

COUNCIL ASSESSMENT PANEL MEETING

8 September 2021

AGENDA – 8.2

Applicant: Scott Hruska	Landowner: S C Hruska
Agent: Mr Ben Green – Ben Green & Associates	Originating Officer: Damon Huntley
Development Application:	20/1175/473
Application Description: Demolition of an existing outbuilding, single storey tourist accommodation unit, water storage tank (22,000 litres) & associated earthworks and landscaping (non complying)	
Subject Land: Lot:51 Sec: P1922 DP:27770 CT:5250/496	General Location: 27 Onkaparinga Valley Road Verdun Attachment – Locality Plan
Development Plan Consolidated : 08 August 2019 Maps AdHi/3 & AdHi/42	Zone/Policy Area: Watershed (Primary Production) Zone - Onkaparinga Slopes Policy Area and Settlement Policy Area
Form of Development: Non-complying	Site Area: 9845m ² (approx.)
Public Notice Category: Category 3 Notice published in The Advertiser on 19 February 2021.	Representations Received: Three (3) Representations to be Heard: Two (2)

1. EXECUTIVE SUMMARY

The purpose of this application is for the construction of a single-storey self-contained tourist accommodation unit, following the demolition of an existing outbuilding. The proposal in its amended form seeks to provide accommodation for a maximum of two persons at any one time. Hiring arrangements are intended for short stays, up to a maximum period of 14 days.

The subject land is located within the Watershed (Primary Production) Zone - Onkaparinga Slopes Policy Area, and Watershed (Primary Production) Zone - Settlement Policy Area. The proposal is a non-complying form of development. Two (2) representations in opposition and one (1) representation neither supporting nor opposing the proposal were received during the Category 3 public notification period.

The proposed development would provide a tourist accommodation facility within the settlement of Verdun. The accommodation unit would be located at the rear of an existing dwelling and associated outbuildings situated at the lower eastern portion of the property. The accommodation unit would be closely grouped with the existing buildings on the site, and would not give rise to unwarranted loss of the agricultural land forming the rear balance of the allotment. The visual appearance of the proposed accommodation unit is not considered to be detrimental to the character of the area as direct views between Onkaparinga Valley Road and the proposed accommodation unit would be obscured by the position of the existing single-storey dwelling, and the existing outbuildings located at the rear of the dwelling. The proposed accommodation unit comprises a single-storey building incorporating quality external materials and finishes.

As per the CAP delegations, the CAP is the relevant authority for Category 3 non-complying development where representors wish to be heard.

The main issues relating to the proposal include the partial change in the use of land, siting and visibility, the impact on agricultural land available for primary production, and compliance with the mandatory bushfire protection provisions of the *Minister's Code for undertaking development in Bushfire Protection Areas*.

Following an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

Note, concurrence from SCAP is no longer required for consents to non-complying development lodged on or after 15 May 2020 as a result of the COVID-19 Emergency Response (Further Measures) Amendment Bill 2020 and the subsequent amendment to Section 35 of the Development Act 1993 which removed the need for concurrence to be obtained.

2. DESCRIPTION OF THE PROPOSAL

The proposal has been amended since public notification. In its amended form the proposal is for the following:

- Operation of a tourist accommodation facility comprising the construction of a single-storey self-contained accommodation unit. The application seeks the proposed demolition of an existing outbuilding in order to accommodate the self-contained accommodation unit.
- The accommodation unit features a gable roof with a maximum ridge height of 5.0 metres. The external walls rise to a height of 3.5 metres. The unit comprises an attached alfresco area with flat roof elevating to a height of 2.5 metres.
- The accommodation unit measures 16.1 metres in depth, and 11.4 metres in width (incorporating the width of the attached alfresco).
- Internally, the layout of the accommodation unit consists of an open plan kitchen/dinning/living area, one (1) bedroom, and two bathrooms, one comprising a bathtub, and the other bathroom comprising a shower, basin, and toilet. Lastly, the unit also includes an internal storage space with direct access to the alfresco. Building work also includes a curved privacy wall measuring a height of 2.5 metres. The wall would be separated at a minimum of 600mm from the west facing wall of the accommodation unit.
- External finishes for the tourist accommodation unit include Basalt Trimdek cladding for both the walls and roof. The gable ends of the north and south elevations feature a glass wall at 2.5 metres above finished floor level. The west elevation features two ribbon windows which span the length of both the living room and bedroom. In terms of design, the glass walls and ribbon windows will allow entry of ample levels of natural light into the interior of the building.
- The accommodation unit would gain access via the existing driveway from Onkaparinga Valley Road. Car parking is proposed within an existing outbuilding in close proximity to the proposed accommodation. As proposed, the vehicle driveway incorporates a dedicated CFS fire-fighting vehicle manoeuvring area for the safe entry and egress of fire-fighting vehicles.
- The accommodation unit would be separated by a minimum of 64 metres from the front boundary (fronting Onkaparinga Valley Road), 13 metres from the northern side boundary,

