	26	2	0	0	1	3674
9/11/2018	Friday	3524	71	172	19	10	5	3	4	35	2	0	0	0	3845
5 Day Ave		***3242***	***63***	***173***	***13***	***5***	***5***	***7***	***11***	***20***	***1***	***0***	***0***	***0***	***3543***
7 Day Ave		***3149***	***63***	***153***	***11***	***4***	***4***	***6***	***8***	***16***	***1***	***0***	***0***	***0***	***3415***

Eastbound

Date		1	2	3	4	5	6	7	8	9	10	11	12	13	Total
3/11/2018	Saturday	1617	38	63	4	0	0	1	1	3	0	0	0	0	1727
4/11/2018	Sunday	1291	22	32	3	0	3	0	0	1	0	0	0	0	1352
5/11/2018	Monday	1594	29	80	8	3	2	6	5	5	0	1	0	0	1733
6/11/2018	Tuesday	1547	26	93	5	0	2	3	3	4	1	0	0	0	1684
7/11/2018	Wednesday	1571	34	76	6	2	2	5	9	3	1	0	0	0	1709
8/11/2018	Thursday	1671	28	93	5	1	4	3	13	12	0	0	0	1	1831
9/11/2018	Friday	1743	37	87	11	5	3	1	4	16	1	0	0	0	1908
5 Day Ave		***1625***	***31***	***86***	***7***	***2***	***3***	***4***	***7***	***8***	***1***	***0***	***0***	***0***	***1773***
7 Day Ave		***1576***	***31***	***75***	***6***	***2***	***2***	***3***	***5***	***6***	***0***	***0***	***0***	***0***	***1706***

Westbound

Date		1	2	3	4	5	6	7	8	9	10	11	12	13	Total
3/11/2018	Saturday	1584	32	63	2	0	1	1	1	6	0	0	0	1	1691
4/11/2018	Sunday	1337	32	47	2	0	2	1	0	0	0	0	0	0	1421
5/11/2018	Monday	1538	35	71	8	5	0	5	3	10	0	1	0	0	1676
6/11/2018	Tuesday	1525	26	98	8	1	3	7	2	7	0	0	0	1	1678
7/11/2018	Wednesday	1563	36	91	3	2	2	2	6	9	0	0	0	0	1714
8/11/2018	Thursday	1679	29	93	5	3	4	2	12	14	2	0	0	0	1843
9/11/2018	Friday	1781	34	85	8	5	2	2	0	19	1	0	0	0	1937
5 Day Ave		***1617***	***32***	***88***	***6***	***3***	***2***	***4***	***5***	***12***	***1***	***0***	***0***	***0***	***1770***
7 Day Ave		***1572***	***32***	***78***	***5***	***2***	***2***	***3***	***3***	***9***	***0***	***0***	***0***	***0***	***1709***

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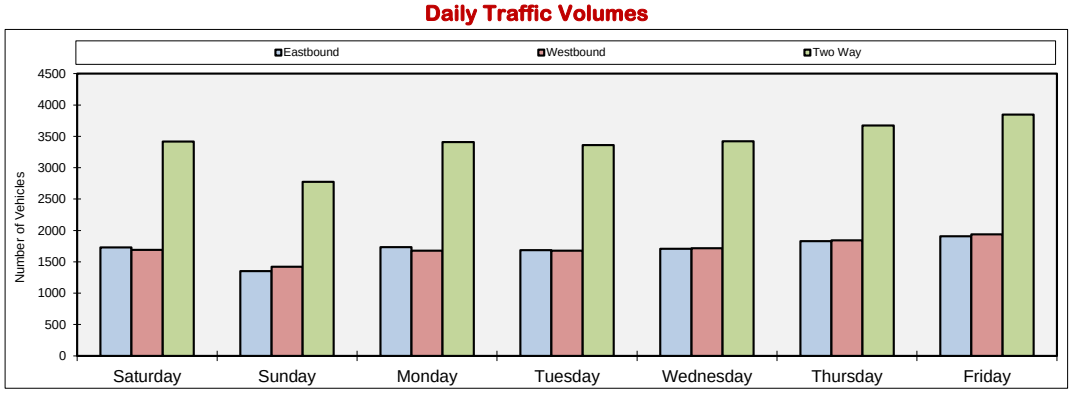
Contact Phone 8343 2810 Asset Knowledge Unit Road and Marine Assets Section

Government of South Australia
Department of Planning, Transport and Infrastructure

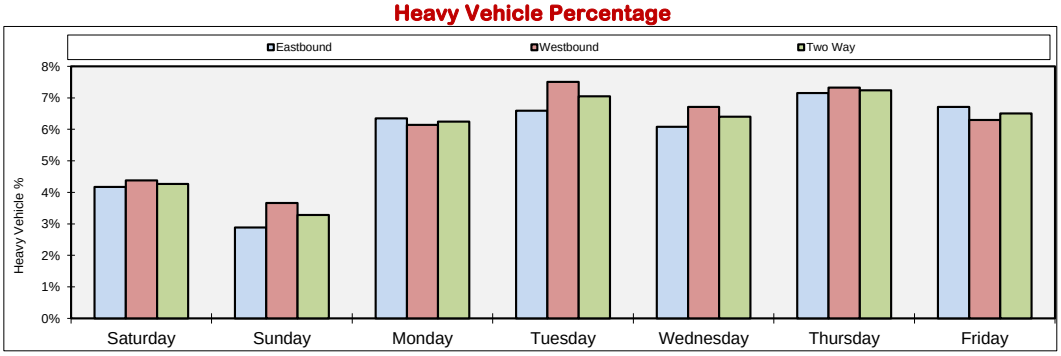
Classification Summary Report UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

Road Name	**BAROSSA VALLEY WAY**			Site	**7441**
Road No.	**4384**	**RRD**	**10.00**	AMG	**UG025692**
Locality	**SANDY CREEK**				
Location	**2.6km east of RN 4423 (Williamstown Road)**				

Daily Traffic Volumes

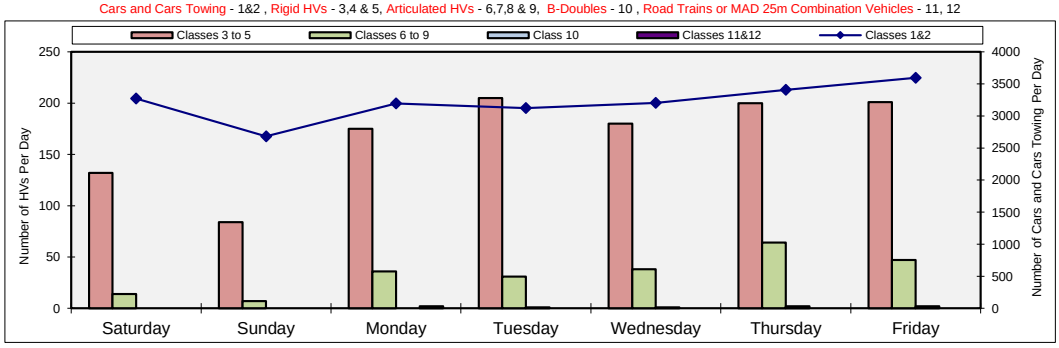


Heavy Vehicle Percentage

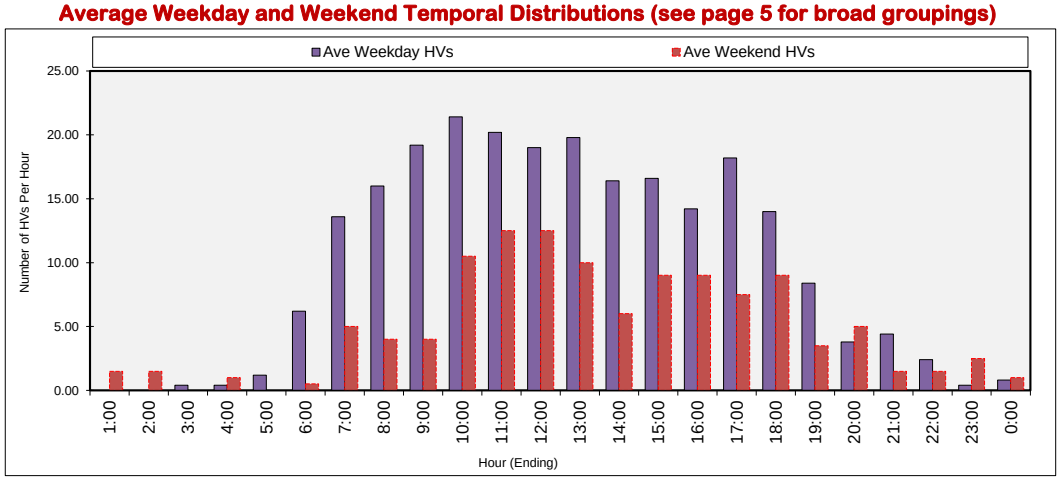


Breakdown of Classifications by Broad Groupings

Cars and Cars Towing - 1&2 , Rigid HVs - 3,4 & 5, Articulated HVs - 6,7,8 & 9, B-Doubles - 10 , Road Trains or MAD 25m Combination Vehicles - 11, 12



Average Weekday and Weekend Temporal Distributions (see page 5 for broad groupings)

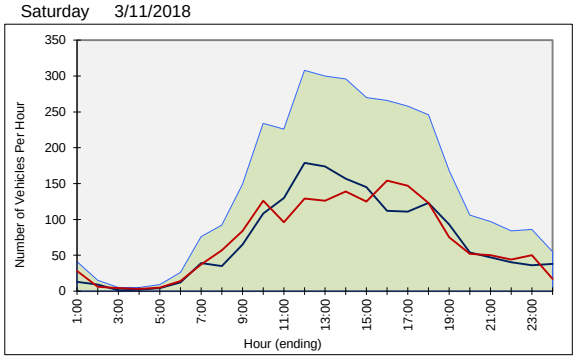


Classification Summary Report UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

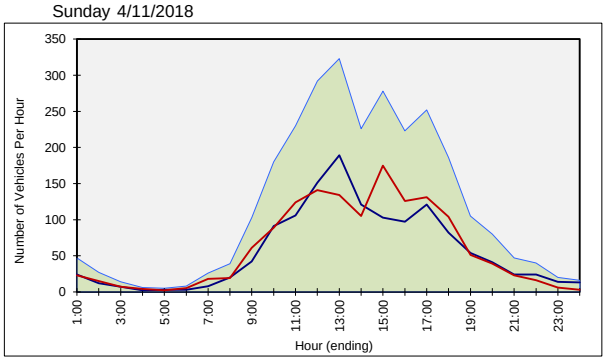
Road Name	**BAROSSA VALLEY WAY**			**Site**	**7441**
Road No.	**4384**	**RRD**	**10.00**	**AMG**	**UG025692**
Locality	**SANDY CREEK**				
Location	**2.6km east of RN 4423 (Williamstown Road)**				

Temporal Distributions of All Vehicles

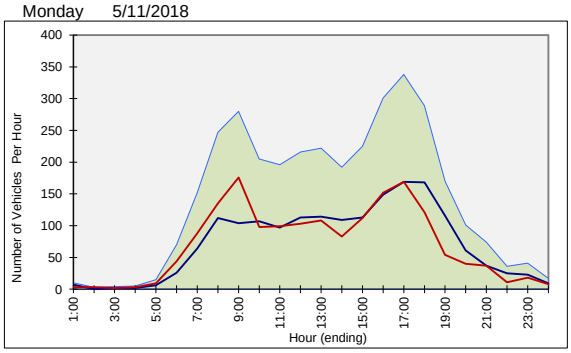
Saturday 3/11/2018



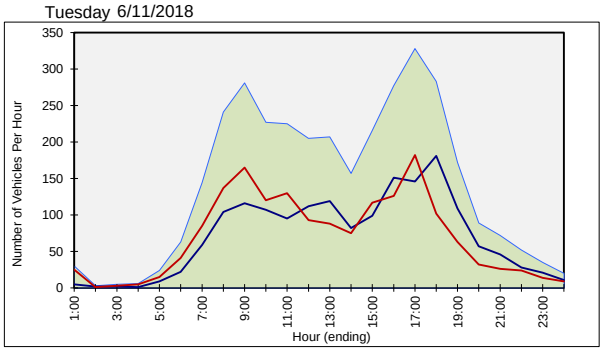
Sunday 4/11/2018



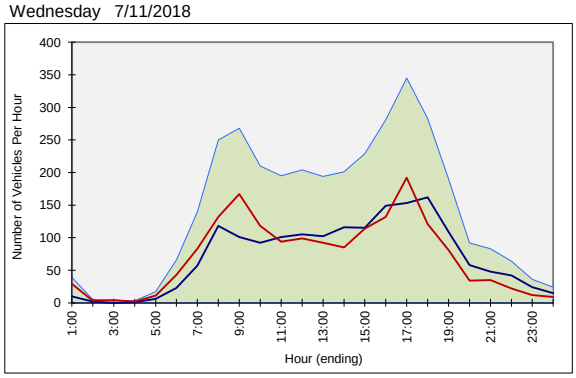
Monday 5/11/2018



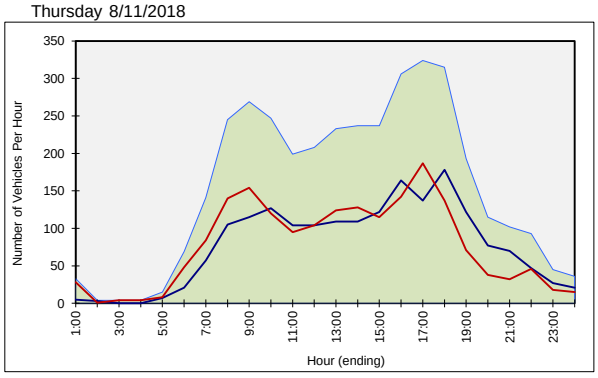
Tuesday 6/11/2018



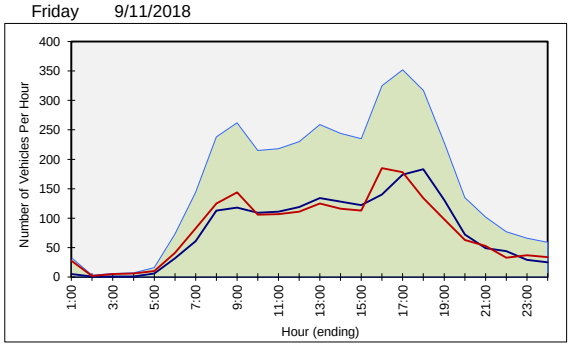
Wednesday 7/11/2018



Thursday 8/11/2018



Friday 9/11/2018



PEAK HOUR BY DAY

	Two Way		Eastbound		Westbound	
	Volume	*Hour (Ending)*	*Volume*	*Hour (Ending)*	*Volume*	*Hour (Ending)*
Saturday	308	12:00	179	12:00	154	16:00
Sunday	323	13:00	189	13:00	175	15:00
Monday	338	17:00	169	17:00	176	9:00
Tuesday	328	17:00	181	18:00	182	17:00
Wednesday	345	17:00	162	18:00	192	17:00
Thursday	324	17:00	178	18:00	187	17:00
Friday	352	17:00	183	18:00	185	16:00

Legend

Total Vehicles	
Eastbound	
Westbound	

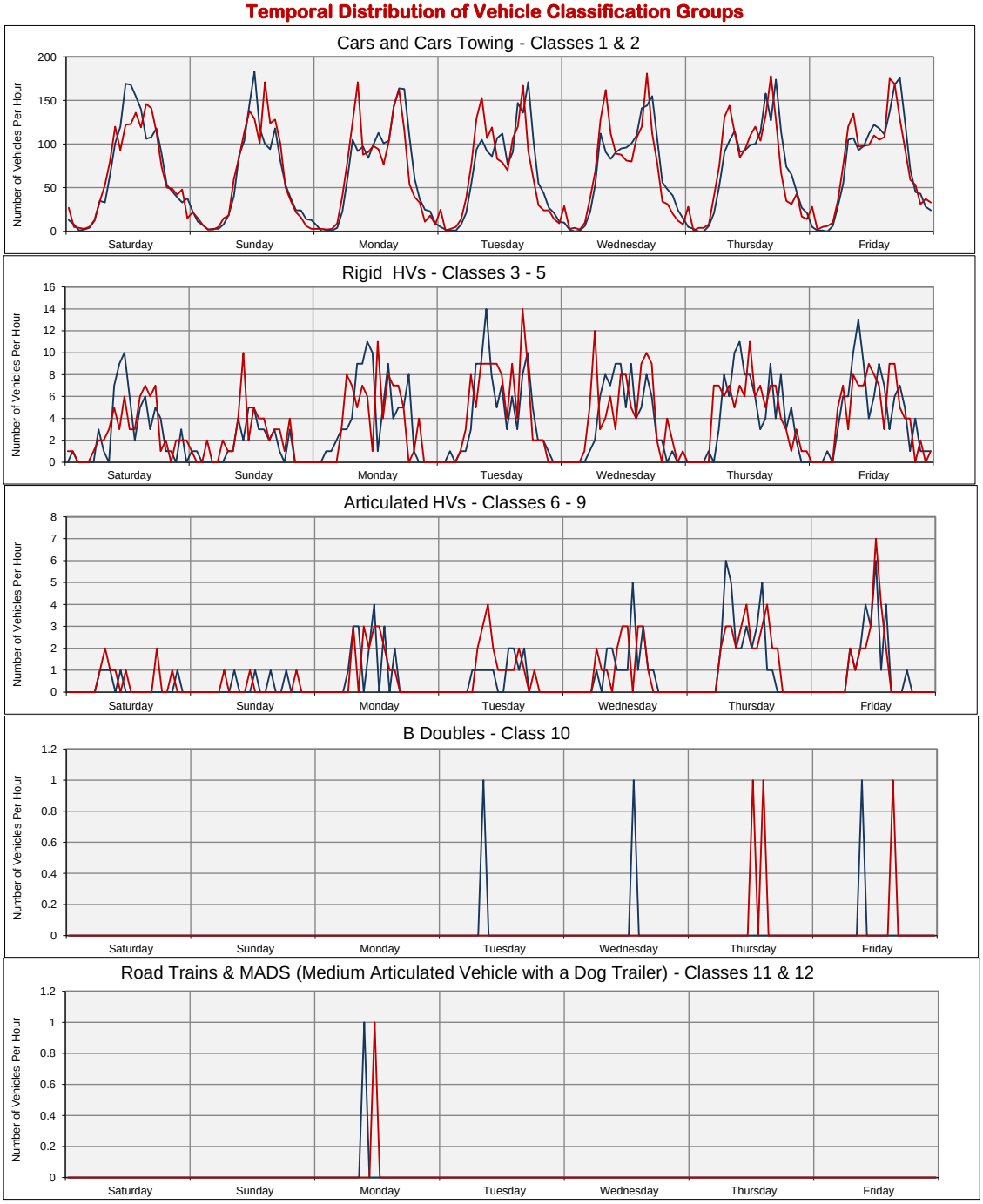
Count Summary (Two Way)

5 Day Average Daily Traffic	3543
7 Day Average Daily Traffic	3415
Est AADT (Annual Average Daily Traffic)	3,400

Classification Summary Report UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

Road Name	**BAROSSA VALLEY WAY**			**Site**	**7441**
Road No.	**4384**	**RRD**	**10.00**	**AMG**	**UG025692**
Locality	**SANDY CREEK**				
Location	**2.6km east of RN 4423 (Williamstown Road)**				

Temporal Distribution of Vehicle Classification Groups



Eastbound Traffic - Count Summary

5 Day Average Daily Traffic	1773
7 Day Average Daily Traffic	1706
5 Day Percentage of HVs	6.6%
7 Day Percentage of HVs	5.8%

Westbound Traffic - Count Summary

5 Day Average Daily Traffic	1770
7 Day Average Daily Traffic	1709
5 Day Percentage of HVs	6.8%
7 Day Percentage of HVs	6.1%

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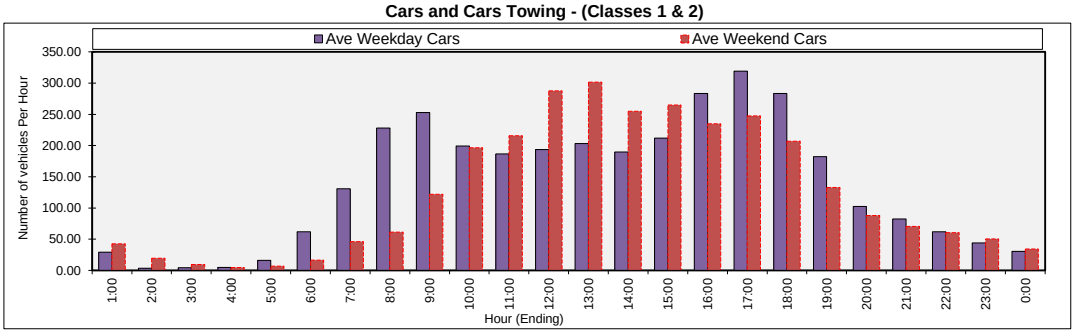
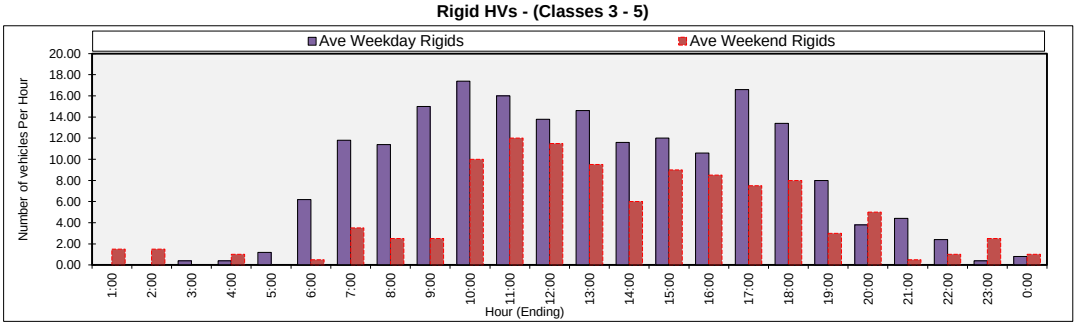
Road Name	**BAROSSA VALLEY WAY**			**Site**	**7441**
Road No.	**4384**	**RRD**	**10.00**	**AMG**	**UG025692**
Locality	**SANDY CREEK**				
Location	**2.6km east of RN 4423 (Williamstown Road)**				

Average Weekday and Weekend Temporal Distributions

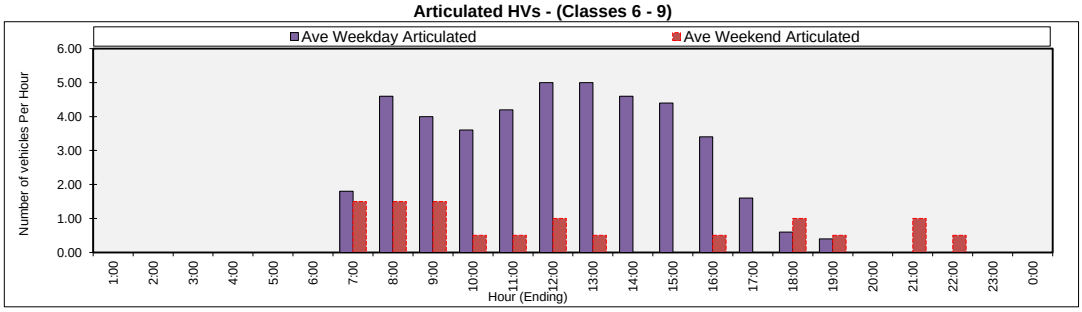
Cars and Cars Towing - (Classes 1 & 2)



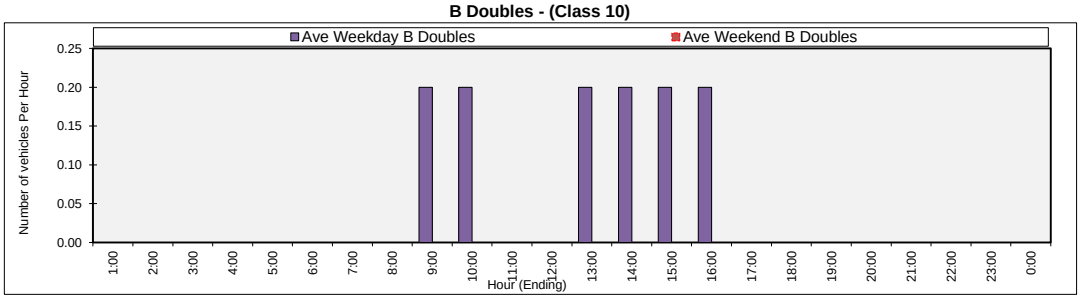
Rigid HVs - (Classes 3 - 5)



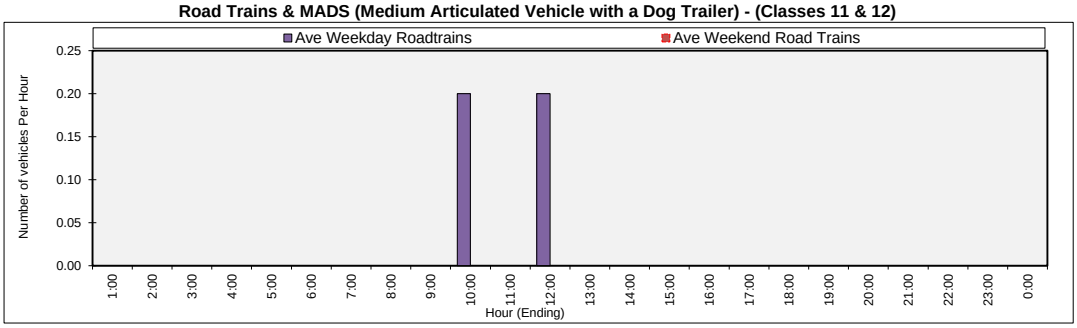
Articulated HVs - (Classes 6 - 9)



B Doubles - (Class 10)



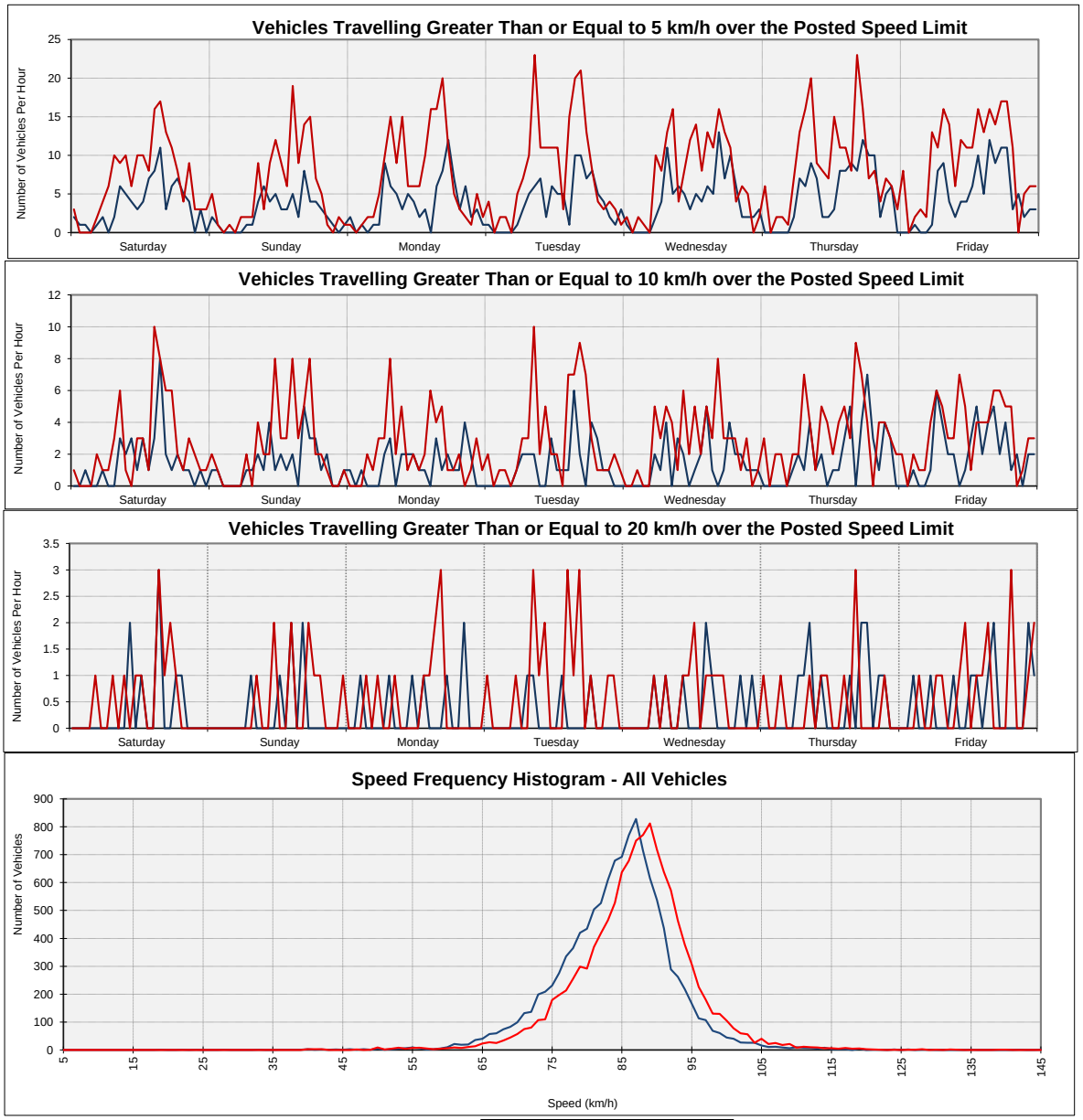
Road Trains & MADS (Medium Articulated Vehicle with a Dog Trailer) - (Classes 11 & 12)



Classification Summary Report UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

Road Name	BAROSSA VALLEY WAY			**Site**	7441
Road No.	4384	**RRD**	10.00	**AMG**	UG025692
Locality	SANDY CREEK				
Location	2.6km east of RN 4423 (Williamstown Road)				

Temporal Distributions for Vehicles Exceeding Posted Speed Limit
Posted Speed Limit - 90 km/h



DAILY VOLUMES OF VEHICLES EXCEEDING THE POSTED SPEED LIMIT

	>=5 km/h		>=10 km/h		>=20 km/h	
	Eastbound	*Westbound*	*Eastbound*	*Westbound*	*Eastbound*	*Westbound*
Saturday	85	165	34	62	8	12
Sunday	60	134	32	57	6	10
Monday	90	169	29	54	7	10
Tuesday	92	192	30	71	4	18
Wednesday	102	179	33	64	8	10
Thursday	116	210	43	79	12	10
Friday	113	230	49	81	11	16

Classification Summary Report UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

Road Name BAROSSA VALLEY WAY **Site** 7441
Road No. 4384 **RRD** 10.00 **AMG** UG025692
Locality SANDY CREEK
Location 2.6km east of RN 4423 (Williamstown Road)

Eastbound Traffic - CLASS SPEED MATRIX (7 Day Totals)

Speed Bins km/h	AUSTROADS CLASS 1	2	3	4	5	6	7	8	9	10	11	12	13	Speed Bin Totals	
5.0 - 19.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
20.0 - 29.9	3	0	0	0	0	0	0	0	0	0	0	0	0	*3*	0.0%
30.0 - 39.9	5	1	0	1	0	0	0	0	0	0	0	0	0	*7*	0.1%
40.0 - 49.9	15	2	1	0	0	0	0	0	2	0	0	0	0	*20*	0.2%
50.0 - 59.9	34	2	1	5	2	0	0	0	7	0	0	0	0	*51*	0.4%
60.0 - 69.9	420	21	35	5	5	4	4	6	5	1	0	0	0	*506*	4.2%
70.0 - 79.9	2455	82	153	11	2	5	8	11	12	2	1	0	0	*2742*	23.0%
80.0 - 89.9	6135	90	252	15	2	3	7	16	15	0	0	0	1	*6536*	54.7%
90.0 - 99.9	1733	14	70	5	0	4	0	2	3	0	0	0	0	*1831*	15.3%
100.0 - 109.9	180	2	10	0	0	0	0	0	0	0	0	0	0	*192*	1.6%
110.0 - 119.9	38	0	2	0	0	0	0	0	0	0	0	0	0	*40*	0.3%
120.0 - 129.9	8	0	0	0	0	0	0	0	0	0	0	0	0	*8*	0.1%
130.0 - 139.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
140.0 - 149.9	2	0	0	0	0	0	0	0	0	0	0	0	0	*2*	0.0%
150.0 - 159.9	3	0	0	0	0	0	0	0	0	0	0	0	0	*3*	0.0%
160.0 - 169.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
170.0 - 179.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
180.0 - 189.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
190.0 - 200	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
Class Totals	**11034**	**214**	**524**	**42**	**11**	**16**	**19**	**35**	**44**	**3**	**1**	**0**	**1**	*11944*	
	92.4%	**1.8%**	**4.4%**	**0.4%**	**0.1%**	**0.1%**	**0.2%**	**0.3%**	**0.4%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**		

Westbound Traffic - CLASS SPEED MATRIX (7 Day Totals)

Speed Bins km/h	AUSTROADS CLASS 1	2	3	4	5	6	7	8	9	10	11	12	13	Speed Bin Totals	
5.0 - 19.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
20.0 - 29.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
30.0 - 39.9	1	0	0	2	0	0	0	0	0	0	0	0	0	*3*	0.0%
40.0 - 49.9	7	2	0	1	1	0	0	0	6	0	0	0	0	*17*	0.1%
50.0 - 59.9	18	3	2	1	1	0	1	0	25	2	0	0	1	*54*	0.5%
60.0 - 69.9	211	16	16	1	0	1	3	0	2	0	0	0	0	*250*	2.1%
70.0 - 79.9	1567	53	130	9	5	3	5	6	8	0	1	0	1	*1788*	14.9%
80.0 - 89.9	5724	105	268	21	4	4	9	16	21	1	0	0	0	*6173*	51.6%
90.0 - 99.9	3043	43	116	1	5	5	1	2	3	0	0	0	0	*3219*	26.9%
100.0 - 109.9	354	2	13	0	0	0	1	0	0	0	0	0	0	*370*	3.1%
110.0 - 119.9	63	0	3	0	0	1	0	0	0	0	0	0	0	*67*	0.6%
120.0 - 129.9	10	0	0	0	0	0	0	0	0	0	0	0	0	*10*	0.1%
130.0 - 139.9	6	0	0	0	0	0	0	0	0	0	0	0	0	*6*	0.1%
140.0 - 149.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
150.0 - 159.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
160.0 - 169.9	1	0	0	0	0	0	0	0	0	0	0	0	0	*1*	0.0%
170.0 - 179.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
180.0 - 189.9	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
190.0 - 200	0	0	0	0	0	0	0	0	0	0	0	0	0	*0*	0.0%
Class Totals	**11007**	**224**	**548**	**36**	**16**	**14**	**20**	**24**	**65**	**3**	**1**	**0**	**2**	*11960*	
	92.0%	**1.9%**	**4.6%**	**0.3%**	**0.1%**	**0.1%**	**0.2%**	**0.2%**	**0.5%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**		

7 DAY SPEED STATISTICS

Posted Speed Limit - 90 km/h

	Eastbound		Westbound		Two Way	
Mean Speed (km/h)	83.7		86.5		85.1	
85th Percentile (km/h)	90.6		93.4		92.2	
95th Percentile (km/h)	95.5		98.7		97.2	
>= 10 km/h over the PSL	250 Vehicles	2.1%	468 Vehicles	3.9%	718 Vehicles	3.0%
>= 20 km/h over the PSL	56 Vehicles	0.5%	86 Vehicles	0.7%	142 Vehicles	0.6%
>= 30 km/h over the PSL	15 Vehicles	0.1%	19 Vehicles	0.2%	34 Vehicles	0.1%
>= 45 km/h over the PSL	6 Vehicles	0.1%	5 Vehicles	0.0%	11 Vehicles	0.0%

Classification Summary Report — UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

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Road No.	4384 **RRD** 10.00	**AMG**	UG025692
Locality	SANDY CREEK		
Location	2.6km east of RN 4423 (Williamstown Road)		

BREAKDOWN OF CLASS 1 VEHICLES

SPEED MATRIX (7 Day Totals)

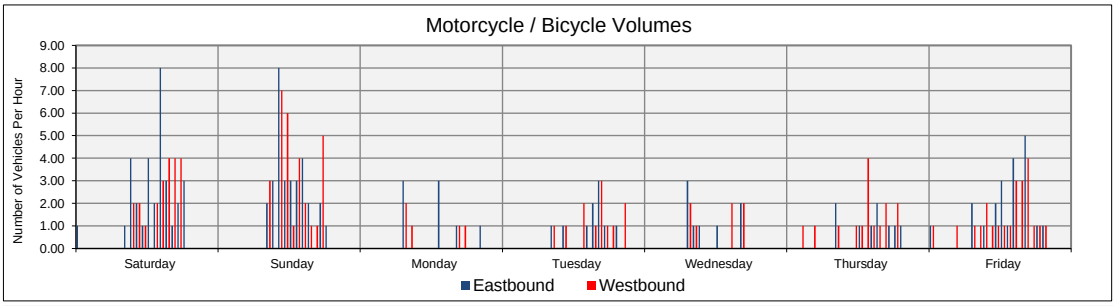
Speed Bins km/h	Eastbound Motorcycles/ Bicycles	Eastbound Other Class 1 Vehicles	Westbound Motorcycles/ Bicycles	Westbound Other Class 1 Vehicles
5.0 - 19.9	1	0	0	0
20.0 - 29.9	1	2	0	0
30.0 - 39.9	0	5	0	1
40.0 - 49.9	0	15	0	7
50.0 - 59.9	1	33	0	18
60.0 - 69.9	3	417	1	210
70.0 - 79.9	25	2430	16	1551
80.0 - 89.9	59	6076	59	5665
90.0 - 99.9	20	1713	26	3017
100.0 - 109.9	11	169	14	340
110.0 - 119.9	3	35	1	62
120.0 - 129.9	2	6	2	8
130.0 - 139.9	1	0	1	5
140.0 - 149.9	0	2	0	1
150.0 - 159.9	3	0	1	0
160.0 - 169.9	1	0	0	1
170.0 - 179.9	0	0	0	0
180.0 - 189.9	0	0	0	0
190.0 - 200	0	0	0	0

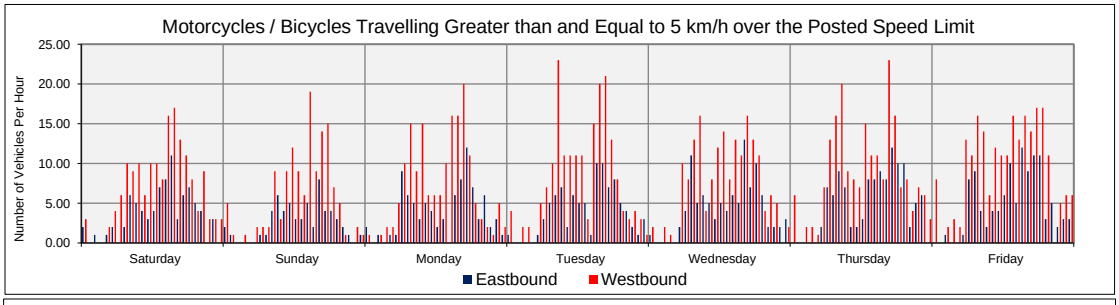
DAILY TOTALS - Eastbound

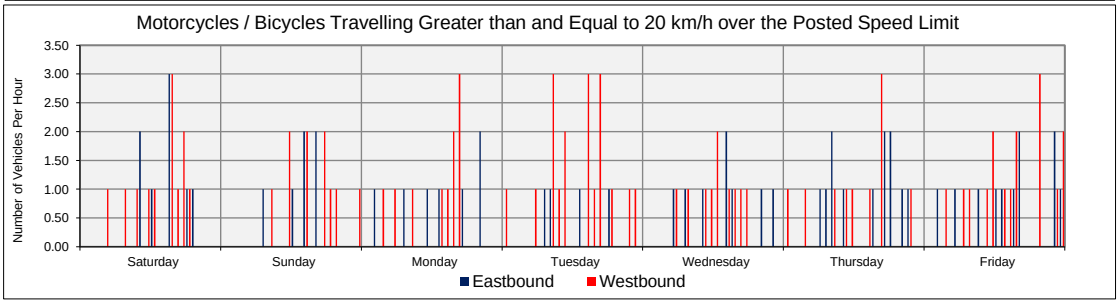
Date		Motorcycles / Bicycles	Other Class 1 Vehicles	Total
3/11/2018	Saturday	34	1583	**1617**
4/11/2018	Sunday	34	1257	**1291**
5/11/2018	Monday	8	1586	**1594**
6/11/2018	Tuesday	11	1536	**1547**
7/11/2018	Wednesday	10	1561	**1571**
8/11/2018	Thursday	10	1661	**1671**
9/11/2018	Friday	24	1719	**1743**
5 Day Ave		**13**	**1613**	***1625***
7 Day Ave		**19**	**1558**	***1576***

DAILY TOTALS - Westbound

Date		Motorcycles / Bicycles	Other Class 1 Vehicles	Total
3/11/2018	Saturday	23	1561	**1584**
4/11/2018	Sunday	31	1306	**1337**
5/11/2018	Monday	5	1533	**1538**
6/11/2018	Tuesday	13	1512	**1525**
7/11/2018	Wednesday	8	1555	**1563**
8/11/2018	Thursday	16	1663	**1679**
9/11/2018	Friday	25	1756	**1781**
5 Day Ave		**13**	**1604**	***1617***
7 Day Ave		**17**	**1555**	***1572***



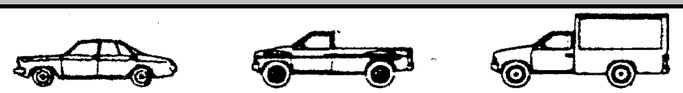
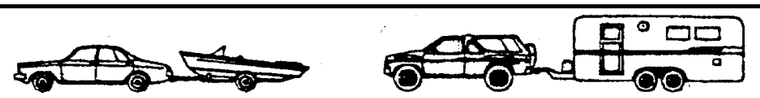
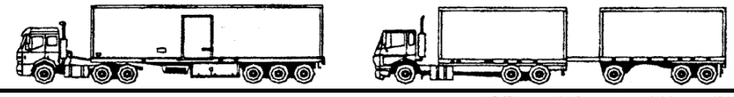
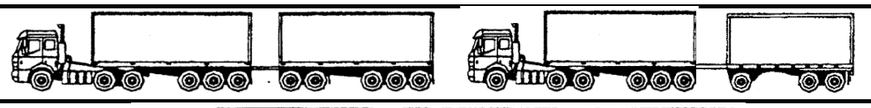
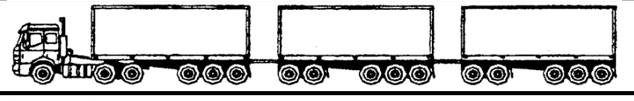




Classification Summary Report

UG025692_201811 site 7441 SANDY CREEK for TVS starting 03-11-2018.xlsm

AUSTROADS Vehicle Classification System

Level 1	Level 2		Level 3	AUSTROADS Classification		
Length (indicative)	**Axles and Axle Groups**		**Vehicle Type**			
Type	**Axles**	**Groups**	**Typical Description**	**Class**	**Parameters**	**Typical Configuration**
	LIGHT VEHICLES					
Short up to 5.5m		1 or 2	**Short** Sedan, Wagon, 4WD, Utility, Light Van, Bicycle, Motorcycle, etc	**1**	d(1) ≤ 3.2m and axles = 2	
Medium 5.5m to 14.5m	3, 4 or 5	3	**Short - Towing** Trailer, Caravan, Boat, etc	**2**	groups = 3 d(1) ≥ 2.1m, d(1) ≤ 3.2m, d(2) ≥ 2.1m and axles = 3, 4 or 5	
	HEAVY VEHICLES					
	2	2	**Two Axle Truck or Bus**	**3**	d(1) > 3.2m and axles = 2	
	3	2	**Three Axle Truck or Bus**	**4**	axles = 3 and groups = 2	
	> 3	2	**Four Axle Truck**	**5**	axles > 3 and groups = 2	
Long 11.5m to 19.0m	3	3	**Three Axle Articulated** Three axle articulated vehicle, or Rigid vehicle and trailer	**6**	d(1) > 3.2m, axles = 3 and groups = 3	
	4	> 2	**Four Axle Articulated** Four axle articulated vehicle, or Rigid vehicle and trailer	**7**	d(2) < 2.1m or d(1) < 2.1m or d(1) > 3.2m axles = 4 and groups > 2	
	5	> 2	**Five Axle Articulated** Five axle articulated vehicle, or Rigid vehicle and trailer	**8**	d(2) < 2.1m or d(1) < 2.1m or d(1) > 3.2m axles = 5 and groups > 2	
	≥ 6	> 2	**Six Axle Articulated** Six axle articulated vehicle, or Rigid vehicle and trailer	**9**	axles = 6 and groups > 2 or axles > 6 and groups = 3	
Medium Combination 17.5m to 36.5m	> 6	4	**B Double** B Double, or Heavy truck and trailer	**10**	groups = 4 and axles > 6	
	> 6	5 or 6	**Double Road Train** Double road train, or Medium articulated vehicle and one dog trailer (M.A.D.)	**11**	groups = 5 or 6 and axles > 6	
Large Combination Over 33.0m	> 6	> 6	**Triple Road Train** Triple road train, or Heavy truck and three trailers	**12**	groups > 6 and axles > 6	

Definitions:
Group: Axle group, where adjacent axles are less than 2.1m apart
Groups: Number of axle groups
Axles: Number of axles (maximum axle spacing of 10.0m)

d(1): Distance between first and second axle
d(2): Distance between second and third axle

APPENDIX C
SPORTING EVENT DATA

Attachment 1

ATTENDANCE AT HFL GAMES

The below figures are not solely based on gate receipts. The following should be taken into account.