18 metres from the southern side boundary, and 100 metres from the rear boundary of the property. The proposed structure would be situated at the rear of an existing dwelling and ancillary outbuildings on the site.

- The proposal seeks to provide accommodation for no more than two persons at any one time. The unit is intended for short stays, up to a maximum period of 14 days. The facility is to be staffed by one (1) full-time employee. The accommodation will be available all year round, with 4 days a month required to be 'unavailable' to allow for on-going farming activities, property maintenance, and deep cleaning. Check-in time would be at 3:00pm, and check-out time would be at 11:00am.
- The application proposes the installation of one (1) 22,000 litre water storage tank for the purpose of dedicated water supply for fire-fighting.
- No advertisement signage is proposed as part of the development application.

The proposed plans are included as **Attachment – Proposal Plans** with other information included as **Attachment – Application Information** and **Attachment – Applicant's Professional Reports**.

3. BACKGROUND AND HISTORY

There are no recent development proposals relating to the subject land.

In respect of the current development application, the Applicant has provided revised drawings and an updated Statement of Effect on 16 June 2021. The revised drawings consist of design changes, namely the reduction in the overall size of the tourist accommodation unit. The design amendment consists of removal of bedroom two and an ensuite bathroom at the northern side of the alfresco. In addition, revised Drawing No. A.01.4 incorporates indicative areas of the site for 'potential' low-medium height soft landscaping to provide screening.

In terms of the proposed operation of the tourist accommodation facility, the updated Statement of Effect states that the tourist accommodation facility seeks to provide accommodation for a maximum of two (2) persons at any one time, a reduction from the maximum of four (4) persons detailed in the original Statement of Effect received by Council dated 02 February 2021.

4. REFERRAL RESPONSES

- **CFS**

The SA Country Fire Service has no objection to the proposed development.

Category of Bushfire Attack is BAL 12.5.

Should the development application be granted Development Plan Consent, the SA Country Fire Service directs the Council to impose four (4) standard conditions relating to the mandatory provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas. (Refer to recommended conditions 5 – 8).

The SA CFS further recommend an advisory note for the preparation of a Bushfire Survival Plan for the premises, seeking the following information:

TOURIST ACCOMMODATION – BUSHFIRE SURVIVAL PLAN

- The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed

specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.

- This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
- The BSP should not expect guests to be involved in fire-fighting operations.
- The SA CFS '*Bushfire Safety and Survival for Business and Organisations*' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- The applicant should consider reducing operating hours and restrictions on days of elevated bushfire danger, or bushfire events in the broader vicinity.

- **AHC EHU**

Council's Environmental Health Unit has granted approval for the installation of a waste water treatment system to connect to the Community Wastewater Management Scheme (refer to 21/W182/473).

The above responses are included as **Attachment – Referral Responses**.

5. CONSULTATION

The application was categorised as a Category 3 form of development in accordance with Section 38(2) (c) of the *Development Act 1993* requiring formal public notification and a public notice. Three (3) representations were received. Of these, two (2) representations are in opposition to the proposal, and one (1) representation neither supports nor opposes the development proposal. All representations were from adjacent and nearby properties and two wish to be heard in support of their submissions as shown below.