- All persons under 18 are admitted free.
- Pensioners half price.
- Trainers and some officials free.
- I point out that it is difficult to estimate the exact number of people attending home games. For example, all home club players, members, life members and officials are admitted free. Their fees are collected by the home club through annual subscriptions. To derive at numbers for home games I have divided the gate takings by the admission fee and then double the number.
- No numbers are available of attendees at women's games as no entrance fee is charged. However, it would be considerably less than Saturday games.
- Grand Final attendances. 2 per year, Division 1 and Division 2. Attendances to these games are very even between Divisions. Again, these figure as based on gate receipts albeit all players, trainers and officials enter for free.

EVENT	NUMBERS	MISC.
Club Home Games (Saturday)	450	9 Home games per year
Club Home Games (Women)	100	
Modified Football (Friday night)	200	Weekly
Interleague games	500	Not held in the Hills for 2 years
Semi Finals	1500	
Preliminary Finals	2500	
Grand Finals	4000	

From: Scott Filmer <scott@ambsurveys.com>
Sent: Tuesday, 17 April 2018 6:14 AM
To: 'Sunny Glen'
Subject: RE: RSH - advice on attendance numbers

Hi Malcolm
Approximate numbers for trainings on the Mt Barker oval.

Monday	4.30-5:30 U14 40 players 4 coaches
	5.00-6.30 U16 35 players 2 coaches
	7.00-8.30 Womens approx. 60
Tuesday	5.00-6.30 U18 25 players 2 coaches
	6.30-8.00 Mens 55 players 4 coaches
Wednesday	4.00-6.30 U8-U12 110 players 15 coaches
	7.00-8.30 Womens approx. 60
Thurdayas	4.30-5.30 U14 40 players 4 coaches
	5.00-6.30 U16 35 players 2 coaches
	5.00-6.30 U18 25 players 2 coaches
	6.30-8.00 Mens 55players 4 coaches
Friday	6-00-8.00 average of 3 modified games including average of 80 players (including opposition)

Sunday 10.00-11.00 Auskick 100 players 10 coaches May to August

Cheers

Scott Filmer
Junior Director
Mt Barker Football Club
M 0422 413 612 **E** scott@ambsurveys.com

THE COMMUNITY FOOTBALL CLUB OF CHOICE

From: Sunny Glen [mailto:sunnyglen@internode.on.net]
Sent: 10 April, 2018 1:02 PM
To: 'Scott Filmer' <scott@ambsurveys.com>; 'Graham Hughes' <grahamhughes@westnet.com.au>; 'Howe, Frank' <Frank.Howe2@anz.com>

Cc: 'Cranwell, Don (SAMFS)' <Don.Cranwell@sa.gov.au>; 'Casey Grice' <caseyg@sanfl.com.au>
Subject: FW: RSH - advice on attendance numbers

Scott/Frank

Can you please provide me with Mount Barker's training numbers as per Kate's email below.

I will do the figures for the finals etc.

Mal

From: Kate Jessep <kjessep@mountbarker.sa.gov.au>
Sent: Tuesday, 10 April 2018 12:09 PM
To: Mal Williams <sunnyglen@internode.on.net>
Cc: Casey Grice (casey.grice@sanfl.com.au) <casey.grice@sanfl.com.au>; Brian Clancey <bclancey@mountbarker.sa.gov.au>
Subject: RSH - advice on attendance numbers

Hi Malcolm

I hope you are well.

As you are aware we are finalising the details to lodge the Development Application for stage 1 of the MB Regional Sports Hub (RSH). To assist with this we need to consider parking requirements (regular activity and events – overflow parking).

Are you able to give me some advice on typical attendance numbers:

- Normal training weeknights
- Normal games weekends
- Semi-finals
- Preliminary-finals
- Grand final

You might like to give a range of likely number of people (all people – players, volunteers/staff, crowd) for a typical training session (e.g. 2 hour window at training has an average of 100 people at the ground, a normal weekend game has 500 people…; we will then estimate car-parking requirements at a pro-rata rate) etc.

We are hoping to lodge the Development Application on or soon after 17 April next week so any assistance you can provide would be most helpful.

Kind regards,

Kate Jessep
Project Leader Regional Hub Delivery
D 08 8393 6463
M 0457 839 969

Kate Jessep
Project Leader Regional Hub Delivery

D 08 8393 6463 |**T** 08 8391 7200| **F** 08 8391 7299
6 Dutton Road, Mount Barker South Australia 5251
PO Box 54, Mount Barker South Australia 5251
E kjessep@mountbarker.sa.gov.au | **W** www.mountbarker.sa.gov.au

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Virus-free. www.avg.com

Sarah Shelton

From: Sarah Shelton
Sent: Monday, 21 May 2018 4:58 PM
To: 'Alex Game'
Cc: Tom McFarlane; Heath Blacker
Subject: RE: Car Parking Observations 19/5/18

Thanks Alex

Please also see below for additional information from WGA taken on the weekend:

Torrens Valley Soccer Club
19th May 1350

- U13 girls soccer cup
- No other sports or events were occurring at the same time
- One soccer field in play
- 31 cars total

Heathfield Netball Club
Training (16th May 1930)

- No other sports or events were occurring at the same time
- 2 out of 4 courts in use (2 teams training)
- 17 cars at peak (8 on road parking and 9 in car park)
- No overlapping training held on same night

Game (19th May 1300)

- No other sports or events were occurring at the same time
- 1 out of 4 courts in use
- 28 cars (22 on road parking and 6 in car park)
- No overlapping games

Nairne Bremer United Football Club
20th May 1400

- Women's AFL game division 4
- 72 cars counted at peak – majority of these were parked facing the oval
- No other sports or events were occurring at the same time
- No overlapping games

Lobethal Football Club
19th May 1420

- Overlap of men's B grade game (start 1250) and men's A grade game (start 1430)
- Total of 191 cars parked on the site (100 of these parked around the oval facing the oval), with an additional 7 cars parked in a car park just outside of the site
- No other sports or events were occurring at the same time
- $8 being charged per car to enter the site

I will look to incorporate this latest information into the report and will aim to let you know the findings mid-week
Let me know if you have any queries in the meantime

Thank you so much for undertaking this survey on the weekend. Very relevant and informative data.

I have copied Alex in so that this information can be given to WGA.

Kind regards
Kate

From: Luke Gray
Sent: Monday, 21 May 2018 3:55 PM
To: Kate Jessep <kjessep@mountbarker.sa.gov.au>
Subject: Car Parking Observations 19/5/18

Hi Kate,

On Saturday 19/5/18 I undertook a survey of the following venues:

- Woodside Regional Netball Venue (1:00 – 1:45pm)
- Balhannah Recreation Oval (2:00- 4:00pm)

The following was observed:

Woodside

- 15 of 18 courts were operational
- No other sports or events were occurring at the same time
- Weather was occasional showers, minimal wind
- 320 cars was the maximum number observed during the survey period (works out to 21.3 per court)
- survey period captured the overlap between one timeslot into another

Balhannah

- One senior oval in play
- no other competing sports or activities were occurring at the same time
- Weather was occasional showers, minimal wind
- The match was not a particularly special event, therefore representative of the standard
- 210 cars was the maximum number observed during the survey period
- survey period captured the overlap between one timeslot into another
- approximately 85 cars parked directly facing/around the oval and these were the most sought after parks
- majority of players from B Grade stayed around to watch the A Grade game

If you have any questions about the above, please let me know.

Thanks,

Luke Gray
Manager Planning Policy and Strategy
E: lgray@mountbarker.sa.gov.au
P: 8391 7269

Luke Gray
Manager Planning Policy & Strategy
D 08 8391 7269

APPENDIX D
SIDRA REPORT

USER REPORT FOR SITE

Project: Lyndoch Recreation Reserve

Output produced by SIDRA INTERSECTION Version: 9.1.2.202

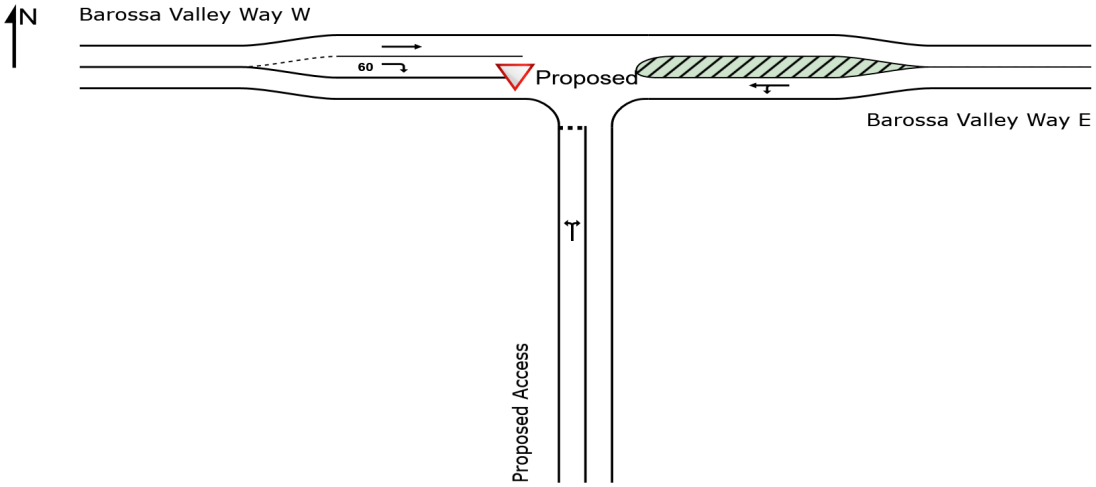
Template: South Road / Henley Beach Road 2021 - 2031 reduced AM

Site: Proposed [Barossa Valley Way Proposed Access - Copy (Site Folder: General)]

Lyndoch Recreation Reserve.
Proposed Peak Hour Turning Counts
Site Category: Proposed Design 1
Give-Way (Two-Way)

Site Layout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Proposed Access															
Lane 1	101	1.0	101	1.0	853	0.119	100	5.8	LOS A	0.5	3.3	Full	500	0.0	0.0
Approach	101	1.0	101	1.0		0.119		5.8	LOS A	0.5	3.3				
East: Barossa Valley Way E															
Lane 1	272	1.0	272	1.0	1919	0.141	100	1.8	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	272	1.0	272	1.0		0.141		1.8	NA	0.0	0.0				
West: Barossa Valley Way W															
Lane 1	187	1.0	187	1.0	1937	0.097	100	1.2	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	101	1.0	101	1.0	1389	0.073	100	5.5	LOS A	0.3	2.3	Short	60	0.0	NA
Approach	288	1.0	288	1.0		0.097		2.7	NA	0.3	2.3				

All Vehicles	661	1.0	661	1.0	0.141	2.8	NA	0.5	3.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

SIDRA INTERSECTION 9.1 | Copyright © 2000-2022 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: WGA SA PTY LTD TRADING AS WALLBRIDGE GILBERT AZTEC | Licence: PLUS / 1PC | Created: 23 February 2024 4:29:26 PM
Project: C:\Users\AHill\OneDrive - WGA\Documents\Justin\Lyndoch Recreation Reserve.sip9

WGA

FOR FURTHER INFORMATION CONTACT:

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Senior Civil Engineer

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E jhenderson@wga.com.au

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WGA

The Barossa Council

Lyndoch Recreation Park Redevelopment

STORMWATER MANAGEMENT PLAN

WGA232616

WGA232616-RP-CV-0001_B

23 February 2024

Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	22/02/2024	For Approval	XT	JLS	TJM
B	23/02/2024	For Approval	XT	JLS	TJM

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Appendices

Appendix A STORMWATER MANAGEMENT STRATEGY
Appendix B BULK EARTHWORKS PLAN
Appendix C CALCULATIONS AND DRAINS RESULTS

1 INTRODUCTION

1.1 Background

Wallbridge Gilbert Aztec (WGA) has been engaged by The Barossa Council (Council) to prepare a Stormwater Management Plan (SMP) for the upgrade of Lyndoch Oval for the Lyndoch Recreation Park Redevelopment. This development includes and upgrade to the existing oval, new clubrooms, a viewing pavilion, new netball and tennis courts with a new sporting and recreation area to operate as a secondary oval/athletics field located in the western adjacent acquired property (refer Figure 1 for locality plan).

Figure 1: Site Locality

1.2 Scope

This report presents the general stormwater strategy for the proposed development, and approach for the management of stormwater. It is important to note that this report is a SMP for the purpose of Planning Approval. Detailed design of individual stormwater management elements will be undertaken during the detailed design phase for the project.

The intent of this report is to provide the functional basis for the management of stormwater on the Development based on the following:

- A general overview of the existing and proposed internal stormwater network drainage design and on-site detention.
- A general overview of Water Sensitive Urban Design (WSUD) within the Development.

The stormwater management strategy presented in this report is intended to demonstrate compliance to Council's criteria. This is supported by calculations, modelling and a concept sketch plan (Appendix A).

A site visit was undertaken by a Civil Engineer from WGA on 11 January 2024 with Council's Stormwater Engineer to identify and inform this stormwater strategy.

1.3 Proposed Stormwater Management Approach

It is proposed to retain as much of the existing drainage within the site as possible with some reconstruction of stormwater runs to accommodate the change in oval levels. It is proposed to retain the drainage network highlighted below in Figure 2 that stems from the shed along the southwestern boundary and drains to the side entry pit (SEP) near the eastern access on Barossa Valley Way. Stormwater flowing to the retained drainage network will be reduced as the old club rooms become reconstructed to the new viewing pavilion, which will then drain to the basin network. The overall catchment contributing to the existing drainage line will be reduced as there is confidence the existing pipe network has sufficient capacity to remain as is. It should be noted that there is a possibility that a portion of this drainage line will need to be lowered to accommodate the oval reconstruction. This will be further confirmed at detailed design.

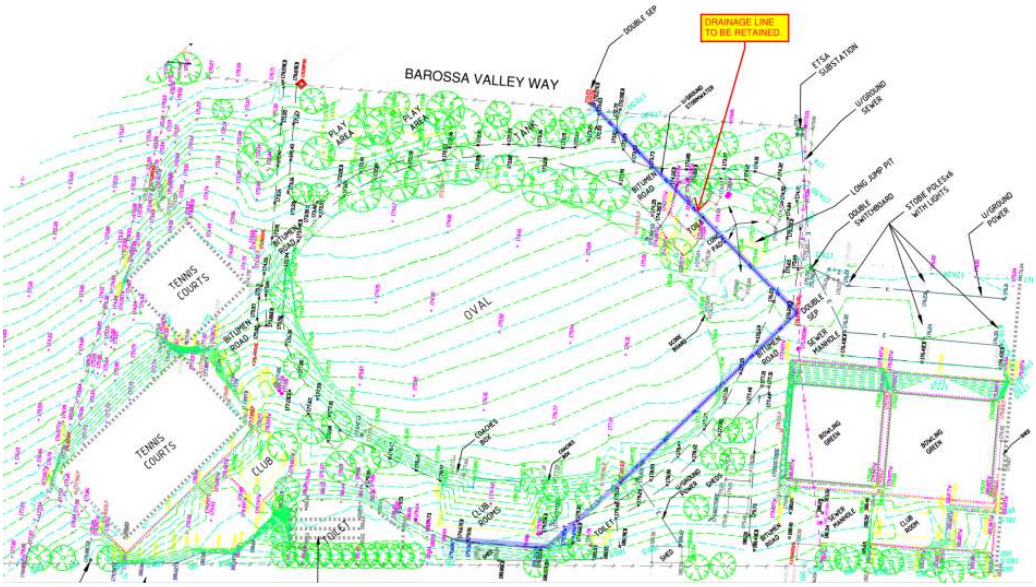


Figure 2 Survey – Existing Drainage Line To Be Retained

The redevelopment of the existing oval, new clubrooms, viewing pavilion, netball, tennis courts and the construction of the new sporting and recreation area will incorporate new drainage network which will direct flows to a vegetated detention basin / wetland pond. Discharge from the pond will be to the existing drainage culvert crossing which flows northeast towards Lyndoch Creek, refer to Figure 3. Council have indicated that there are downstream flooding / nuisance issues at the proposed discharge point, given the available area for detention on the site it is likely that a detention basin will be integrated into this development to limit the site discharge flow rates to mitigate and no exacerbate current downstream flooding. This strategy will ensure that the 1% AEP peak flow following the redevelopment of this site, does not exceed the existing 1% AEP peak flow for the current site (un-developed – to ensure downstream flood risk is not increased.

As part of this development, the oval drainage and surface will be improved to provide a high quality sporting facility. This will include upgrades to turf soul profile and sub surface drainage to efficiently collect direct rainfall. It is proposed that these subsurface drains will connect to a collector pipe and will be directed to the wetland pond basin.

As part of this stormwater management approach, WSUD initiatives will be integrated to form part of the functional site layout. This will provide a sustainable approach to stormwater management, facilitate treatment and attenuate peak flow. These initiatives will require further planning and design development.

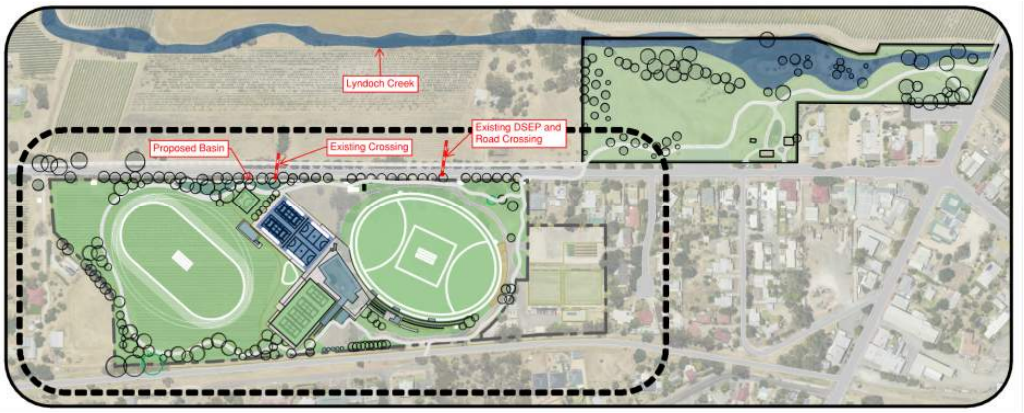


Figure 3: Site Discharge Points

1.4 Stormwater Management Requirements

The following listed Authorities have their own guidelines and requirements as relevant to stormwater management. These have been outlined below.

Environment Protection Authority

The EPA adopts the WSUD management approaches that define their requirements, which relate to management of both stormwater quantity and quality.

The EPA's minimum requirements are as follows:

- Run-off rates should not exceed the rate of discharge from the site that existed pre-development.
- Water quality treatment reduction targets of the typical urban average annual load as follows:
  - Total Suspended Solids (TSS) 80%,
  - Total Phosphorus (TP) 60%,
  - Total Nitrogen (TN) 45%,
  - Retention of litter greater than 50mm for flows up to a 3-month Average Recurrence Interval (ARI) peak flow,
  - No visible oils for flows up to a 3-month ARI peak flow.

  EPA adopts the framework and principles associated with the ANZECC Guidelines for stormwater quality, with a focus on a risk-based approach to minimise harm/impacts to receiving waters. EPA also adopts a WSUD management approach which defines their requirements, which relate to management of both stormwater quantity and quality.

The Barossa Council

Council requirements are as follows:

- Pipe drainage system to be designed for a minimum of 10% AEP event.
- Overland flow path shall be designed for the 1% AEP event.
- Post-development 1% AEP runoff from the site must not exceed the pre-development 1% AEP rate of runoff. Due to the downstream capacity issues an attempt will be made to further reduce site discharges further then required by Council guidelines.

2 CATCHMENT OVERVIEW

2.1 Existing Site Conditions

The proposed development/redevelopment area (9.1 ha) is bounded by Barossa Valley Way to the north, residential properties to the east, a railway corridor to the south and a vineyard to the west. The existing site has an oval, clubrooms, viewing pavilion, netball and tennis courts and the acquired site is currently a vineyard. Both sites grade from southwest to the northeast with an average slope of approximately 4%.

There is currently some drainage on the existing oval and no drainage infrastructure on the vineyard site. All site flows fall towards the northeast, eventually flow towards Lyndoch Creek. A preliminary bulk earthworks plan has been included in Appendix B to provide an indication of how the site will grade.

3 STORMWATER MANAGEMENT STRATEGY

3.1 Existing Catchment

The existing site catchment characteristics are described in Section 2.

The Rational method was used to provide a first order of magnitude detention volume calculation for panning purposes. This method was adopted to calculate the pre-development discharge flow rate. The parameters are summarised as follows:

- Catchment area 7.9 hectares It is noted that a 1.2 hectare part of the site currently drains into an existing drainage system, which bypasses the site. Therefore for the purposes of detention basin modelling, this catchment has been excluded. Existing site coefficient of runoff 0.2
- Site time of concentration 40 minutes

The pre-development 1% AEP flow rate was calculated to be 234L/s. Refer to Appendix C for calculations.

3.2 Post Development Detention Basin Sizing

Using the Rational method the post-development flow rate was calculated to be 470L/s by adopting the parameters listed below:

- Catchment area 7.9 hectares (note 1.2 hectares of the site will flow into the existing drainage system which has been excluded from these calculations as noted previously)
- Post development site coefficient of runoff 0.4
- Site time of concentration 40 minutes

To limit the post development 1% AEP peak flow to the pre-development 1% AEP, flow a basin volume of 600m^3 is required. Refer to Appendix C for calculations.

4 STORMWATER TREATMENT

4.1 Opportunities For WSUD

It is recognized that Water Sensitive Urban Design (WSUD) embraces a range of measures that form part of ecologically sustainable development (ESD). WSUD can be designed into the development to create sustainable and resilient green spaces. These principles will be incorporated into the development where possible within the constraints of the required functionality of the site.

The following WSUD techniques are considered feasible for this type of development and will contribute towards creating a green and sustainable stormwater management approach. These techniques include:

- Vegetated or grass lined swales network to collect localised stormwater flows to the wetland pond.
- Detention wetland pond, planted with biodiversity species and including an infiltration bed liner to allow infiltration into the sub soils
- Permeable concrete block paving for car parks and connecting pathways (for constrained projects).

These WSUD initiatives can be integrated into a functional site layout following further site planning / minor layout changes.

4.2 Preliminary Wetland Pond Sizing

Stormwater treatment for this development will be provided by a proposed wetland pond / detention basin. The wetland pond has been sized using first principles by adopting the percentage area method. This has been proven to be a reliable method of sizing the surface area of wetland pond such that it can comply with the nominate WSUD stormwater treatment targets. A notional equivalent impervious area (EIA) fraction was adopted of 0.5 for the development site.

The preliminary sizing result revealed the minimum surface area of the wetland pond required for treatment is 500m^2. This will be validated using MUSIC software to confirm the compliance with the stormwater treatment requirements at detailed design stage.

5 SUMMARY

5.1 Overall Stormwater Management Summary

This report has outlined a Stormwater Management Strategy (SMP) for the proposed development upgrade to the site at Lyndoch. A summary of the Strategy is outlined below. A summary of key strategy outcomes are as follows:

Flood Mitigation and Stormwater Detention

An online detention storage totalling 600 m^3 is provided at the lowest end of the site. The detention storage is proposed to attenuate the post-development 1% AEP peak flow rate to release the 1% pre-development flow rate from the full site development. This approach ensures that that following the upgrade, there will be no increase in site discharge to ensure downstream flooding is no impacted.

- Detention Storage 600 m^3
- Pre-Development 1% AEP peak flow 0.234 m^3/s
- Post Development 1% AEP from detention storage 0.470 m^3/s – however this has been reduced to 0.234m^3/s from the detention basin

Stormwater Treatment – Wetland pond

- Stormwater Treatment targets will be met by adopting a wetland pond to be integrated within the detention storages. Wetland surface area = 500 m^2
- The wetland pond incorporates a detention storage and an infiltration bed liner to allow for infiltration into the underlying soils.
- The wetland pond will be a densely vegetated shallow pool that will form part of the online detention pond. The wetland pond will enhance environmental value by incorporating biodiversity planting.

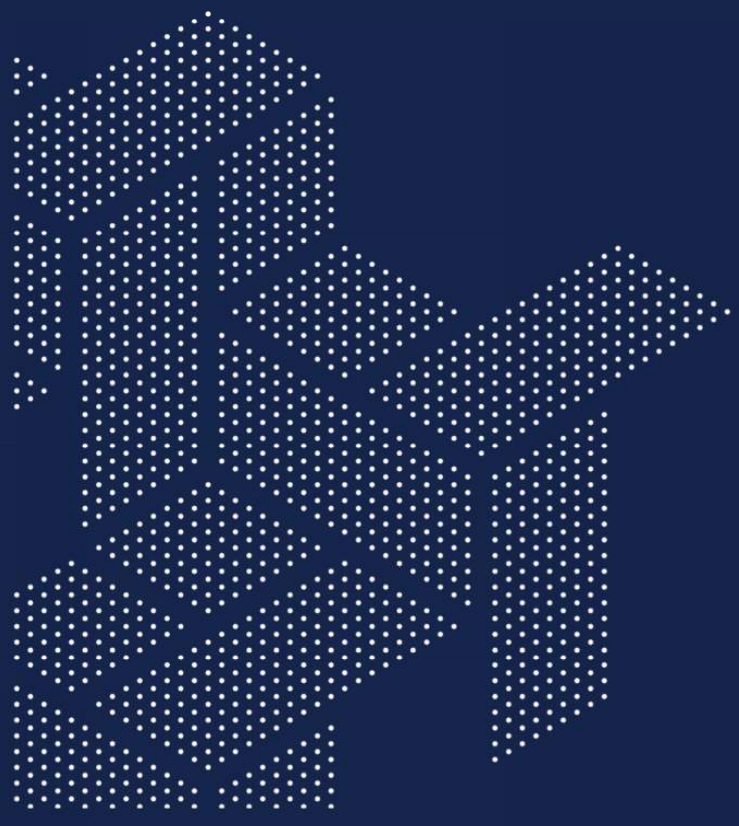
Oval Drainage

- The upgrades to the ovals will include improved playing surface and soil profile
- Sub soil drainage to ensure the ovals are free drainage
- Connection of the subsoil drainage network to the detention basin / wetland pond.

WSUD

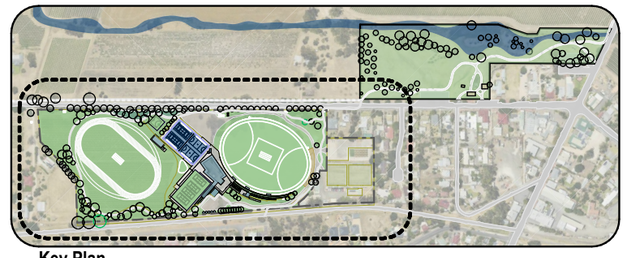
- The overall development is proposed to include WSUD initiatives that will be planned into the upgrade, these include:
  - Vegetated or grass lined swales network to collect localised stormwater flows to the wetland pond.
  - Detention wetland pond, planted with biodiversity species and including an infiltration bed liner to allow infiltration into the sub soils
  - Permeable concrete block paving for car parks and connecting pathways.

APPENDIX A
STORMWATER MANAGEMENT STRATEGY



RECREATION GREEN & PARK KEY MOVES:

- REFURBISH EXISTING OVAL TO AFL STANDARD
- REFURBISH EXISTING CRICKET CLUB ROOMS
- BUILD NEW BUILDING TO HOUSE ALL SPORTS, EVENTS SPACE, CHANGE ROOMS & SUPPORTING SPACES
- BUILD NEW NETBALL COURTS
- CONSTRUCT RECREATION GREEN / ATHLETICS TRACK & SUPPORTING PEDESTRIAN LINK
- RELOCATE LITTLE ATHLETICS
- CONSTRUCT NEW PLAYGROUND / FAMILY GARDEN
- CONSTRUCT NEW CARPARKS & FORMALISE ROADWAY



Key Plan
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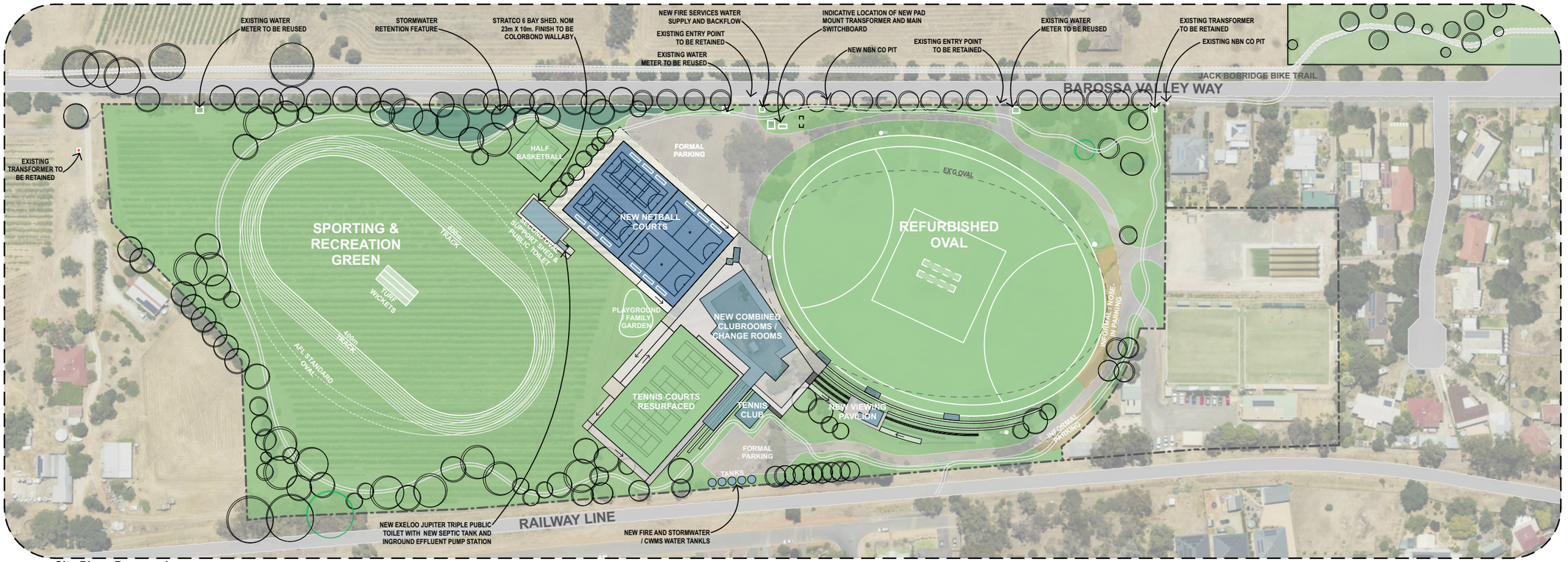


Site Plan - Proposed
Scale 1:1000

Revised Issue for Planning 19/2/2024

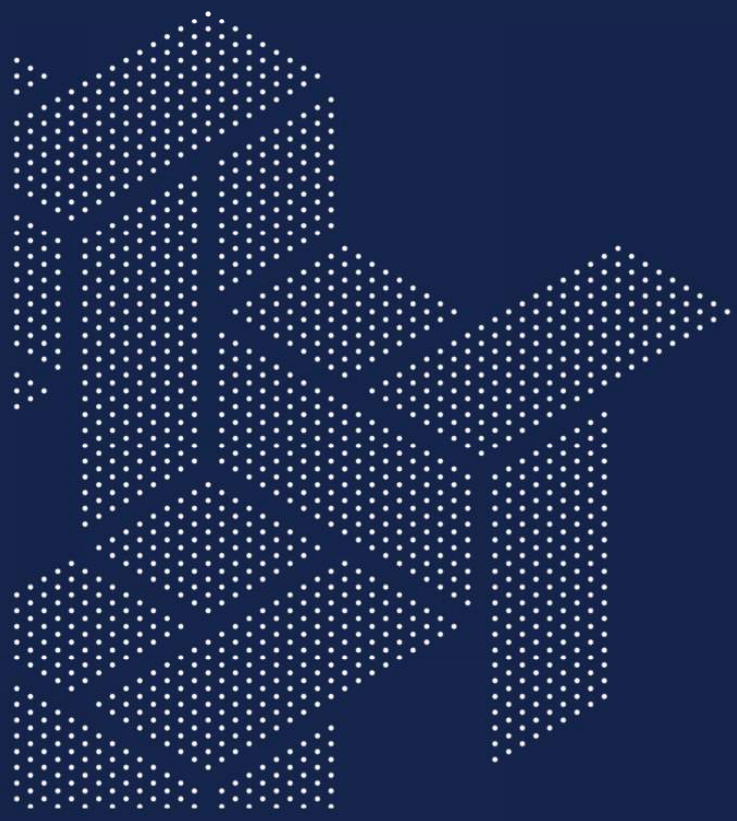
dasharchitects

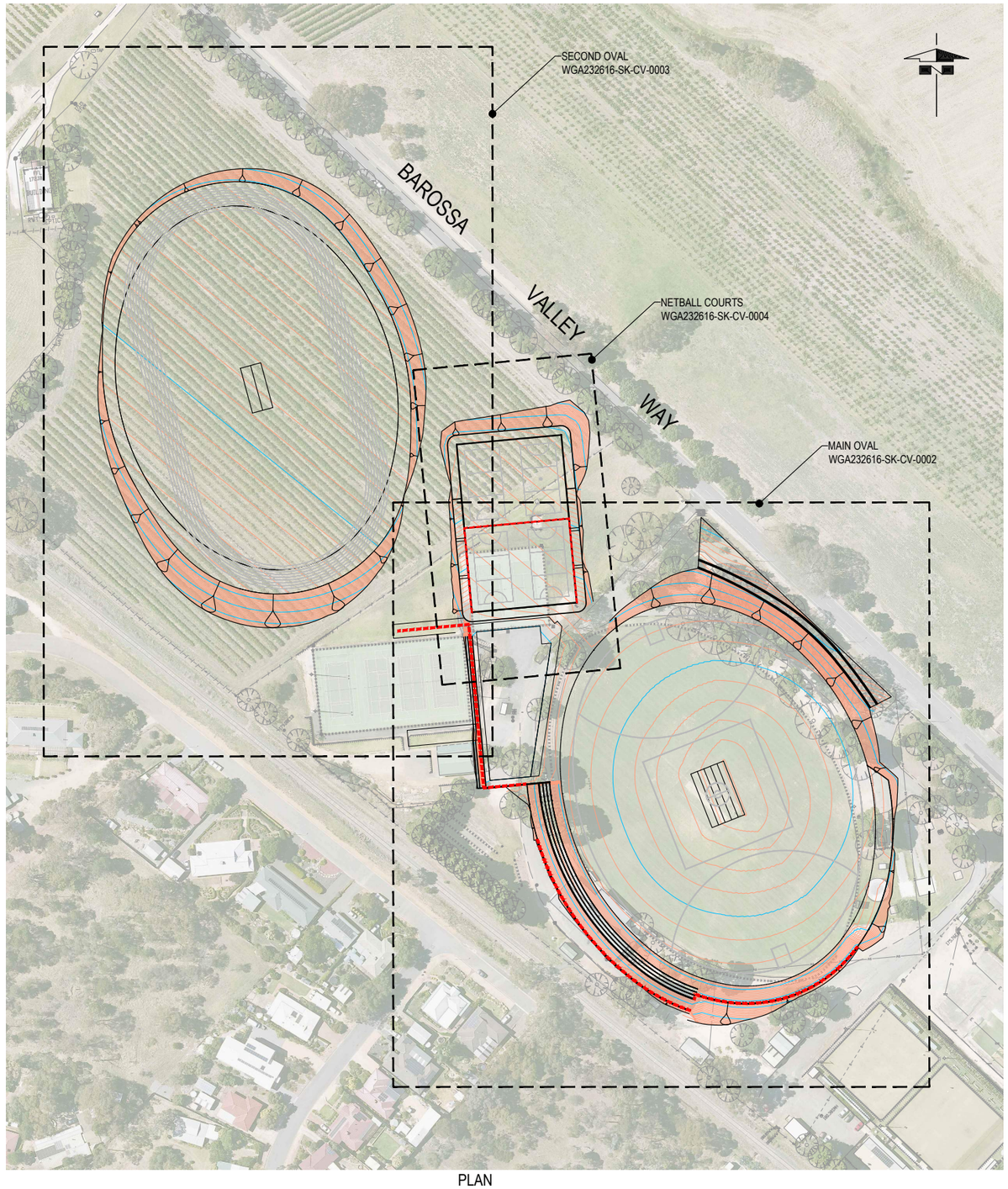
Site Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: D
Issued Date: 19/2/2024
Project No.: DA234510

SK04

APPENDIX B
BULK EARTHWORKS PLAN





PLAN
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BULK EARTHWORKS VOLUMES ESTIMATE	
MAIN OVAL AND CLUBROOMS:	
Total cut:	27462m³
Total fill:	6513m³
Total balance:	20949m³ excess
SECOND OVAL:	
Total cut:	10309m³
Total fill:	5510m³
Total balance:	4799m³ excess
NETBALL COURTS:	
Total cut:	890m³
Total fill:	1484m³
Total balance:	594m³ required
SUMMARY	
Total cut:	38661m³
Total fill:	13508m³
Total balance:	25153m³ excess

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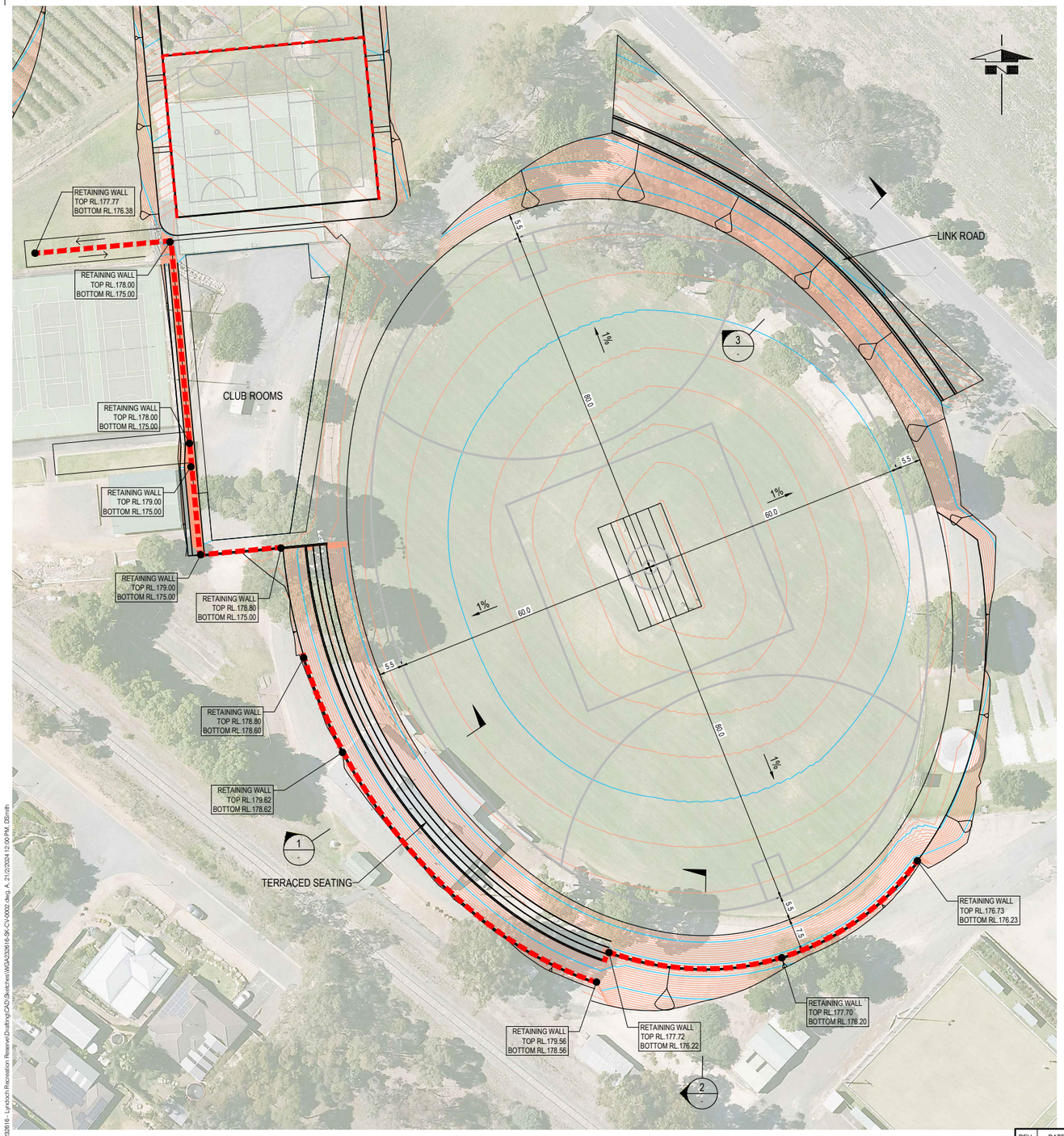
LYNDOCH RECREATION RESERVE
SITE OVERVIEW
BULK EARTHWORKS
PLAN

A1 (Design / Drawn)
DOCUMENT NUMBER (Project Number / Sheet No. / Rev.)
WGA232616-SK-CV-0001 A



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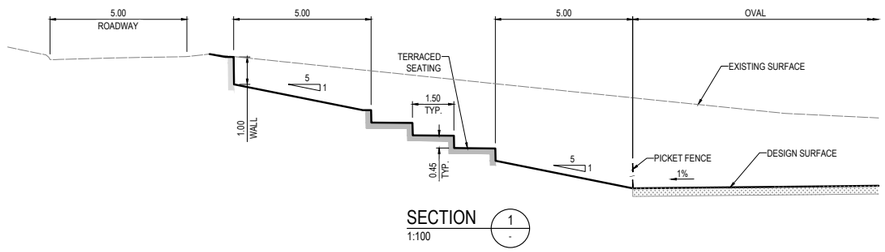

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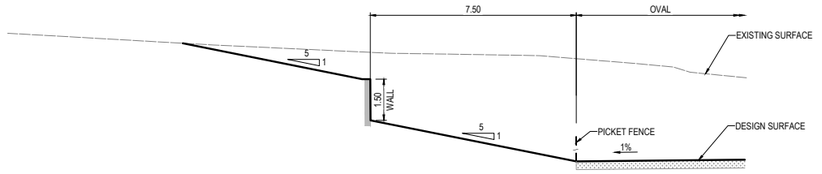

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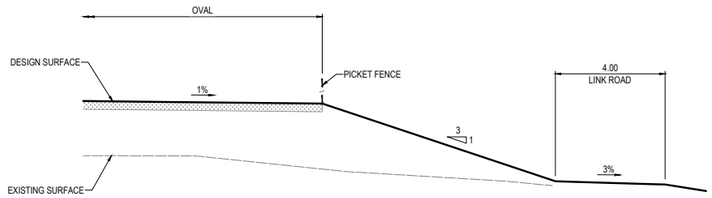

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LYNDOCH RECREATION RESERVE
MAIN OVAL
BULK EARTHWORKS
PLAN AND SECTIONS