Representations:

Name of Representor	Representor's Property Address	Supports / Opposes	Nominated Speaker
Rosie and Chris Elmes	31 Onkaparinga Valley Road, Verdun	Representor in opposition to proposal	TBA
Lucy Cranendonk	19 Grivell Road, Verdun	Representor in opposition to proposal	TBA
David Nairn	30 Grivell Road, Verdun	Representor neither in support or opposition to proposal however raises concerns	Does not wish to be heard

The Applicant's representative, Mr Ben Green, may be in attendance.

The issues contained in the representations can be briefly summarised as follows:

- Demolition of a historical structure (i.e. the existing outbuilding proposed for demolition);
- Impact on the character of the locality;
- Impact on residential amenity as a result of intrusion of privacy, noise generated from tourists, dust pollution, and light spill;
- Loss of land available for primary production;
- Potential risk of future division of land as a result of two habitable buildings situated on the property;
- Potential impact on the passage of a water course, and;
- Concern regarding potential authorisation of a secondary vehicle access point from Grivell Road.

These issues are discussed in detail in the following sections of the report.

A copy of the submissions is included as **Attachment – Representations** and the response is provided in **Attachment – Applicant’s Response to Representations**. A copy of the plans which were provided for notification are included as **Attachment – Publically Notified Plans**

6. PLANNING & TECHNICAL CONSIDERATIONS

This application has been evaluated in accordance with the following matters:

i. The Site’s Physical Characteristics

The subject land forms an irregular shaped parcel of land comprising an approximate area of 9,845 square metres. An existing cottage and three existing outbuildings are situated at the lower eastern portion of the property. At the rear of the existing dwelling and outbuildings the remaining balance of land forms an open paddock that is bordered by post and wire fencing. The land gains vehicle access at the east of the site via an existing driveway from Onkaparinga Valley Road. Land levels fall gently from west to east in the direction of Onkaparinga Valley Road. The existing buildings are situated on the lower and relatively flatter portion of land at the front of the site. In terms of natural features, a small number of trees are present on the property, most of which are concentrated in close proximity to the side boundaries. Between the existing dwelling and southern side boundary, a small watercourse (winter stream) meanders through the lower section of the property in the direction of Onkaparinga Valley Road.

ii. The Surrounding Area

The subject land is located within the settlement area of Verdun. The surrounding settlement area serves as a relatively small local centre with a limited number of local services. Predominantly situated on Onkaparinga Valley Road, the surrounding services include Australia Post (located at 25 Onkaparinga Valley Road), the Verdun Hall and Hills Christian Community School located further along Onkaparinga Valley Road to the west. To the east of the subject land, other businesses include a café, cellar door and Stanley Bridge Tavern. The surrounding area is highly influenced by the nature and function of Onkaparinga Valley Road, with frequent levels of traffic travelling north and south. Buildings in the surrounding locality are predominantly concentrated towards Onkaparinga Valley Road where the topography is relatively flat. Land sizes in this existing settlement area range between 728 square metres to 3.57 hectares.

iii. Development Plan Policy considerations

a) *Policy Area/Zone Provisions*

The subject land lies within the Watershed (Primary Production) Zone - Onkaparinga Slopes Policy Area, and Watershed (Primary Production) Zone Settlement Policy Area. These provisions seek:

Policy Area – Watershed (Primary Production) Zone Settlement Policy Area:

- *A mixed use village environment with small collection of very low-density detached dwellings, recreation and community facilities;*
- *Small-scale services and facilities grouped together to services the requirements of the local community and the visiting public, and;*
- *Development concentrated within the passage of main roads passing through settlement areas.*

The following are considered to be the relevant Policy Area provisions:

Objectives: 1, 2, & 4

PDCs: 3, 6, & 8

The desired character statement for the Watershed (Primary Production) Zone Settlement Policy Area acknowledges that the settlement of Verdun comprises a mixture of commercial businesses, and anticipates future development to be concentrated along the main road passing through the settlement area. In terms of location, it is considered that the proposal sufficiently meets the intent of the Settlement Policy Area desired character statement as the subject land is situated on Onkaparinga Valley Road (the 'main road'), and situated within the centre of the settlement area in a location that is characterised by a mixture of commercial land uses.