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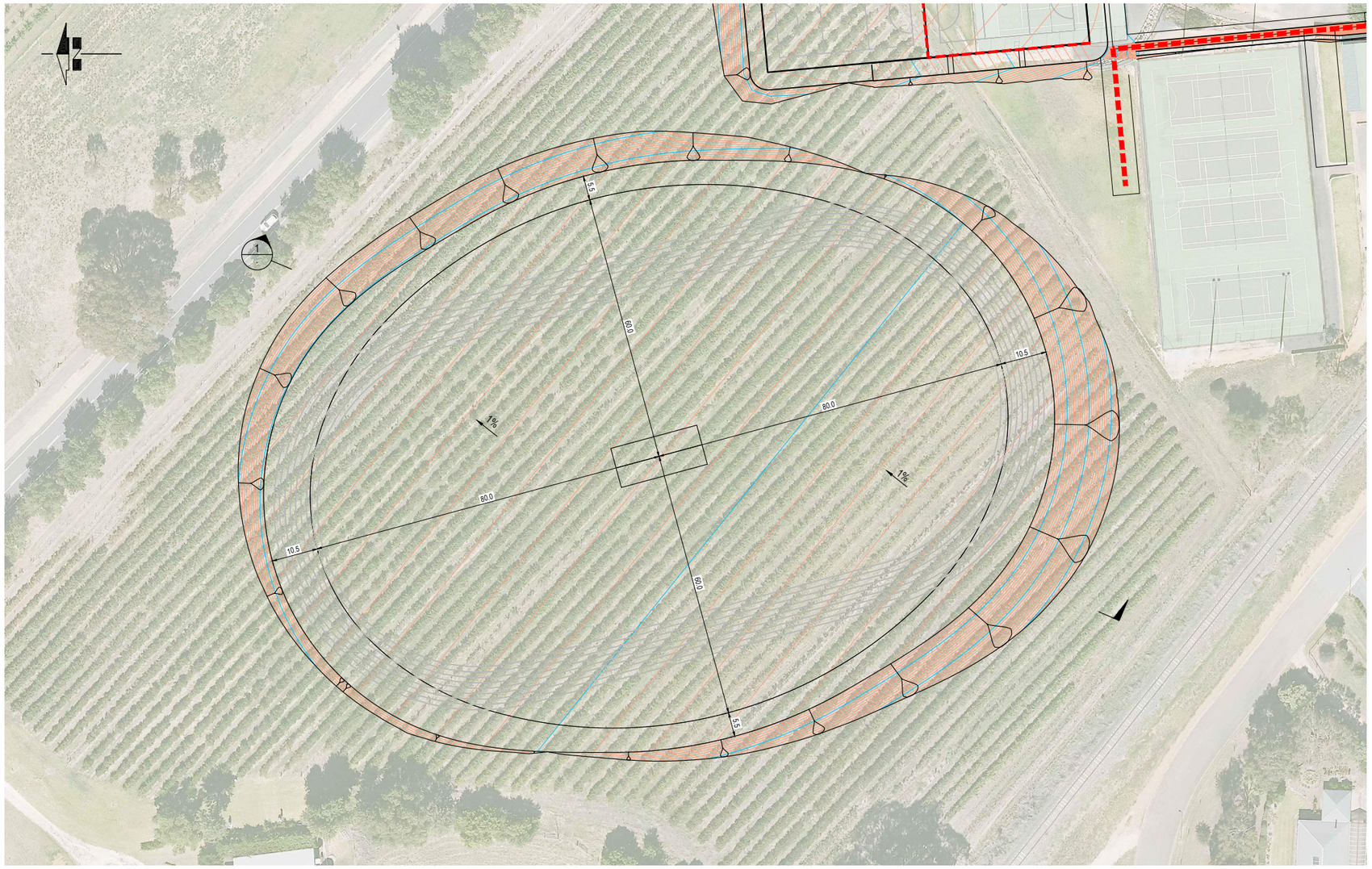

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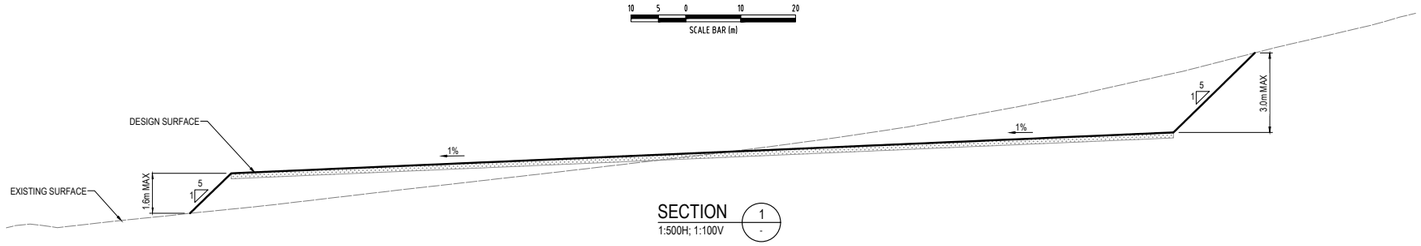

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LYNDOCH RECREATION RESERVE
SECOND OVAL
BULK EARTHWORKS
PLAN AND SECTION

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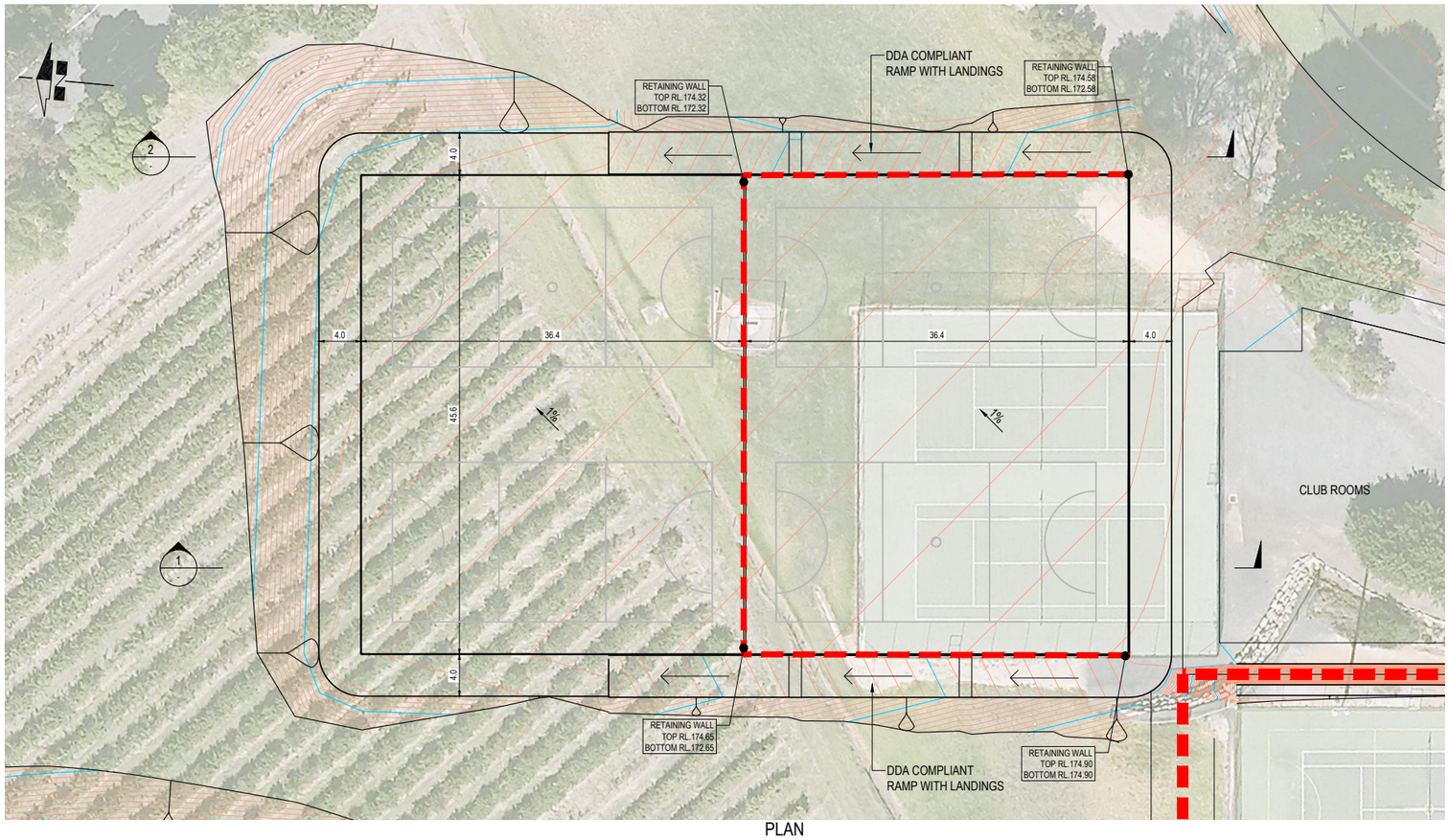

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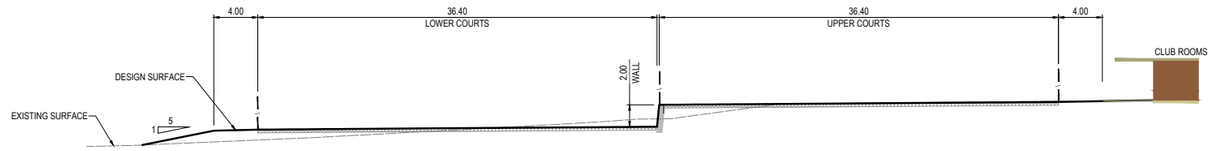

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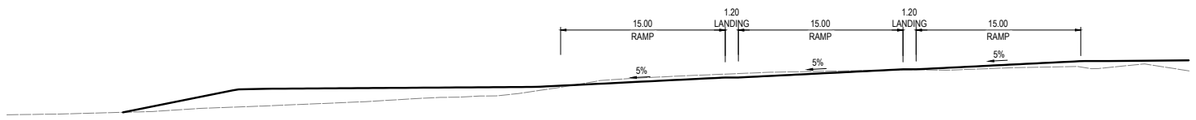

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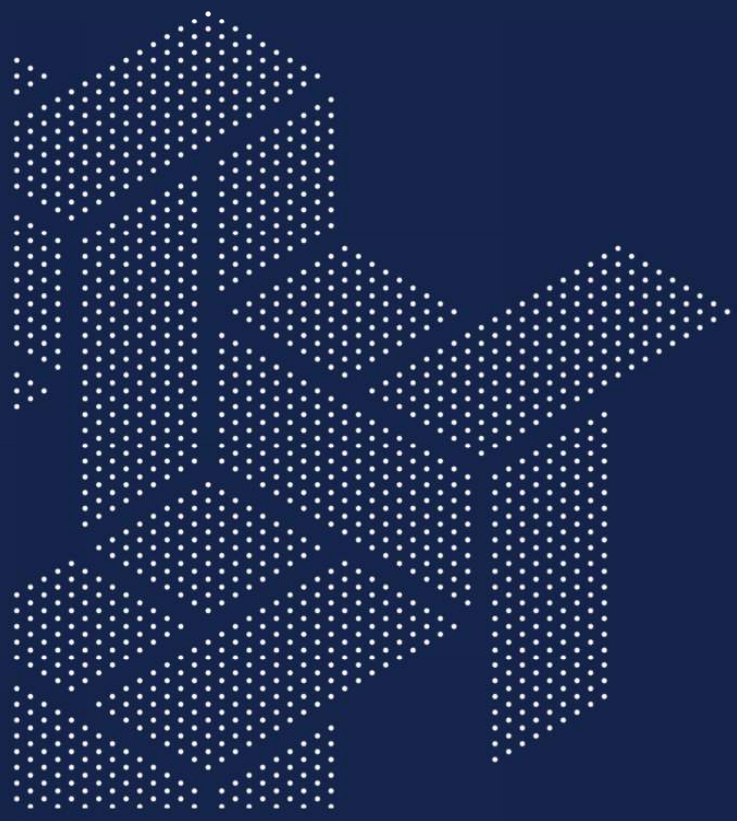
WGA

LYNDOCH RECREATION RESERVE
NETBALL COURTS
BULK EARTHWORKS
PLAN AND SECTIONS
©

A1 — DOCUMENT NUMBER
Project Number — Sheet No. — Rev.
Design — Drawn
WGA232616-SK-CV-0004 A

APPENDIX C
CALCULATIONS AND DRAINS RESULTS



Lyndoch Oval

Pre-Development

Region	Coefficient	Area (m2)	C x A (m2)	C		C	I (mm/hr)	I (mm/s)	Q (m3/s)	Q (L/s)
Pre-Development	0.2	79200	15840	1	**1 in 100**	0.20	53.31	1.4807E-05	0.23	234.55
		79200	**15840**	**0.2**						

Time of concentration

L	260	*m*
n	0.2	*weedy*
s	0.04	*m/m*

1 in 100		
I	53.31	*mm/hr*
tc	40.37	*mins*
	0.00	
tc	40.37	*mins*
1 in 100	53.31	*mm/hr*

Post Development

Region	Coefficient	Area (m2)	C x A (m2)	C		C	I (mm/hr)	I (mm/s)	Q (m3/s)	Q (L/s)
Post-Development	0.4	79200	31680.00	1.00	**1 in 100**	0.40	53.31	1.4807E-05	0.47	469.10
		79200	**31680**	**0.40**						

Time of concentration

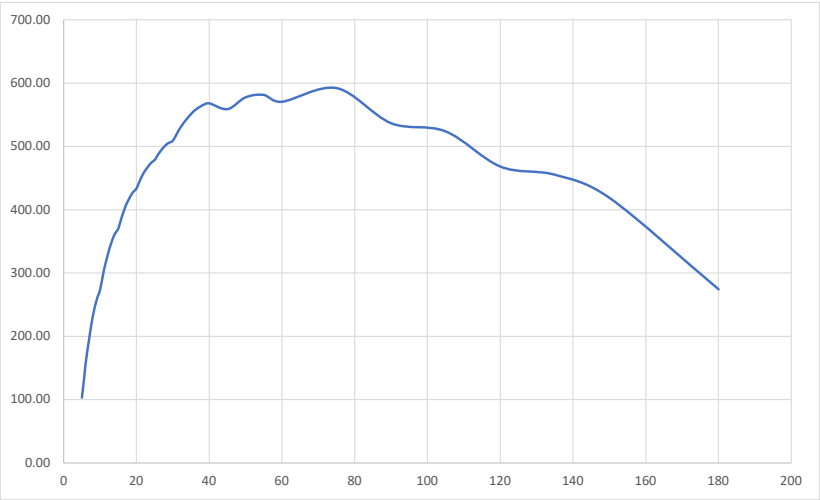
L	260	*m*
n	0.2	*concrete pipes / k&g*
s	0.04	*m/m*

1 in 100		
I	53.31	*mm/hr*
tc	40.37	*mins*
	0.00	
tc	40.37	*mins*
1 in 100	53.31	*mm/hr*

Detention Assessment

Area	79,200	m^2
Coeff Permeability	0.40	
Time of conc.	40	min
ARI Storm	100	year
Max Outflow (Pre)	234.55	l/sec
1 in 100 year pre development peak flow		
Max Storage Required	593	m3
depth	1	m
surface area	593	m2

Duration	Intensity ARI event	Inflow rate	Inflow Vol Vi	Max Storage
min	mm/hr	l/sec	m3	Smax m3
5	160.00	1408.0	422.40	103.16
6	151.80	1335.8	480.90	154.62
7	143.60	1263.7	530.75	197.43
8	135.40	1191.5	571.93	231.58
9	127.20	1119.4	604.45	257.06
10	119.00	1047.2	628.32	273.89
11	114.40	1006.7	664.44	302.97
12	109.80	966.2	695.69	327.19
13	105.20	925.8	722.09	346.56
14	100.60	885.3	743.64	361.06
15	96.00	844.8	760.32	370.71
16	93.06	818.9	786.17	389.53
17	90.12	793.1	808.92	405.24
18	87.18	767.2	828.56	417.84
19	84.24	741.3	845.10	427.34
20	81.30	715.4	858.53	433.74
21	79.26	697.5	878.83	447.01
22	77.22	679.5	896.99	458.12
23	75.18	661.6	912.99	467.09
24	73.14	643.6	926.83	473.89
25	71.10	625.7	938.52	478.55
26	69.56	612.1	954.92	487.91
27	68.02	598.6	969.69	495.65
28	66.48	585.0	982.84	501.76
29	64.94	571.5	994.36	506.24
30	63.40	557.9	1004.26	509.10
32	61.45	540.8	1038.32	529.09
34	59.51	523.7	1068.26	544.96
36	57.56	506.5	1094.10	556.73
38	55.61	489.4	1115.83	564.38
40	53.67	472.3	1133.44	567.92
45	48.80	429.4	1159.49	558.79
50	45.97	404.5	1213.52	577.63
55	43.13	379.6	1252.59	581.52
60	40.30	354.6	1276.70	570.45
75	35.45	312.0	1403.82	592.02
90	30.60	269.3	1454.11	536.77
105	27.90	245.5	1546.78	523.89
120	25.20	221.8	1596.67	468.23
135	23.70	208.6	1689.34	455.35
150	22.20	195.4	1758.24	418.71
180	19.20	169.0	1824.77	274.14
360	12.10	106.5	2299.97	-517.22
720	7.54	66.4	2866.41	-2483.91
1440	4.60	40.5	3497.47	-6919.10
1800	3.89	34.2	3697.06	-9252.64
2160	3.38	29.7	3854.82	-11628.00
2880	2.68	23.6	4075.32	-16473.76
4320	1.90	16.7	4333.82	-26347.76
5760	1.47	12.9	4470.68	-36343.40



WGA

FOR FURTHER INFORMATION CONTACT:

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Principal Civil Engineer

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E tmcfarlane@wga.com.au

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WGANZ.CO.NZ

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

8 March 2024

The Barossa Council
PO Box 867
NURIOOPTA SA 5355

Attention: Aaron Curtis

Dear Aaron

Re: Additional Documentation – Acoustic Report for DA 24004484

Please find **enclosed** herein, the Acoustic Report prepared by Resonate to assist with the assessment of the Lyndoch Recreation Park Redevelopment (DA 24004484).

The report outlines a range of recommended noise mitigation treatments to minimise potential impacts from the operation of the facility on nearby sensitive receivers. We note that the full extent of recommendations will be further considered in the detailed design phase of the project.

Additionally, the recommendations outlined in Resonate's report demonstrate that, with the appropriate noise mitigation treatments, the noise emissions from the operation of the proposed development will be able to comply with the relevant noise requirements. We therefore consider the proposal to satisfy the relevant provisions of the Code (DO1, PO 4.1, PO 4.2 PO 4.4, PO 4.6 – Interface Between Land Uses).

We trust that this information will assist in the assessment of the proposal. Please don't hesitate to contact the undersigned on 8193 5600 if you wish to discuss further.

Yours sincerely

Valeria Guajardo
MasterPlan SA Pty Ltd

enc: Acoustic Report prepared by Resonate.

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Adelaide SA 5000
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53821LET02

Resonate

Lyndoch Recreation Park Redevelopment

Environmental Noise Assessment

A240080RP1 Revision 0

Wednesday, 6 March 2024

www.resonate-consultants.com

Resonate

Document Information

Project	Lyndoch Recreation Park Redevelopment
Client	DASH Architects
Report title	Environmental Noise Assessment
Project Number	A240080

Revision Table

Report revision	Date	Description	Author	Reviewer
0	6 March 2024	First issue	Eleanor Tan	Deb James

Resonate

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
Characteristic	Associated with a noise source, means a tonal, impulsive, low frequency or modulating characteristic of the noise that is determined in accordance with the Guidelines for the use of the Environment Protection (Noise) Policy (Noise Policy) to be fundamental to the nature and impact of the noise.
Continuous noise level	A-weighted noise level of a continuous steady sound that, for the period over which the measurement is taken using fast time weighting, has the same mean square sound pressure as the noise level which varies over time when measured in relation to a noise source and noise-affected premises in accordance with the Noise Policy
Day	Between 7 am and 10 pm as defined in the Noise Policy
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of loudness.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
Indicative noise level	Indicative noise level determined under clause 5 of the Noise Policy.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{eq}	Equivalent Noise Level—Energy averaged noise level over the measurement time.
L_{max}	The maximum instantaneous noise level.
Night	Between 10.00 p.m. on one day and 7.00 a.m. on the following day as defined in the Noise Policy
Noise source	Premises or a place at which an activity is undertaken, or a machine or device is operated, resulting in the emission of noise
Quiet noise designated area	A noise designated area is a quiet noise designated area if the land uses under the Planning & Design Code provisions that make land use rules for the noise designated area are principal land uses that fall within either or both of the following land use categories: (a) Residential; (b) Rural Living;

Resonate

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1 Introduction

This report outlines the environmental noise assessment for the proposed Lyndoch Recreation Park located at 2 Barossa Valley Way, Lyndoch South Australia 5351. It is noted that the redevelopment of the Lyndoch Recreation Park is to expand the existing subject site to 1312 Barossa Valley Way.

The redevelopment involves the following:

- Refurbishing existing Oval to AFL standards
- Refurbishing existing cricket club rooms
- New building (combined clubrooms) to house all sports, event space, change rooms and supporting spaces
- New netball courts
- New recreation green / athletics track and supporting pedestrian link with exercise equipment
- Relocating little athletics
- New shelter to support second oval functions
- New playground / family garden and landscape seating
- New carparks and formalising roadway.

The new two-storey combined clubrooms is to accommodate a multipurpose community space catering for functions of up to 350 people, together with associated covered outdoor areas, kitchen, servery, and bar area on the first floor, gymnasium for training, canteen, change rooms and first aid rooms on the ground floor.

The noise impact assessment has been undertaken in consideration of the following guidelines:

- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)
- *Local Nuisance and Litter Control Act* 2016
- Environment Protection Authority (EPA) Guideline *Assessing* m*usic noise from indoor venues* (2021).

2 Proposed development

2.1 Location

The subject site is located across 2 Barossa Valley Way and 1312 Barossa Valley Way, Lyndoch South Australia 5351. It is noted that 1312 Barossa Valley Way is an existing vineyard.

Figure 1 shows an aerial image of the site in relation to adjacent land and zoning.

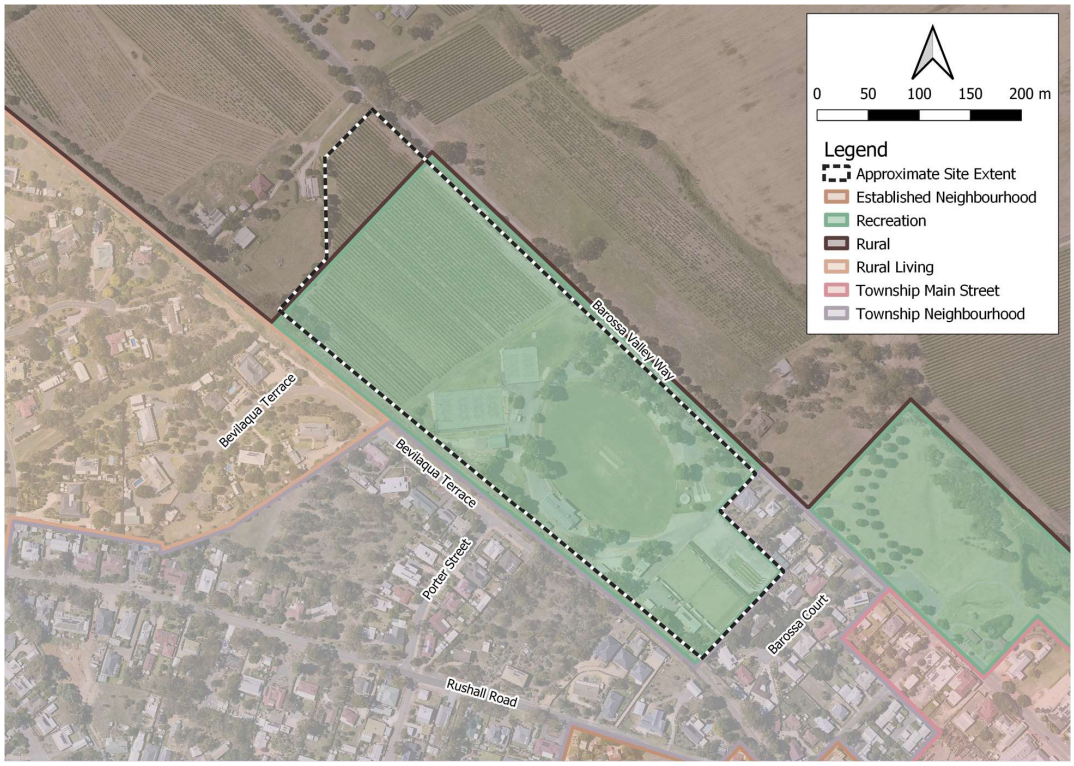

Figure 1 Aerial image of site, adjacent land, and zoning

2.2 Operation

It is proposed to have the following hours of operation, with the activities as outlined in Table 1.

The proposed hours of operation are:

- Oval
  - Monday to Thursday 5 pm to 9 pm
  - Friday 5 pm to 10 pm
  - Saturday 7 am to 10 pm
  - Sunday 7 am to 5 pm
- Clubrooms
  - Monday to Thursday 4 pm to 10 pm
  - Friday 4 pm to midnight
  - Saturday 7 am to midnight
  - Sunday 7 am to midnight.

Table 1 Proposed activity

Noise sources	Location	Period	
		Day—7 am to 10 pm	**Night—10 pm to 7 am**
Building services plant			
Condensers	Plant room on first floor	All plant operating at 100% capacity	Plant operating at 75% capacity
Building services plant			
Vehicle activities	• Formal parking to the east • Informal parking to the northwest	• 35 car movements in 15-minute period in the formal parking areas • 40 car movements in 15-minute period in the informal parking areas	• 35 car movements in 15-minute period in the formal parking areas • 40 car movements in 15-minute period in the informal parking areas
People noise			
Patron noise	Function room and covered outdoor areas	At full capacity (350 people) • 250 indoor • 100 people outdoor	At full capacity (350 people) • 250 indoor • 100 people outdoor
People noise	Sporting field	100 people distributed across the sporting field.	No activity

2.2.1 Existing use

The majority of the site to the southwest will retain its existing use. In accordance with the application of the Noise Policy, this noise assessment only considers noise from the new use as outlined in Table 1.

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3 Planning & Design Code

3.1 Zoning

3.1.1 Subject site

The subject site is located within the Barossa Council and the consist of land parcels which are primarily located in the Recreation zone, with the remaining northernmost land parcel located in the Rural zone. The relevant Assessment Provisions for the two zones are outlined in Table 2.

Table 2 Relevant Assessment Provisions

Assessment Provisions	
Recreation zone	
Desired Outcome	
DO1	Provision of a range of accessible recreational facilities.
Performance Outcomes	**Deemed-to-Satisfy Criteria / Designated Performance Feature**
PO1.1 Development is associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Car parking (b) Change rooms (c) Golf course (d) Indoor recreation facility (e) Lighting for night use of facilities (f) Market (g) Motorsport track and associated activities (h) Office ancillary to recreation facility (i) Open space (j) Outdoor sports courts (k) Playground (l) Racecourse and associated activities (m) Recreation area (n) Shop ancillary to recreation facility (o) Showground and associated activities (p) Special event (q) Spectator viewing structure (r) Sporting clubrooms (s) Sporting ovals and fields (t) Stadium (u) Swimming pool (v) Tourist accommodation ancillary to recreation facility
Rural zone	

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Desired Outcome	
DO1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.
Performance Outcomes	**Deemed-to-Satisfy Criteria / Designated Performance Feature**
PO1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (bb) Workers' accommodation

3.1.2 Adjacent land

The closest noise affected receptors are located around the site as shown in Figure 1, with details outlined in Table 3.

Table 3 Closest noise affected receptors with respect to the subject site

Location	Receivers	Zone	Desired outcomes
East	Residential receiver across Barossa Valley Way	Rural zone	Table 2
Southeast	Residential receivers along Barossa Valley Way	Township Neighbourhood zone	Table 2
	Residential receiver on Barossa Court		
South	Residential receiver on Rushall Road		
Southwest	Residential receiver along Bevilaqua Terrace		
West	Residential receiver on Bevilaqua Terrace	Rural Living zone	Table 4
Northwest	1312 Barossa Valley Way	Rural zone	Table 2

Table 4 Relevant Desired Outcome—Rural Living zone

Desired Outcome	
DO1	A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.

3.2 Interface between land uses

Interface between Land Uses is a General Development Policy that is relevant to the subject site. The relevant Assessment Provisions relating to noise are outlined in Table 5.

Table 5 Relevant Assessment Provisions—Activities generating noise or vibration

Relevant Assessment Provisions	
Desired Outcome	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcome	**Deemed-to-Satisfy Criteria / Designated Performance Feature**
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.

Resonate

<table>
<tr><th colspan="2">Relevant Assessment Provisions</th></tr>
<tr><td>PO 4.2
Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:
a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers
c) housing plant and equipment within an enclosed structure or acoustic enclosure
d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</td><td>DTS/DPF 4.2
None are applicable.</td></tr>
<tr><td>PO 4.4
External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</td><td>DTS/DPF 4.4
Adjacent land is used for residential purposes.</td></tr>
<tr><td>PO 4.5
Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</td><td>DTS/DPF 4.5
None are applicable.</td></tr>
<tr><td>PO 4.6
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers</td><td>DTS/DPF 4.6
Development incorporating music includes noise attenuation measures that will achieve the following noise levels:
<table><tr><th>Assessment location</th><th>Music noise level</th></tr><tr><td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($L_{OCT10,15} < L_{OCT90,15}$ + 8dB)</td></tr></table></td></tr>
</table>

4 Noise monitoring

Background noise monitoring was undertaken at the southwestern boundary of the project site, from Friday, 16 to Friday, 23 February 2024.

4.1 Instrumentation

The noise measurements were taken with a calibrated Rion NL-52 (SN: 820994) sound level meter, which is a Class 1 instrument suitable for field and laboratory use. The sound level meter was calibrated both before and after the measurements using a Class 1 Brüel & Kjær 4231 sound level calibrator, and the calibration was found to have not drifted. Both the sound level meter and calibrator carry current calibration certificates from a NATA accredited laboratory. Copies of the calibration certificates are available on request.

4.2 Results

The results of the noise monitoring are briefly summarised in Table 6. Daily plots of the measured noise levels are provided in Appendix B—Daily measured noise levels.

Table 6 Noise monitoring summary

Summary period	Measurement Period	Average noise levels, dB(A)	Minimum background noise levels, dB(A)
		$L_{eq,15min}$	$L_{90,15min}$
Day (07:00 – 22:00)	16/02/2024 – 23/02/2024	51	29
Night (22:00 – 07:00)	16/02/2024 – 23/02/2024	47	22

5 Noise criteria

5.1 Environmental noise policy

As noted in DTS/DPF 4.1, environmental noise emissions from the subject site should comply with the *Environment Protection (Noise) Policy* 2007. This policy has been superseded on 31 October 2023 by the *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy). As such, noise emissions from the site will be assessed under the 2023 Noise Policy.

The noise goals in the Noise Policy are based on the zoning of the development and the closest noise affected premises. The land uses primarily promoted by the zones are used to determine the environmental noise criteria with the indicative noise factors shown in Table 7.

Table 7 Excerpt from Noise Policy—Table 2(subclause(1)(b))

Land use category	Indicative noise factor dB(A)	
	Day (7 am to 10 pm)	Night (10 pm to 7 am)
Rural living	47	40
Residential	52	45
Rural industry	57	50
Light industry	57	50
Commercial	62	55
General industry	65	55
Special industry	70	60

Based on the zoning and the relevant Assessment Provisions for the zones of the subject site and the adjacent receptors, the primarily promoted land uses and the relevant criteria for the receptors in each zone are outlined in Table 8.

In accordance with Part 5 of the Noise Policy, the relevant criteria are the average of the relevant indicative noise factors less 5 dB(A) for new sources.

Table 8 Summary of zones, land uses, and Noise Policy criteria

Site	Zone	Land use(s)	Criteria, dB(A)	
			Day (7 am to 10 pm)	Night (10 pm to 7 am)
Subject site	Recreation Rural zone	Commercial, Rural industry	N/A	N/A
Residential receivers across Barossa Valley Way	Rural zone	Rural industry	L_{eq} 53	L_{eq} 46
1312 Barossa Valley Way				

Site	Zone	Land use(s)	Criteria, dB(A)	
			Day (7 am to 10 pm)	**Night (10 pm to 7 am)**
Residential receivers along Barossa Valley Way	Township Neighbourhood zone	Residential	L_{eq} 51	L_{eq} 44 L_{max} 60(1)
Residential receiver on Barossa Court				
Residential receiver on Rushall Road				
Residential receiver along Bevilaqua Terrace				
Residential receiver on Bevilaqua Terrace	Rural Living zone	Rural living	L_{eq} 48	L_{eq} 41 L_{max} 60(1)

(1) A maximum noise criterion of L_{max} 60 dB(A) at night, 10 pm to 7 am, is applicable as the receptors are located within a 'quest noise designated area' (being either a residential or rural living land use)

5.2 Music noise

5.2.1 EPA criteria

Music noise emissions are typically assessed under the Environment Protection Authority (EPA) Guideline *Assessing music noise from indoor venues* (2021). This guideline has been developed by the South Australian EPA to assist the assessment of music noise emissions for development applications.

For new music venues, if the development is for a venue at which music is the prime source of entertainment, such as a night club, or is such that music noise is likely to be audible outside the venue, the venue should be designed to achieve the following music noise ($L_{A10,15min}$) criteria externally at the nearest existing noise sensitive location: "less than 8 dB above the background noise level ($L_{90,15min}$) in any octave band of the sound spectrum".

The basis of criteria is consistent with DTS/DPF 4.6 of the Planning & Design Code, Interface between Land Uses.

The guideline notes that '…this is a design criterion is for use by an acoustic engineer, and is not intended to be used as a condition of development approval as it is difficult to measure and enforce.'

5.2.2 Background noise and resultant criteria

The background noise level should be the lowest background noise level measured over a 15-minute period during the time of day when the proposed development will operate.

Background noise monitoring was undertaken at southwestern boundary of the project site from Friday, 16 to Friday, 23 February 2024. Detail of the survey is provided in Section 4.

The lowest background noise levels measured during the operating hours of the clubhouse are as follow, with the corresponding lowest background spectral levels presented in Table 9.

- Monday to Thursday 4 pm to 10 pm: $L_{90,15min}$ 28 dB(A)
- Friday 4 pm to midnight : $L_{90,15min}$ 30 dB(A)
- Saturday 7 am to midnight: $L_{90,15min}$ 33 dB(A)
- Sunday 7 am to 5 pm: $L_{90,15min}$ 30 dB(A)

Table 9 Lowest measured background noise levels

	Noise level, dB(Lin)						
	Octave band centre frequency, Hz						
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**
Monday to Thursday 4 pm to 10 pm	41	35	26	23	21	19	17
Friday 4 pm to midnight	35	32	26	27	25	20	18
Saturday 7 am to midnight	40	34	28	28	29	24	16
Sunday 7 am to 5 pm	36	33	27	28	25	19	16

Based on the measured background noise levels, the L_{10} music noise criteria as outlined in Table 10 are applicable.

Table 10 Applicable music noise criteria

Music noise criteria, L_{10}	Noise level, dB(Lin)						
	Octave band centre frequency, Hz						
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**
Monday to Thursday 4 pm to 10 pm	49	43	34	31	29	27	25
Friday 4 pm to midnight	43	40	34	35	33	28	26
Saturday 7 am to midnight	48	42	36	36	37	32	24
Sunday 7 am to 5 pm	44	41	35	36	33	27	24

5.3 Local Nuisance and Litter Control Act

The *Local Nuisance and Litter Control Act* 2016 (LNLC Act) provides a means to assess noise from waste collection at a commercial premises.

The requirements for under the LNLC Act for this source are outlined in Table 11.

Table 11 Requirements of the LNLC Act

Description	Example noise sources	Nuisance trigger
Waste collection	Waste collection	If it is considered that that the noise has travelled from the domestic premises to neighbouring premises: • before 9am or after 7pm on any Sunday or public holiday; or • after 7pm or before 7am on any other day.

With respect to noise, the LNLC Act was written to utilise subjective compliance assessments and therefore does not include any specific noise goals.

We note that the LNCL Act is used to assess whether an existing noise source constitutes a local nuisance. It is not intended to be used during the planning stage. However, the LNLC Act requirements regarding noise associated with waste collection are to provide a restriction on the hours on when the waste collection activities to be occurred once the development is operational.

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6 Assessment

6.1 Noise modelling

6.1.1 Modelling parameters

Modelling was undertaken in SoundPLAN Environmental Software v9.0 program.

The model predicts sound pressure levels under meteorological conditions favourable to propagation from noise sources. These conditions are for downwind propagation, or, equivalently, propagation under a well-developed moderate groundbased temperature inversion, such as that which commonly occurs at night.

Specific terms are provided in the algorithm for the following physical effects:

- geometrical divergence
- atmospheric absorption
- ground effect
- reflection from surfaces
- screening by obstacles.

6.1.2 Modelling scenarios

Modelling scenarios aligned with the operations as outlined in Section 2.2 are presented in Table 12.

Table 12 Modelling scenarios

Scenario	Activity	Time period	Applicable noise criteria
1	• Car park activity • Patron activity for the use of clubrooms • Sporting field activity • Mechanical plant	Day 7 am to 10 pm	Noise Policy day (Table 8)
2	• Car park activity • Patron activity for the use of clubrooms • Mechanical plant	Night 10 pm to 7 am	Noise Policy day (Table 8)
3	Music noise	• Monday to Thursday 4 pm to 10 pm • Friday 4 pm to midnight • Saturday 7 am to Midnight • Sunday 7 am to midnight	EPA Music noise guidelines, criteria as outlined in Table 10

6.2 Sound levels

6.2.1 Patron noise

Noise levels for patron noise have been derived based on AAAC SA *Draft Guide for Music Venues and Outdoor Areas*.

6.2.2 Vehicle movements

Sound levels for delivery movements are based on Resonate's database.

Carpark noise emissions are based on the Parking Area Noise *Recommendations for the Calculation of Sound Emissions of Parking Areas, Motorcar Centers and Bus Stations as well as of Multi-Storey Car Parks and Underground Car Parks 6 Revised Edition,* Bayerisches Landesamt für Umwelt, 2007, document.

6.2.3 Building services plant

The sound levels for the major building services plant have been provided and are outlined in Table 13.

Table 13 Sound power levels for building services plant

Location	Unit	Quantity	Sound level
1F Plant room	REYQ20BYM	2	L_W 89 dB(A)
	RXC60AV1A	3	L_W 68 dB(A)

6.2.4 Music noise

The assumed music noise levels are:

- Background music—75 dB(A) L_{10}.
- Function room (wedding etc)—92 dB(A) L_{10}

6.3 Recommended treatments

6.3.1 Building services noise

At this stage of the development process, only indicative plant selections have been provided. The selections and location of plant are subject to change as the design develops. Sound power levels, noise attenuation, and enclosures or barriers are to be designed during detailed design stage to ensure compliance with required noise emission levels.

Acoustic treatments that may have to be considered are outlined in Table 14.

Table 14 Indicative acoustic treatments for building services

Plant and/or location	Potential noise mitigation options
Plant selection & operation	• Plant selection as outlined in Table 13.
Level 1 Plant room	• Absorptive treatment to internal plant room walls and ceiling • Metal deck roof • Solid walls, construction acoustically equivalent to R_W 50 construction • Acoustic louvres may or may not be required based on extent required for air flow. To be decided during detailed design.

Suitable acoustic absorption products for different plant areas are provided in Table 15.

Table 15 Recommended absorptive treatments

NRC	Panel
Internal plant rooms	
0.95	Martini Absorb HD 50
	Bradford Supertel 75 Acoustituff
1.0	Megasorber FM50 – 50 mm
	Martini Absorb HD 75
	Bradford Supertel 75 HD Perf / Unfaced

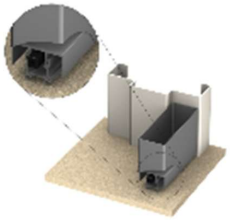
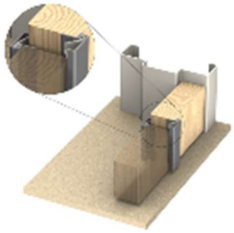
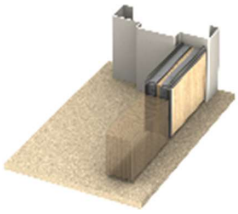
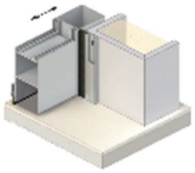
6.3.2 Clubrooms

Recommended acoustic treatments that may have to be considered to control music noise emissions from the site are outlined in Table 16.

Table 16 Indicative treatments for the clubrooms

Item	Indicative treatment
External facade	• Glass to be acoustically equivalent to R_W 40 proprietary glass such as 12.5 mm VLam Hush with appropriate seal. • External solid facade to be acoustically equivalent to R_W 50.
External doors	R_W 30 doors. **Hinged door**: • Framed 12.5 mm VLam Hush (or other R_W 40 glazing) • High quality rubber contact seals for the head and the jambs acoustically equivalent to Kilargo IS7080si or Daven RP10si **Figure 2 IS7080si** **Figure 3 RP10si** • dropdown seal at the bottom acoustically equivalent to Kilargo IS8110si

Resonate

Item	Indicative treatment
	 **Figure 4 IS8110si** • double doors to also have meeting stile seals acoustically equivalent to Kilargo 2xIS7060si or IS7071si, or Raven 2xRP16si or 2xRP71si  **Figure 5 IS7060si**  **Figure 6 IS7071si** **Figure 7 RP16si** **Figure 8 RP71si** **Sliding door**: • Framed 12.5 mm VLam Hush (or other R_W 40 glazing) • create an airtight seal using: – Schlegel Q-Lon seals or equivalent between the mullion and the sliding element – 2 x Schlegel Q-Lon seals or equivalent to the lock stile – Raven 2xRP51F on the head and bottom of the door **Figure 9 QLon**  **Figure 10 RP51F** OR • AWS Slidemaster with 10.38 mm laminated glass to achieve a minimum R_W 30 rating. • Lotus 'Acoustic Sliders – Glazed' (R_W 30)—face sliders Airlock entry for entry / exit during playing of amplified music during functions formed with 2 x R_W 30 doors.
Airlock	• Airlock entry for entry / exit during playing of music during late night functions • Airlock to be formed with 2 x R_W 30 doors • Ensure one set of doors is closed at all times.

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Item	Indicative treatment
Music noise limit	• Background music can be played at all times within the function areas with all doors remained open. • For amplified music, limit the music noise within the venue to L_{10} 92 dB(A) with a spectrum as shown below Noise level, L_{10} dB(Lin) / Octave band frequency 63: 88; 125: 94; 250: 93; 500: 89; 1000: 84; 2000: 83; 4000: 81 • The music noise can be limited using a system similar to the Sentry Sound limiters (https://www.waveformacoustics.com.au/noise-and-sound-limiters).
Roof/ceiling	• Metal deck roof • 9 mm fibre cement sheet, with a minimum surface density of 19 kg/m^2 • 300 mm purlins • 100 mm, 32 kg/m^3 insulation within ceiling cavity • 2 x13 mm sound rated plasterboard • Any feature ceiling to be under the acoustic ceiling
Internal partitions	• Full height wall on Level 1 to be extended to the underside of the roof, acoustically equivalent to R_W 50 construction.
Internal absorption	To control reverberant noise levels within the function area, acoustic absorption (equivalent to an NRC 0.7 ceiling) is required. Note that this will be required to provide a suitable internal space for the various proposed uses. Details to be provided as the design progress.
Operational hour limit	Limit hours of music as the operation hour of the clubrooms outlined in Section 2.2.

6.4 Predicted noise levels

6.4.1 General activity

A summary of the predicted noise levels at the receptors is presented in Table 17 and Table 18 for day and night time emissions respectively.

Table 17 Predicted noise levels—Scenario 1

Prediction location	Predicted noise level, L_{eq} dB(A)	Noise Policy day time criteria, dB(A)
1312 Barossa Valley Way	≤ 46	53
Residential receivers across Barossa Valley Way	≤ 37	
Residential receivers in Township neighbourhood zone	≤ 45	51
Residential receivers in Rural Living zone	≤ 42	48

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Table 18 Predicted noise levels—Scenario 2

Prediction location	Predicted noise level, L_{eq} dB(A)	Noise Policy day time criteria, dB(A)
1312 Barossa Valley Way	≤ 45	46
Residential receivers across Barossa Valley Way	≤ 36	
Residential receivers in Township neighbourhood zone	≤ 44	44
Residential receivers in Rural Living zone	≤ 36	41

6.4.2 Music noise

The highest predicted music noise levels with the music noise limit outlined in Table 16 at the residential receptors are presented in Table 19.

Table 19 Predicted music noise levels compared to criteria

	Noise level, dB(Lin)						
	Octave band centre frequency, Hz						
	63	125	250	500	1000	2000	4000
Predicted music noise level, L_{10}	43	40	34	28	20	16	8
Minimum applicable music criteria at each frequency	43	40	34	31	29	27	24

As the highest predicted music noise level at the residential receptors achieves the minimum applicable music criteria at each frequency during all proposed operational hours of the clubrooms, the use of amplified music of L_{A10} 92 dB within the clubrooms will satisfy DTS/DPF 4.6 of the Planning & Design Code, Interface between Land Uses provided the indicative treatments for the clubrooms are implemented as outlined in Table 16.

6.5 Waste collection

In order for waste collection activities to not considered as creating a noise nuisance under the LNLC Act, waste collection is to be restricted to:

- 9 am to 7 pm on a Sunday or public holiday
- 7 am to 7 pm on any other day.