In terms of building design and appearance, the Settlement Policy Area discourages buildings in the form of semi-detached dwellings, and row dwellings. The Settlement Policy Area seeks to retain spacing between existing and new buildings, maintaining development at low density within the boundaries of the settlement. The proposed single-storey self-contained accommodation unit would be located to the rear of the existing residence and outbuildings situated on the property. Direct views between Onkaparinga Valley Road and the proposed accommodation unit would be obscured by the position of the existing single-storey dwelling, and the existing outbuildings located at the rear of the dwelling. In respect of the streetscape of Onkaparinga Valley Road, it is considered that the proposed building would not be of significant impact to the existing pattern of buildings that are in direct view of the road.

Policy Area – Watershed (Primary Production) Zone Onkaparinga Slopes Policy Area:

- *The retention of low density rural development.*

Objective: 1

PDCs: N/A

It is noted that the proposed self-contained accommodation unit would be located in the portion of the site which falls within the Onkaparinga Slopes Policy Area. Objective 1 for the Watershed (Primary Production) Zone Onkaparinga Slopes Policy Area seeks retention of low density rural development. The Watershed (Primary Production) Zone Onkaparinga Slopes Policy Area Principles of Development Control relate to the maintenance and growth of trees for commercial production, and boarding/breeding kennels for dog keeping. These Principles of Development Control do not relate to the proposed development. Given that the development is consistent with the desires of Objective 1, the proposal is considered to be an acceptable form of development within the Onkaparinga Slopes Policy Area.

Watershed (Primary Production) Zone:

- *To maintain and enhance natural resources of the Mount Lofty Ranges particularly water resources.*
- *To protect the long term sustainability of primary production activities.*
- *To enhance amenity and landscape value through preservation and restoration of native vegetation.*
- *To enhance the amenity and landscape of the south Mount Lofty Ranges for the enjoyment of residents and visitors and to support and develop the tourism industry with accommodation, attractions & facilities and increase visitation and overnight stays in the region.*

The following are considered to be the relevant Zone provisions:

Objectives: 1, 2, 4, 5, & 6

PDCs: 1(a) (c) (d) (g), 2(a) (b), 3(a), 8, 9, 11, 14, 15, 16, 17, 29, 31, 35, 36, & 39

Accordance with Zone

Objective 6 (Watershed (Primary Production) Zone) contemplates the development of sustainable tourist accommodation offering opportunities for visitors to stay overnight. Given that the subject land is situated within the boundaries of the Verdun Township, it is considered the location of property presents a sustainable environment for a small-scale tourist accommodation facility. The subject land is serviced by SA Water mains, Community Wastewater Management Scheme (CWMS), and has direct vehicle access from Onkaparinga Valley Road.

In terms of land levels, the subject land rises gently from east to west. The existing single-storey dwelling and associated outbuildings are situated at the lower eastern portion of the property. The proposed self-contained accommodation unit would be situated to the rear of the existing outbuildings, and while this area of the site is slightly higher than the site level at the boundary fronting Onkaparinga Valley Road, the location intended for the accommodation unit forms is relatively low and on a flat portion of the allotment. The open paddock at the rear of the existing buildings covers a large portion of the site area, and it is this rear balance of the allotment where land levels rise gently in the direction of Grivell Road. The structure would be separated from the front boundary at a distance of approximately 64 metres, and as

such, it is considered that the proposal meets the desires of Watershed (Primary Production) Zone PDCs 1(a) (c) (d), 2(a), 11, and 15.

Watershed (Primary Production) Zone Principle of Development Control 8 states that “the number of outbuildings should be limited, and where appropriate they should be grouped together, located in unobtrusive locations.” While the policy makes sole reference to ‘outbuildings’, it is noted that this policy could be applied broadly to capture both dwellings, outbuildings, and buildings of a similar size and function. The position of the accommodation unit would have a relatively minor encroachment into the lower portion of the rear paddock. Given the spacious size of the paddock, the extent of encroachment would not be detrimental to the use and function of the overall paddock area. As the accommodation unit would be closely clustered with the existing buildings at the eastern portion of the allotment, it is considered that the proposal is in accordance with Watershed (Primary Production) Zone PDCs 8, 16, and 17.

The proposed development does not necessitate any tree damaging activities to any native trees, and as such, the proposal is consistent with the Watershed (Primary Production) Zone Principles of Development Control which seek the protection of native vegetation (refer to Zone PDCs 1(g), 14, 15, 29, and 31).

Form of Development

In terms of design and appearance, the accommodation unit features a gable roof with a maximum ridge height of 5.0 metres, external walls elevating to a height of 3.5 metres, and an attached alfresco area with a flat roof elevating to a height of 2.5 metres. The overall size and scale of the proposed accommodation unit is not considered to be a notably large, particularly when compared with the existing single-storey buildings situated on the property. The proposed accommodation unit would not be viewed as an incongruous structure when viewed amongst the pattern of low-profile buildings surrounding Onkaparinga Valley Road.

The accommodation unit would be separated from the northern side boundary at a distance of 13 metres, and would be separated by a distance of 18 metres from the southern side boundary. The building would have a generous setback distance in the order of 100 metres measured from the rear boundary of the property. These setback distances will offer sufficient separation between the proposed structure and the boundaries of the site. As such, it is considered that the size, scale, and position of the accommodation unit is acceptable. The proposal would not have a detrimental impact on the streetscape character of Onkaparinga Valley Road, and given the single-storey ‘low-profile’ size and scale of the building, combined with the generous setback distances, it is considered that the accommodation unit would not give rise to material impacts to the amenities enjoyed by occupants of the adjoining/adjacent properties.

Appearance of Land and Buildings

The external finishes for the tourist accommodation unit include Basalt Trimdek cladding for both the walls and roof. The gable ends of the north and south elevations feature glass walls at 2.5 metres above finished floor level. The west elevation features two ribbon windows which span the length of both the living room and the bedroom. In terms of design, the glass walls and ribbon windows will allow entry of ample levels of natural light into the interior of the building. It is considered that the proposed structure exhibits a pleasing architectural composition, employing passive solar design for optimal use of natural light collection during winter months.

Conservation

The settlement area of Verdun is serviced by Community Wastewater Management Scheme (CWMS). The Adelaide Hills Council Environmental Health Unit has issued a Wastewater authorisation to the Applicant for the proposed connection to CWMS. Given that the subject land is serviced by CWMS, no hazardous water quality impacts are anticipated.

There are no Local Heritage or State Heritage listed properties within the surrounding area that would be unreasonably impacted by the proposed accommodation unit. A representation received raised concern about the proposed demolition of the existing rear outbuilding. The representation expresses that the local community consider the outbuilding to be of historical significance. In light of this matter, it is noted that the existing structure does not have status as a Local Heritage or State Heritage listed building, and in this respect, no demolition controls apply.

The property has existing vehicle access directly from Onkaparinga Valley Road. Concern was raised within the representations about a potential second vehicle access being formalised from Grivell Road. It is noted that the application does not seek authorisation for a second vehicle access from Grivell Road. In terms of waste water disposal, it is noted that the site is serviced by SA Water mains. As such, it is considered that there would be no detrimental impacts in respect of conservation.

b) Council Wide provisions

The Council Wide provisions of relevance to this proposal seek (in summary):

- *Appropriate segregation of certain forms of development within appropriate zones or areas.*
- *Orderly and sustainable development.*
- *Avoidance of incompatible land uses.*
- *Appropriate limitations to design, height, bulk and visual / aesthetics.*
- *Tourist accommodation in areas that do not pose an unacceptable bushfire risk.*

The following are considered to be the relevant Council Wide provisions:

Tourism Development

Objectives: 1, 2, 3, 4, 5, 6, 7, 8, & 9

PDCs: 1, 2, 3, 4, 6, 7(a) (c), 9, & 10(a) (b) (c)

The Tourism Development – Council Wide provisions encourage tourist accommodation that contributes to local communities by adding vitality to townships, whilst sustaining the local environment, and preserving agricultural land available for primary production. As per Objective 9, development of tourist accommodation facilities shall take place in localities having convenient access to primary traffic routes as shown on *Map AdHi/1 (Overlay 1)*. It is noted that the South Eastern Freeway is situated in close proximity to the township of Verdun. The South Eastern Free Off-Ramp and the subject land are separated by a mere 860 metres. It is considered that proposal is an appropriate form of tourist development which would not have a significant impact within the local environment, and located in an area that is within close reach to a primary traffic route.