7 Conclusion

An environmental noise impact assessment has been undertaken for the proposed Lyndoch Recreation Park located across 2 Barossa Valley Way, Lot 304 Bevilaqua Terrace and 1312 Barossa Valley Way, Lyndoch South Australia 5351

This assessment has demonstrated that, with the indicative noise mitigation treatments detailed in this report the noise emissions from the operation of the proposed development will be able to comply with the relevant documents:

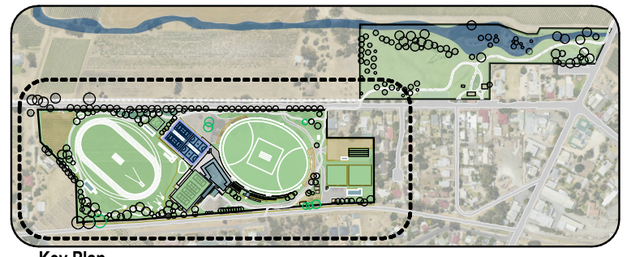
- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)
- *Local Nuisance and Litter Control Act* 2016
- Environment Protection Authority (EPA) Guideline *Assessing music noise from indoor venues* (2021).

All recommended treatments will be further reviewed and refined during the detailed design of the development, and as such, all recommendations provided within the report are to be considered as indicative only to demonstrate that the proposed development is able to comply with the relevant noise requirements.

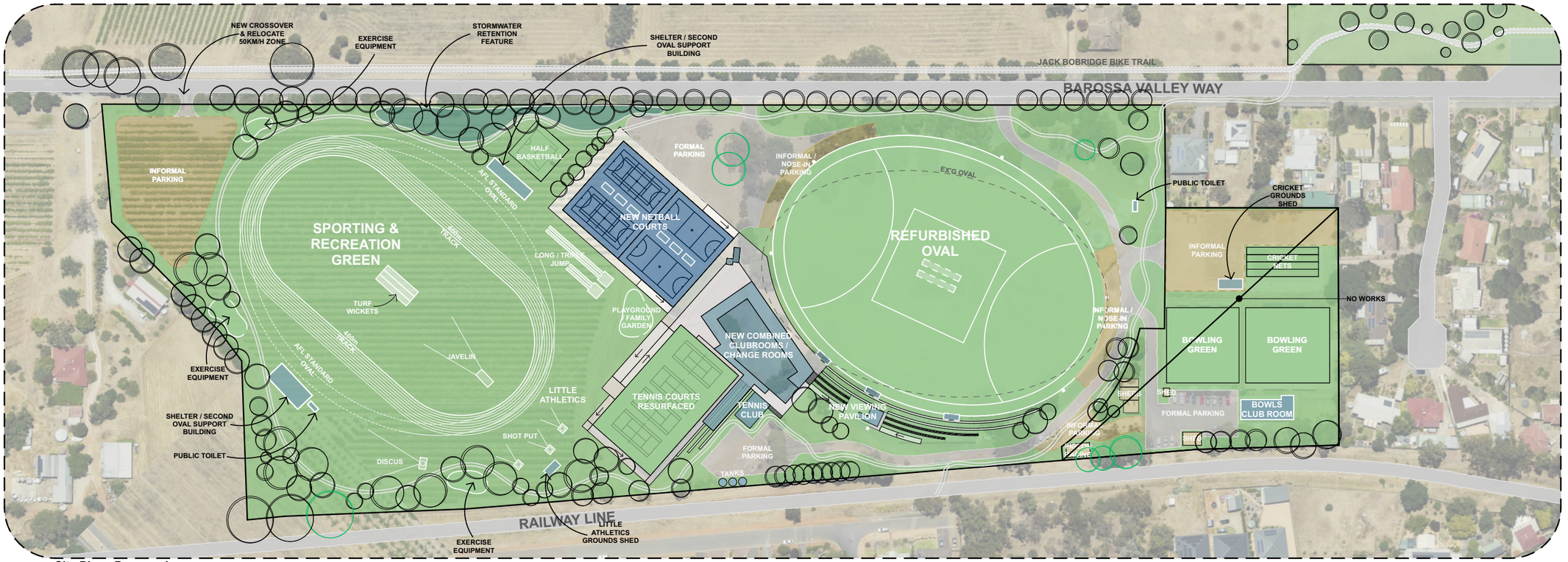
Appendix A—Site Plan

RECREATION GREEN & PARK KEY MOVES:

- REFURBISH EXISTING OVAL TO AFL STANDARD
- REFURBISH EXISTING CRICKET CLUB ROOMS
- BUILD NEW BUILDING TO HOUSE ALL SPORTS, EVENTS SPACE, CHANGE ROOMS & SUPPORTING SPACES
- BUILD NEW NETBALL COURTS
- CONSTRUCT RECREATION GREEN / ATHLETICS TRACK & SUPPORTING PEDESTRIAN LINK WITH EXERCISE EQUIPMENT
- RELOCATE LITTLE ATHLETICS
- CONSTRUCT SHELTER TO SUPPORT SECOND OVAL FUNCTIONS
- CONSTRUCT NEW PLAYGROUND / FAMILY GARDEN & LANDSCAPED SEATING
- CONSTRUCT NEW CARPARKS & FORMALISE ROADWAY



Key Plan
Scale 1:5000



Site Plan - Proposed
Scale 1:1000

Issued For Planning 31/1/2024

dasharchitects

Site Plan - Proposed
Lyndoch Recreation Park Redevelopment

Size: A3
Revision: B
Issued Date: 31/1/2024
Project No.: DA234510

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Appendix B—Daily measured noise levels

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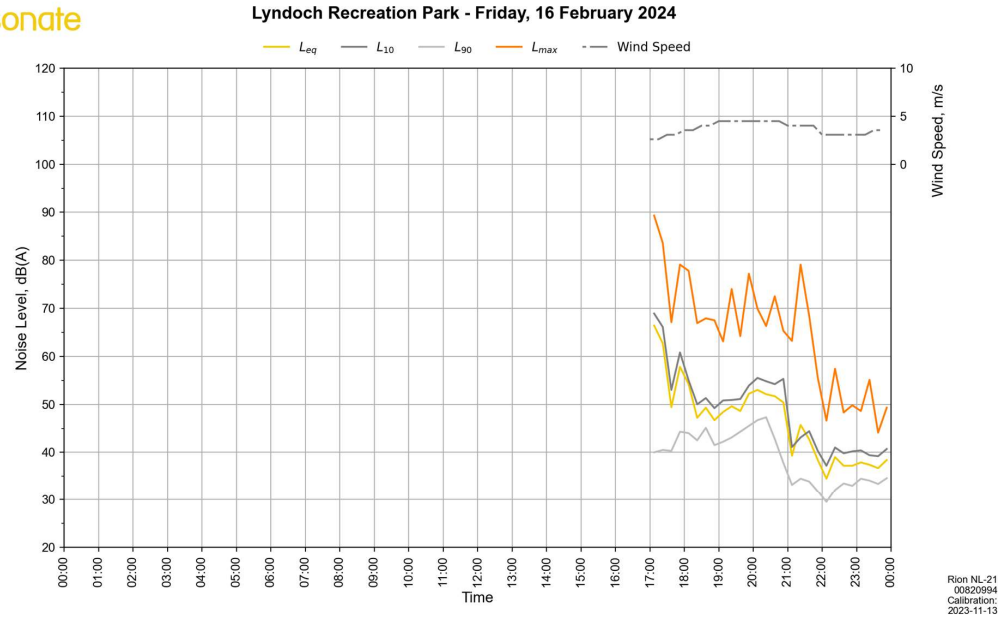

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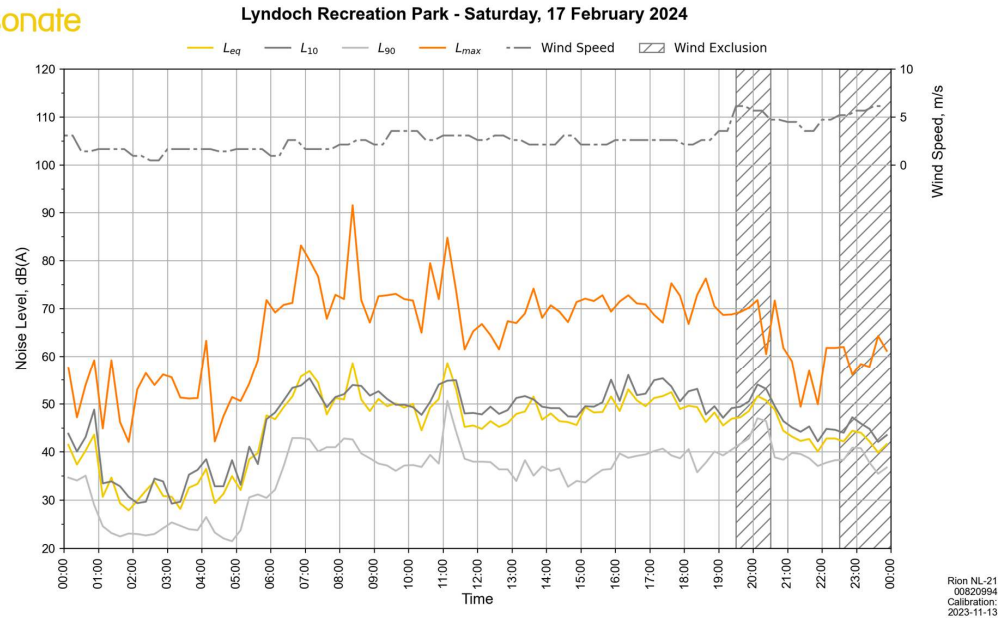

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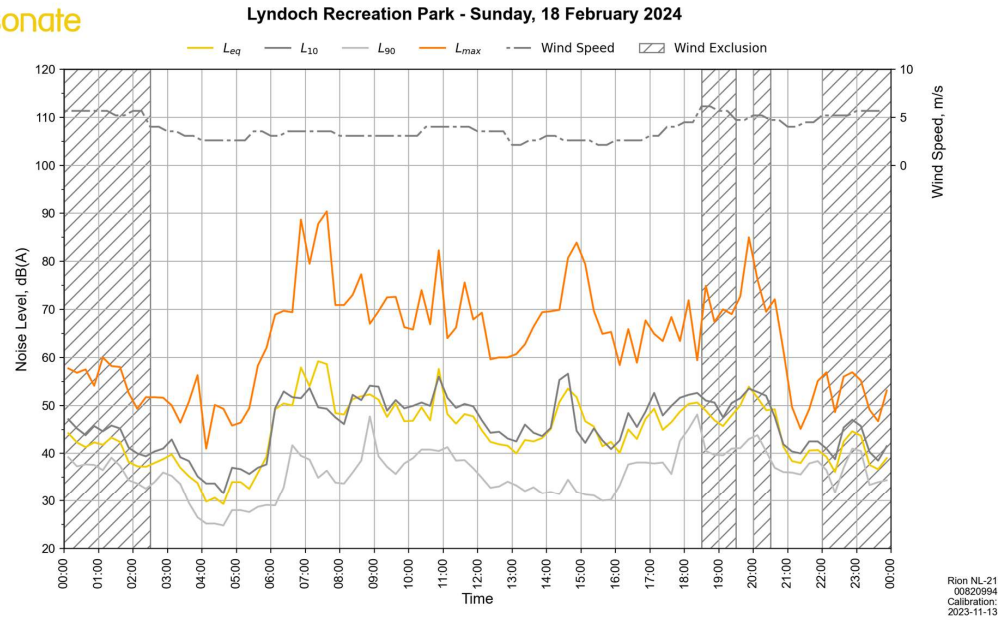

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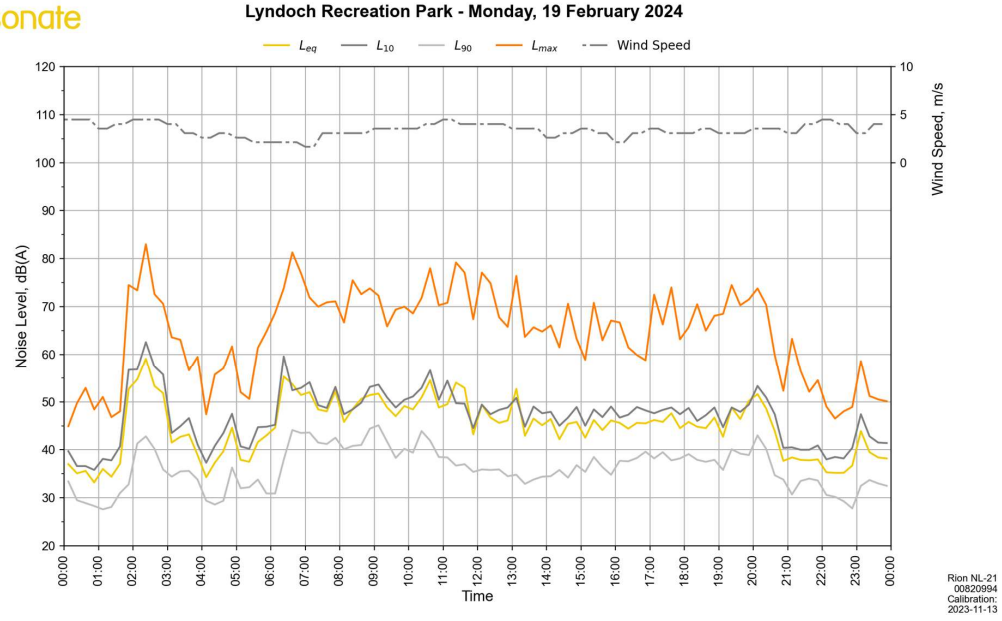

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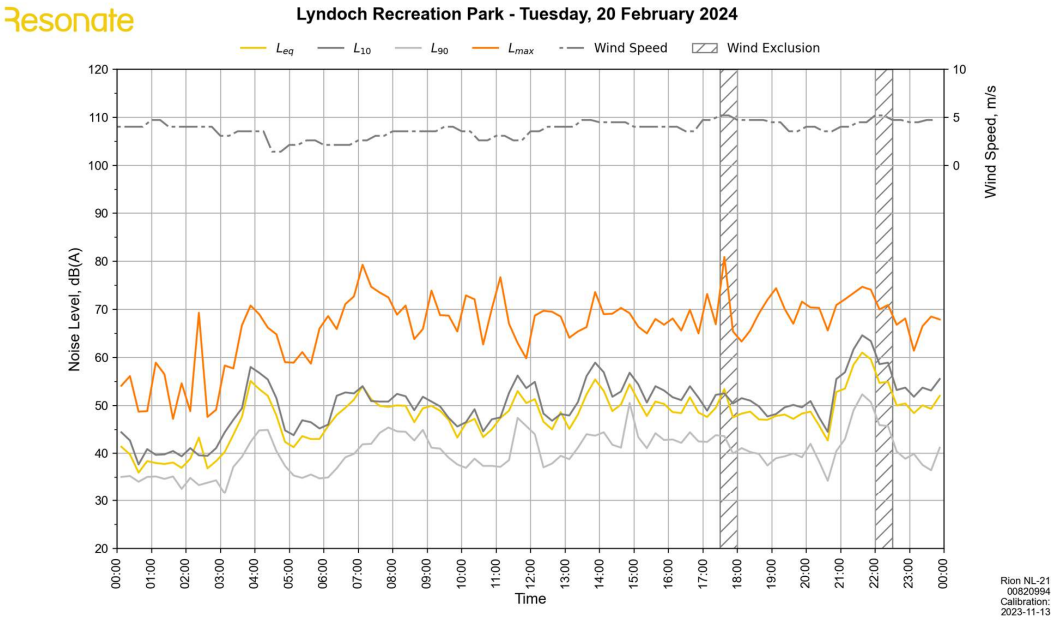
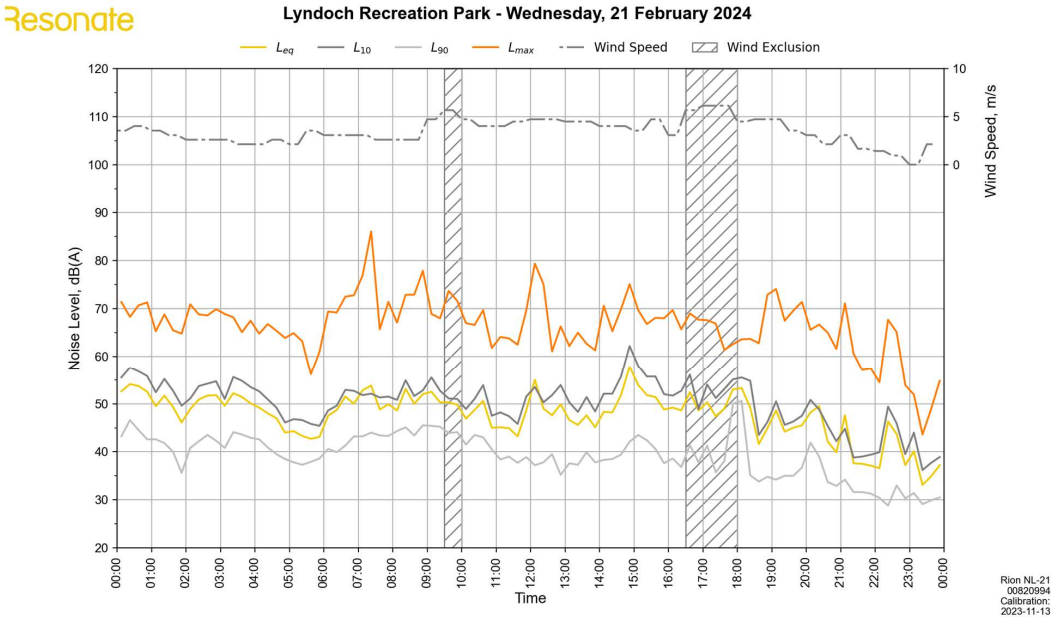

Resonate
Lyndoch Recreation Park - Tuesday, 20 February 2024
L_{eq} L_{10} L_{90} L_{max} Wind Speed Wind Exclusion
Noise Level, dB(A)
Wind Speed, m/s
Time
Rion NL-21
00820994
Calibration:
2023-11-13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Lyndoch Recreation Park - Wednesday, 21 February 2024
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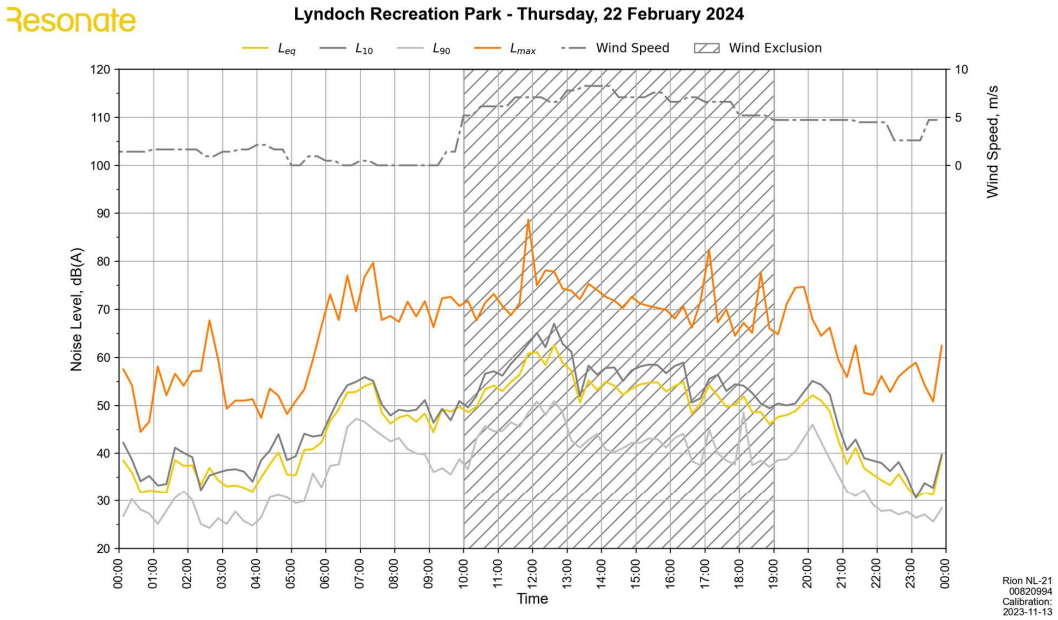
Noise Level, dB(A)
Wind Speed, m/s
Time
Rion NL-21
00820994
Calibration:
2023-11-13

Resonate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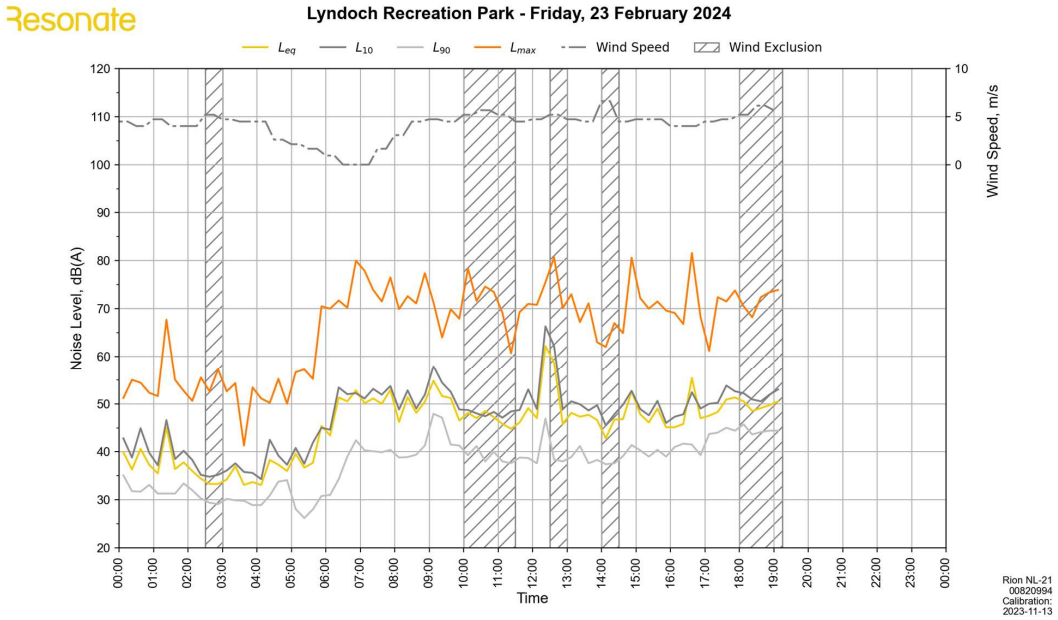
Lyndoch Recreation Park - Thursday, 22 February 2024
L_{eq} L_{10} L_{90} L_{max} Wind Speed Wind Exclusion
Noise Level, dB(A)
Wind Speed, m/s
Time
Rion NL-21
00820994
Calibration:
2023-11-13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Lyndoch Recreation Park - Friday, 23 February 2024
L_{eq} L_{10} L_{90} L_{max} Wind Speed Wind Exclusion
Noise Level, dB(A)
Wind Speed, m/s
Time
Rion NL-21
00820994
Calibration:
2023-11-13

Details of Representations

Application Summary

Application ID	24004484
Proposal	Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures
Location	1312 BAROSSA VALLEY WAY LYNDOCH SA 5351, 2 BAROSSA VALLEY WAY LYNDOCH SA 5351, LOT 304 BEVILAQUA TCE LYNDOCH SA 5351

Representations

Representor 1 - karl Roth

Name	karl Roth
Address	[redacted]
Submission Date	04/03/2024 01:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons

Subject: Supporting Statement for Development Application: Upgrade to Lyndoch Sporting Facility As a resident and business owner in the area, I wholeheartedly endorse the development application for the upgrade to the Lyndoch Sporting Facility. This project promises to be a significant boon to our local economy, and I am confident it will yield positive impacts across all streams of our community. First and foremost, the proposed upgrade aligns with the economic interests of our community. By enhancing the sporting facility, we attract more visitors and participants to sporting events and tournaments. This increased foot traffic will stimulate local businesses, from restaurants and cafes to shops and accommodation providers. As a business owner, I recognize the immense potential for growth and prosperity that this project brings. Moreover, I am impressed by the careful consideration given to the design and plans for the upgrade. The proposed enhancements appear to be sympathetic to the landscape, ensuring minimal disruption to the natural surroundings while still achieving the desired improvements. This thoughtful approach demonstrates a commitment to preserving the character of our area while simultaneously elevating its amenities. Furthermore, the benefits of this project extend beyond economic gains. A revitalized sporting facility fosters community engagement and promotes healthy lifestyles among residents of all ages. It provides a space for social interaction, recreation, and physical activity, which are integral to the well-being of our community. In summary, I believe that the upgrade to the Lyndoch Sporting Facility represents a tremendous opportunity for our area. Not only will it inject vitality into our local economy, but it will also enhance the quality of life for residents and contribute to the overall vibrancy of our community. I urge the authorities to support this development application, confident in its potential to bring about positive change for our area and its residents. Regards

Attached Documents

Representations

Representor 2 - Andrew B

Name	Andrew B
Address	[redacted]
Submission Date	14/03/2024 01:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons As a long time (4th generation) Barossa resident, and a committee member of many community and sporting organisations including Vintage Festival, Cricket , Football, Aged Care Management and a JP, I fully support the proposed development at Lyndoch. It will satisfy a much needed requirement for quality community facilities to meet the current and growing needs of the southern Barossa region. The current sporting and community facilities are sub-standard (and non-existent in some cases) and are in dire need of an upgrade. I therefore fully support the development proposal	

Attached Documents

Representations

Representor 3 - Katrin Lohner

Name	Katrin Lohner
Address	[redacted]
Submission Date	17/03/2024 12:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons This development will once built, be a great community and economic asset to the southern Barossa, specifically as the region and neighbour regions are growing.	