Principle of Development Control 6 (Tourism Development - Council Wide provisions) seeks major tourism developments to be located within existing townships. The subject land is situated within the settlement of Verdun, and while the proposal is not considered to be a 'major tourism development', the proposal meets the desires of PDC 6. In terms of off-street vehicle parking, it is noted that the subject land offers ample space for visitor parking. The area of the site intended for visitor parking is located approximately 45 metres from the neighbouring dwelling at no. 31 Onkaparinga Valley Road. The separation distance of the two proposed on-site visitor parking spaces shall mitigate impacts relating to noise and headlight glare associated with guest vehicle movements. As such, it is considered that the vehicle access and car parking arrangements are in accordance with PDC 10 (a), (b) & (c) (Tourism Development - Council Wide provisions).

Siting and Visibility

Objectives: 1

PDCs: 1(a), 2(a)(b)(c), 3(a)(d)(g), 4(a), 5, 6(a)(b), 7, & 9

In respect of land levels, it is noted that the development would not impact on the higher gradients of the subject land rising towards Grivell Road. The accommodation unit is to be situated at the lower portion of the property, grouped with the existing buildings on the site. Given that the subject land is located within the township of Verdun, the proposed accommodation unit would not be visible from a designated scenic route as outlined in Figure AdHi (EC)/1.

The proposed accommodation unit would be located in an area of the site that is predominantly flat. Relatively minor scrape would be required to accommodate the proposed structure. The development therefore does not give rise to significant impacts relating to earthworks and alteration of the landscape. It is therefore noted that the proposal is consistent with PDC 4 (a) (Siting and Visibility - Council Wide provisions). In respect of PDC 7, it is noted that the external surface materials of the proposed building would not be highly reflective, and therefore would not give rise to undue character or material amenity impacts to surrounding residential properties. It

is noted that the applicant has provided updated drawings which denote two areas of the site (a portion of the eastern boundary, and small section of the rear paddock) for the planting of additional screening trees. Such screening would further soften the environs surrounding the accommodation unit and mitigate views towards the building when viewed from the neighbouring property at 31 Onkaparinga Valley Road, and the area surrounding Grivell Road. A condition is recommended to reinforce that additional landscaping is planted (refer to recommended condition 4).

Orderly and Sustainable Development

Objectives: 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, & 13

PDCs: 1, 2, 3, 4, 9, 12, 13 (a) (b) (c), & 18

The purpose of the development proposal is to provide accommodation for no more than two persons at any given time, with hiring arrangements to be for short stays. The proposal seeks to allow booking options for a maximum period of up to 14 days. Given that the accommodation would primarily serve as a retreat for two people, the operation/function of the accommodation facility is considered to be of a nature that is small in scale. Whilst the proposed development entails a partial change in the use of the subject land, is it considered that the small scale operation of the accommodation unit would not jeopardise the continuance of adjoining land uses within the surrounding locality.

The development proposes accommodation for tourists at a location situated within an existing settlement, with no loss or detrimental impact to agricultural land available for primary production. It is considered that the development proposal is in accordance with PDCs 2, 4 and 9 (Orderly and Sustainable Development - Council Wide provisions).

Hazards

Objectives: 1, 2, 4, 5, & 6

PDCs: 1, 2, 3(a)(b)(c), 4(a)(b)(c)(d)(e)(f), 6, 7, 8(a)(b)(c)(d)(e), 9(a)(b)(c), 11, & 22

The subject land is located within a mapped High Bushfire Risk Protection Area where development for tourist accommodation requires a statutory referral to the SA Country Fire Service. The SA Country Fire Service referral response directs four conditions to be imposed on any consent relating to fire-fighting vehicle access, bushfire fighting water supply, access to that water supply, and vegetation management (refer to recommended conditions 5 - 8). The SA Country Fire Service referral response indicates that the proposed requirements are to provide a measure of protection to the property in the event of a bushfire. These requirements are adopted from the mandatory provisions of the Minister's Code - Undertaking Development in Bushfire Protection Areas. The SA Country Fire Service has no objection to the development proposal, and therefore it is considered that the proposal adheres to PDC 7 (Hazards - Council Wide provisions).

The portion of the site intended for the accommodation unit is not located in an area that is subject to floodwaters in a 1-in-100 year average return interval flood event, and therefore there is no prevalent risk of flooding.

7. SUMMARY & CONCLUSION

The proposal is to construct a single-storey self-contained tourist accommodation unit, located at the rear of the existing residence and associated outbuildings. The proposal would provide a tourist accommodation facility within the settlement boundaries of Verdun. The subject land is situated in a locality comprised of an existing pattern of commercial businesses framing the passage of Onkaparinga Valley Road.

Whilst the proposal will result in a partial change to the use of the land, the accommodation unit is to be closely grouped with the existing buildings at the lower eastern portion of the property. The position of the tourist accommodation unit would be well separated from the boundaries of the site, and therefore, it is considered the proposal will not result in unreasonable amenity impacts to the occupants of nearby residential dwellings. There will be a negligible increase to traffic movements to and from the site with on-site car parking provided for the accommodation unit. Therefore, there will be minimal impact to the levels of traffic that frequent Onkaparinga Valley Road as a result of the proposal.

The proposed tourist accommodation unit presents a compact architectural profile comprising a quality design response, and given the generous setback distance of the building combined with its location at the rear of the existing residence, it is considered that the proposed structure would not have an overbearing impact on the established streetscape character within the locality.

Given that the accommodation unit has an authorised approval to connect to the Community Wastewater Management Scheme (CWMS), the proposed development will not give rise to adverse water quality impacts.

The proposal is sufficiently consistent with the relevant provisions of the Development Plan, despite its non-complying nature, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

8. RECOMMENDATION

That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan to GRANT Development Plan Consent to Development Application 20/1175/473 by Scott Hruska for Single storey tourist accommodation unit, water storage tank (22,000 litres) & associated earthworks (non complying) at 27 Onkaparinga Valley Road Verdun subject to the following conditions:

(1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended Location Plan drawn by MK Drawing No. A.01.1 dated 20 January 2020 (received by Council dated 16 June 2021);
- Amended Existing Site Plan drawn by MK Drawing No. A.01.2 dated 20 January 2020 (received by Council dated 16 June 2021);
- Amended Demolition Plan drawn by MK Drawing No. A.01.3 dated 20 January 2020 (received by Council dated 16 June 2021);

- Amended Proposed Site Plan drawn by MK Drawing No. A.01.4 dated 20 January 2020 (received by Council dated 16 June 2021);
- Amended Roof Plan drawn by MK Drawing No. A.01.5 dated 20 January 2020 (received by Council dated 16 June 2021);
- Amended Ground Floor Plan drawn by MK Drawing No. A.01.6 (received by Council dated 16 June 2021);
- Amended Elevations - North & South drawn by MK Drawing No. A.01.7 dated 20 January 2020 (received by Council dated 16 June 2021);
- Amended Elevations - East & West drawn by MK Drawing No. A.01.8 dated 20 January 2020 (received by Council dated 16 June 2021), and;
- Amended Statement of Effect prepared by Ben Green of Ben Green & Associates received by Council dated 16 June 2021.

(2) External Materials and Finishes

The external finishes to the building herein approved shall be as follows:

WALLS: Colorbond Trimdek - Basalt or similar
ROOF: Colorbond Trimdek - Basalt or similar

(3) Soil Erosion Control

Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

(4) Timeframe For Landscaping To Be Planted

Landscaping detailed in Proposed Plan (Drawing No. A.01.4) shall be planted in the planting season following occupation and maintained in good health and condition at all times. Any such vegetation shall be replaced in the next planting season if and when it dies or becomes seriously diseased.