Attached Documents

Representations

Representor 4 - Reuben Batten

Name	Reuben Batten
Address	[redacted]
Submission Date	17/03/2024 12:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
With the development of the new clubrooms at the moment, we are able to remove 2 barriers from the viewing platform to allow it to be converted into a stage that we use at the Lyndoch Christmas party and other events. Also, we need to retain the four 32amp power outlets that are located around the Oval so we can continue to have the Christmas party and other events on the Oval

Attached Documents

Representations

Representor 5 - Linda Boyle

Name	Linda Boyle
Address	[redacted]
Submission Date	17/03/2024 07:53 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons This is such a fabulous project for our community and I wholeheartedly support this plan. I wish we had done this when our children were younger but now we will have the pleasure of our grandchildren benefiting from the new sports complex.	

Attached Documents

Representations

Representor 6 - Barossa District Football and Netball Club

Name	Barossa District Football and Netball Club
Address	[redacted]
Submission Date	18/03/2024 08:08 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Refer Attached	

Attached Documents

RepresentationBarossaDistrictFootballAndNetballClub-7748257.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	The Barossa Council *[applicant name]*
Development Number:	24004484 *[development application number]*
Nature of Development:	Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-e sports and athletics oval, netball courts and a playground, together. *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	*zone/sub-zone/overlay of subject land]*
Subject Land:	1312 and 2 BAROSSA VALLEY WAY LYNDOCH SA 5351 and LOT 304 BEVILAQUA TCE LYNDOCH SA 5351 *[[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	The Barossa Council *[relevant authority name]*
Phone Number:	8563 8444 *[authority phone]*
Close Date:	Tuesday, 19 March 2024 at 11:59 pm Australia/Adelaide *[closing date for submissions]*

My name*: Barossa District Football and Netball Club (c/- Rebecca Tappert)	My phone number: [redacted]
My postal address*: [redacted], 5351	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☒ I support the development
- ☐ I support the development with some concerns (detail below)
- ☐ I oppose the development

Government of South Australia
Department for Trade and Investment

The specific reasons I believe that consent should be granted are:

The Barossa District Football and Netball Inc (the Club) are pleased to be supporting The Barossa Council's development application for the Redevelopment of the Lyndoch Recreation Park.

The Club includes both sporting codes of football and netball and is representative of Williamstown, Lyndoch and surrounding townships. The Football Club was formed in 1979 from amalgamated clubs, Lyndoch Football Club and Williamstown Rovers Football Club. The Netball Club commenced in 1990. Both codes operate in the Barossa, Light and Gawler Football Association and the Barossa, Light and Gawler Netball Association respectively. Our home base has been Williamstown Queen Victoria Jubilee Park since that time.

In 2015, the Club commenced a strategic assessment of facilities which involved a gap analysis of facility requirements that compared Williamstown and Lyndoch facilities. Our Club participation and membership was growing along with population growth in the Southern Barossa region. In the few years after 2015, the Club surveyed our membership on the proposed strategic objective of relocating to Lyndoch as the better option to close the gap on our facilities requirements. The Club also engaged with Council at this time and this work, along with other work in our region on a vision for sports tourism and work already occurring by Council on assessing all recreation facilities, resulted in the start of the idea that become Council's, The Big Project.

Our Club continues to grow across both codes and we also concentrate on developing our policies and processes to ensure sustainability, efficiency and professionalism of our Club, to be a significant and valued part of the Southern Barossa Community.

The redevelopment of the Lyndoch Recreation Park aligns with our Club's values of providing contemporary, high quality, sustainable and fit-for-purpose programs and facilities that respond to our local as well as regional needs and priorities, both now and into the future. The key elements of the project that will benefit our Club include:

- Redevelopment of existing oval to AFL standard
- a new sporting and recreation green to support growth in our participation number and additional co-located training and match day operations which means we will no longer be separated by 10kms between 2 venues.
- Upgraded lighting to 500 lux
- a new multipurpose two story building housing sports clubs, an events and convention space and changerooms so that our over 460 Club members and participants can enjoy functions and events co-located together
- a new event pavilion servicing the main oval
- new netball courts
- new playground/family garden and landscaped seating
- new carparking
- landscaping, tree planning and civil works

Existing regional growth and the new growth area of Concordia will place significant pressure on not only existing community and recreation facilities, but also our Club to accommodate this growth, which would be impossible if we remain based at Williamstown. This project will future-proof our Club and the region by providing multi-use spaces that can be activated for a wide variety of community activities and high level events which we are completely supportive of.

Our Club and community have been patient and understanding of the sequence that has been required for project delivery across our region and are now excited that planning and design has progressed to the stage of fully supported designs and plans. We have had multiple opportunities for input to this stage of planning and look forward to the partnership approach continuing through to final implementation. For the existing communities of Williamstown, Lyndoch and surrounds, as well as the newly planned community of Concordia, along with the other outstanding venues in our region, this redevelopment will not only set The Barossa a part as the leading sports tourism region in the state, but even more importantly, provide quality, compliant and welcoming sport and recreation facilities in Lyndoch for grassroots sport in our local, growing community.

The Lyndoch Recreation Park redevelopment is based on a shared vision and will transform the Southern Barossa with a tailored project that reflects the unique attributes of the Southern Barossa and will ensure that active, healthy and connected lifestyles continue to be fostered in our region. We also look forward to the opportunities that will present to secure major events on a national stage, in our backyard.

As a Club, we are excited to partner with The Barossa Council and the other sporting codes of the Lyndoch Recreation Park to realise a decade-old vision for the venue and our communities.

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Click here to enter text. [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	☐	wish to be heard in support of my submission*
	☒	do not wish to be heard in support of my submission
By:	☐	appearing personally
	☐	being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: (Club & Facilities Director) Date: 16 March 2024

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: bdfc@barossadistrictfootball.com.au *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 7 - Bridgette Hasting

Name	Bridgette Hasting
Address	[redacted]
Submission Date	18/03/2024 09:26 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

Representations

Representor 8 - Simon Taylor

Name	Simon Taylor
Address	[redacted]
Submission Date	19/03/2024 10:55 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons

The Southern Barossa Alliance Inc (SBA) is a volunteer based organisation that advocates for and promotes community and business prosperity in the southern Barossa townships of Lyndoch, Williamstown, Cockatoo Valley, Sandy Creek and surrounding districts. For over ten years our community has advocated for and supported The Barossa Council to upgrade the local sporting, recreation and community event facilities to meet the increasing needs of our expanding key demographic of young families. Southern Barossa Alliance members are excited and look forward to utilising what the project will deliver, including; o the redevelopment of the existing oval to an Australian Football League (AFL) standard for local and regional AFL and Cricket use with lighting upgraded to 500 Lux to support night games and events. As well as attracting elite sporting events to our region it will attract more of our youth (girls and boys, women and men) to actively participate in team sports and give our residents a feeling of pride in their community. o a new sporting and recreation green to support growth in local AFL and cricket , relocation of little athletics with sufficient space to upgrade to a regulation 400m track. recreation activities and community events. In particular it will enable all family members (men, women, juniors and seniors) to play and train for their team sports at the one location, significantly easing the current stress of family members playing and training in separate townships. Upgrading Lyndoch Recreation Park is the only option for providing two adjacent sporting and recreation ovals. o a new multipurpose two-story sporting/event building where: - The ground floor houses six sporting club change and medical rooms, a gym, sport equipment storage, umpire's change rooms and undercover spectator viewing area, A significant improvement to the current substandard or non-existent facilities. - The first floor connected by stairs and a lift that houses a commercial kitchen, bar, cool room, store, admin office, committee room and 480 sq m clubroom/event space. This upgrade is much needed to enable all players members of the different sporting clubs to gather and socialise in a safe, all weather facility. It will also provide a modern function area for community and local business events that are currently limited by the current small, 100 year old Memorial and Institute Halls o four new netball courts to replace the three substandard courts at Williamstown providing much more safer and efficient game days, space for player warm up and concurrent training of the large number of senior and junior teams. o upgraded and resurfaced tennis courts to foster year round tennis competitions. o new playground / family garden and landscaped community seating areas, o new carparking spaces, o landscaping, tree planting and civil works. o the opportunity to relocate the local Football and Netball Club from the Queen Victoria Jubilee Park (QVJP) in Williamstown to Lyndoch to facilitate the future development of a hub for Nature/Adventure/Eco Tourism and local community outdoor recreation activities.

Attached Documents

20 March 2024

The Barossa Council
Via: PlanSA Portal

Attention: Aaron Curtis

Dear Aaron

Re: Development Application 24004484 – 2 and 1312 Barossa Valley Way, Lyndoch
Response to Representations

MasterPlan acts on behalf of The Barossa Council ('the applicant') and has been instructed to respond to representations received during the public notification period for Development Application 24004484 at 2 and 1312 Barossa Valley Way, Lyndoch (Lyndoch Recreation Park).

It is noted that there were eight (8) representations received, each of which supported the development. Of these, only one (1) highlighted any concerns and none indicated a desire to be heard.

Each representor supported the development based on its provision of community space and facilities, and the potential for this to create positive economic impacts for the southern Barossa Valley.

The only concern raised in the representations was the ability for the clubrooms and Oval to be utilised for events such as the Lyndoch Christmas Party. The clubroom has been designed to be utilised by a range of community groups, whilst the Oval will remain available to host community events. The desire for the provision of power to the Oval is noted and will form part of the detailed infrastructure design works that will follow the resolution of the development application.

Closing

Having regard to the existing disposition of the site and locality, the proposed development and relevant provisions of the Planning and Design Code, the proposal is considered to be an appropriate development of the subject site that warrants Planning Consent being granted.

The support expressed by the representors is welcome and is considered to further demonstrate the merits of the proposed development.

33 Carrington Street
Adelaide SA 5000
(08) 8193 5600
www.masterplan.com.au

Offices in SA | NT | QLD
ISO 90012015 Certified
ABN 30 007 755 277
plan@masterplan.com.au

We also note that while no representors wish to be heard, the application will be decided by the Barossa Assessment Panel (BAP). Please note that the applicant or their representative reserve their right to attend and make verbal submissions to the BAP in support of their application.

Accordingly, please confirm the date and time that the application will be considered by the Barossa Assessment Panel.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

OFFICIAL

In reply please quote #*23019167*
Enquiries to Mr Marc Hryciuk – dit.landusecoordination@sa.gov.au

15 March 2024

Mr Aaron Curtis
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Government of South Australia
Department for Infrastructure and Transport

TRANSPORT STRATEGY AND PLANNING DIVISION

GPO Box 1533
Adelaide SA 5001
DX 171

T 1300 872 677
W dit.sa.gov.au

ABN 92 366 288 135

Build. Move. Connect.

Dear Mr Curtis

SCHEDULE 9 - REFERRAL RESPONSE

Development No.	24004484
Applicant	The Barossa Council
Location	2 & 1312 Barossa Valley Way and Lot 304 Bevilaqua Terrace, Lyndoch
Proposal	Recreational Facility comprising the refurbishment of the existing oval (including a new clubroom, lighting and a viewing pavilion) and the construction of a new multi-use sports and athletics oval, netball courts and a playground, together with associated car parking and ancillary buildings and structures.

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

CONSIDERATION

The subject site directly abuts Barossa Valley Way, an arterial road under the care, control and management of the CoH. Barossa Valley Way is identified as a Direct Tourist Route and a Major Cycling Route under the Department for Infrastructure and Transport's *'A Functional Hierarchy for South Australia's Land Transport Network'*. At this location Barossa Valley Way carries approximately 2,600 vehicles per day (6% commercial vehicles) and has a speed limit of 50km/h, transitioning to 90km/h part way along the site's frontage.

Access and Road Safety

The subject application proposes the redevelopment and expansion of an existing sports ground. It is understood that the development will utilise two existing access points on Barossa Valley Way for access.

The application has been supported by a Traffic Impact Assessment by WGA. This report identifies the parking generation for general and special event operations and identifies the hourly turning movements associated with the access points. As part of the assessment the report has identified that channelised turning treatments are required at the access points, however it also identifies that basic (i.e. BAR and BAL) treatments should be provided due to a range of factors. Whilst the Department understands the intent behind the reduced treatments, it does not fully concur with the recommendations of the report and

is of the opinion that the main access should be provided with a CHR(s) treatment instead of the BAR treatment. This will result in a safer arrangement. The provision of basic treatments for the left and right turns at the access points will need to be provided with full depth pavement.

It is understood that during large events that off-site overflow parking will be required, with some of this parking to be on the northern side of Barossa Valley Way. It is recommended that pedestrian refuges be provided on Barossa Valley Way to facilitate the safe movement of pedestrians across the road. The installation of parking controls along Barossa Valley Way will also be required to ensure that patrons attending the site do not park along the verge of Barossa Valley Way.

With respect to larger events, it is understood that event traffic management is proposed. This arrangement is supported. The traffic management plans will need to be developed in consultation with the Department.

It is noted that the internal connection between the two access points is being located closer to the Barossa Valley Way boundary, the final design of this roadway should ensure that two-way vehicle movements are achieved along this roadway to ensure that vehicles can circulate between the two parking areas without needing to utilise Barossa Valley Way. Minor adjustments to the eastern internal junction are likely to be required.

Signage and Lighting

It is understood that that the subject application does not include signage, however it is recommended that any future signage is in accordance with the Department's Advertising Signs Assessment Guidelines for Road Safety.

With respect to lighting of the site, including floodlighting, it is recommended any lighting is appropriately located or shielded to minimise the potential for driver distraction or impairment.

ADVICE

DIT supports the proposed development and directs the planning authority to attach the following conditions to any approval:

1. Access to the development shall be located in accordance with the dash architects Site Plan SK04.1, Project No. DA234510, Revision B, Dated 19/2/2024. The internal roadway between the two access points shall be two-way and the internal junctions shall be designed to minimise impacts on the adjacent access points. Line marking and delineation shall be provided at the access points and internal junctions adjacent to the access points to minimise the potential for vehicular conflict adjacent Barossa Valley Way.

2. As a minimum, the main access and secondary access shall be provided with BAR and BAL treatments (ideally the main access should be provided with a CHR(s) treatment to improve road safety). All treatments shall be of full depth pavement.

3. Pedestrian refuges shall be provided on Barossa Valley Way to enable the safe crossing of pedestrians.

4. All required road works on Barossa Valley Way shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to the satisfaction of DIT. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

   Note: Prior to undertaking detailed design, the applicant shall contact Mr Victor Ling, Senior Asset Manager, Regional South Zone 2 on telephone (08) 7133 1969, mobile 0467 784 657 or via email: Victor.Ling@sa.gov.au to progress this. The applicant will be required to enter into a Developer Agreement with DIT to undertake and complete this work.

5. All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line adjacent to the access points to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

6. Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

7. A traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any large event being held onsite.

   This plan shall:

   a. Provide details of all parking (including overflow parking) and traffic flow through the site;
   b. Identify any passenger set down areas, including any buses accessing the site;
   c. Identify any pedestrian management measures required;
   d. Identify all traffic restrictions and traffic control devices required to facilitate the traffic movements.

   All access and traffic management for the event shall be in accordance with this plan.

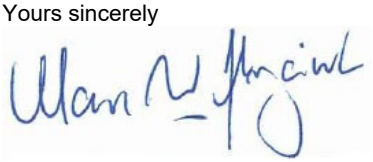
8. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

i. Approval for temporary traffic control for each event will need to be obtained from DIT – Roadworks. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au. The event traffic management will need to be developed in accordance with: https://dit.sa.gov.au/__data/assets/pdf_file/0020/121394/DOCS_AND_FILES-8197504-v5-Guidelines_for_Events_on_SA_Roads.pdf

ii. Should traffic flows on Barossa Valley Way be affected during the construction phase the applicant shall contact DIT for any necessary traffic control. Approval for temporary traffic control will need to be obtained from DIT's Traffic Management Centre (TMC). The company engaged for traffic control will need to provide the TMC with a copy of the traffic management plan and seek approval for any temporary traffic control/signage. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au

Yours sincerely



MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS

Referral Snapshot

Development Application number:
24004484

Consent:
Planning Consent

Relevant authority:
The Barossa Council

Consent type for distribution:

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
15 Mar 2024

Advice:
With comments, conditions and/or notes

Condition 1
Access to the development shall be located in accordance with the dash architects Site Plan SK04.1, Project No. DA234510, Revision B, Dated 19/2/2024. The internal roadway between the two access points shall be two-way and the internal junctions shall be designed to minimise impacts on the adjacent access points. Line marking and delineation shall be provided at the access points and internal junctions adjacent to the access points to minimise the potential for vehicular conflict adjacent Barossa Valley Way.

Condition 2

The main access shall be provided with a CHR(s) and BAL treatment and the secondary access shall be provided with a BAR and BAL treatment. All treatments shall be of full depth pavement

Condition 3
Pedestrian refuges shall be provided on Barossa Valley Way to enable the safe crossing of pedestrians.

Condition 4
All required road works on Barossa Valley Way shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to the satisfaction of DIT. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. All works shall be completed prior to operation of the development.

Note: Prior to undertaking detailed design, the applicant shall contact Mr Victor Ling, Senior Asset Manager, Regional South Zone 2 on telephone (08) 7133 1969, mobile 0467 784 657 or via email: Victor.Ling@sa.gov.au to progress this. The applicant will be required to enter into a Developer Agreement with DIT to undertake and complete this work.

Condition 5
All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line adjacent to the access points to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 6
Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 7
A traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any large event being held onsite.

This plan shall:

a. Provide details of all parking (including overflow parking) and traffic flow through the site;
b. Identify any passenger set down areas, including any buses accessing the site;
c. Identify any pedestrian management measures required;

d. Identify all traffic restrictions and traffic control devices required to facilitate the traffic movements.

All access and traffic management for the event shall be in accordance with this plan.

Condition 8
Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Advisory Note 1
Approval for temporary traffic control for each event will need to be obtained from DIT – Roadworks. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au. The event traffic management will need to be developed in accordance with: https://dit.sa.gov.au/__data/assets/pdf_file/0020/121394/DOCS_AND_FILES-8197504-v5-Guidelines_for_Events_on_SA_Roads.pdf

Advisory Note 2
Should traffic flows on Barossa Valley Way be affected during the construction phase the applicant shall contact DIT for any necessary traffic control. Approval for temporary traffic control will need to be obtained from DIT's Traffic Management Centre (TMC). The company engaged for traffic control will need to provide the TMC with a copy of the traffic management plan and seek approval for any temporary traffic control/signage. The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au

Referral Snapshot

Development Application number:
24004484

Consent:
Planning Consent

Relevant authority:
The Barossa Council

Consent type for distribution:

Referral body:
Native Vegetation Council

Response type:
Schedule 9 (3)(11) Native Vegetation Overlay

Referral type:
Direction

Response date:
19 Mar 2024

Advice:
With comments, conditions and/or notes

Condition 1
Prior to any clearance of native vegetation, the Native Vegetation Council must provide written confirmation that the Significant Environmental Benefit requirements under the *Native Vegetation Act 1991* have been satisfied.

Advisory Note 1
The clearance of native vegetation must be undertaken in accordance with the approval of the Native Vegetation Council under the *Native Vegetation Act 1991* as set out in Decision Notification 2024/3069/960.

6. NEXT MEETING

Tuesday 2 April 2024 commencing at 5.00 pm

7. CLOSURE OF MEETING

The Presiding Member will declare the meeting closed.