(5) CFS Access Requirements

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.3.1 describes the mandatory provision that 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres:

- Access to the building sites shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either:
 - i. A loop road around the building, OR
 - ii. A turning area with a minimum radius of 12.5 metres, OR
 - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

(6) CFS Water Supply

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Minister's Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- **A minimum supply of 22,000 litres of water for each building shall be available at all times for bushfire fighting purposes.**
- **The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.**
- **The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.**
- **The water storage facility (and any support structure) shall be constructed of noncombustible material.**
- **The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - i. **A minimum inlet diameter of 38mm, AND**
 - ii. **Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR**
 - iii. **A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.****
- **The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.**
- **The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.**
- **All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.**
- **All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.**
- **A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).**
- **All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.**
- **All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.**

- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

(7) CFS Access To Dedicated Water Supply

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance's inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

(8) CFS Vegetation

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the buildings (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.

- iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the buildings.
- v. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
- vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- vii. No understorey vegetation shall be established within 1 metre of the buildings (understorey is defined as plants and bushes up to 2 metres in height).
- viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the buildings such as windows, decks and eaves.
- ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

(9) CFS Conditions To Be Completed Prior To Occupation

The Country Fire Service (CFS) Bushfire Protection Conditions (four (4) conditions) shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

(10) Residential Lighting

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

(11) Stormwater Roof Runoff To Be Dealt With On-Site

All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:

- Rainwater Tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

(12) Maximum Number of Guests for Tourist Accommodation

The tourist accommodation unit shall accommodate a maximum of two (2) guests at any given time.

(13) Tourist Accommodation

The person(s) having the benefit of this consent shall refrain from permitting the use of the building (or any part thereof) for provision long term accommodation or as a separate dwelling. The tourist accommodation unit shall be used and operated on a short term rental arrangement with a maximum stay of 14 days.

A logbook shall be kept of all occupancies for each calendar year and made available for inspection by the Council upon request.

NOTES

(1) Development Plan Consent

This Development Plan Consent (DPC) is valid for a period of twenty-four (24) months commencing from the date of the decision.

Building Consent must be applied for prior to the expiry of the DPC and lodged through the PlanSA portal unless a private certifier was engaged prior to 19 March 2021.

Further details in relation to the Planning Reforms can be found:

https://www.saplanningportal.sa.gov.au/planning_reforms

(2) Water Storage Tanks

A water storage tank (and any supporting structure) which:

- a) is not part of a roof drainage system; or
- b) has a total floor area exceeding ten (10) square metres; or
- c) is not wholly above ground; or
- d) has a part higher than four (4) metres above the natural surface of the ground, will require Council approval.

(3) EPA Environmental Duty

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical 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.

(4) Erosion Control during Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(5) Department of Environment and Water (DEW) – Native Vegetation Council

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit:
www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

(6) Bushfire Survival Plan – Tourist Accommodation

A BUSHFIRE SURVIVAL PLAN (BSP) shall be displayed in the accommodation. This BSP shall be designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season:

- This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
- The BSP should not expect guests to be involved in fire-fighting operations.
- The SA CFS 'Bushfire Safety and Survival for Business and Organisations' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- The applicant should consider reducing operating hours and restrictions on days of elevated bushfire danger, or bushfire events in the broader vicinity.

(7) CFS Bushfire Attack Level

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a "measure of protection" from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 12.5.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 "Construction of buildings in bushfire prone areas".

9. ATTACHMENTS

Locality Plan
Proposal Plans
Applicant's Professional Reports
Referral Responses
Representations
Applicant's response to representations
Publically Notified Plans

Respectfully submitted

Concurrence

Damon Huntley
Statutory Planner

Deryn Atkinson
Assessment Manager



Planning



Annotations

- Subject Land
- Representor Land 3
- Representor Land 2
- Representor Land 1

AHC Core

- RoadsStreetView
- ADJOINING LGA RD
- AHC & PRIVATE
- AHC RD
- DPTI RD
- PRIVATE RD
- SHARED RD

- Parcels
- Roads

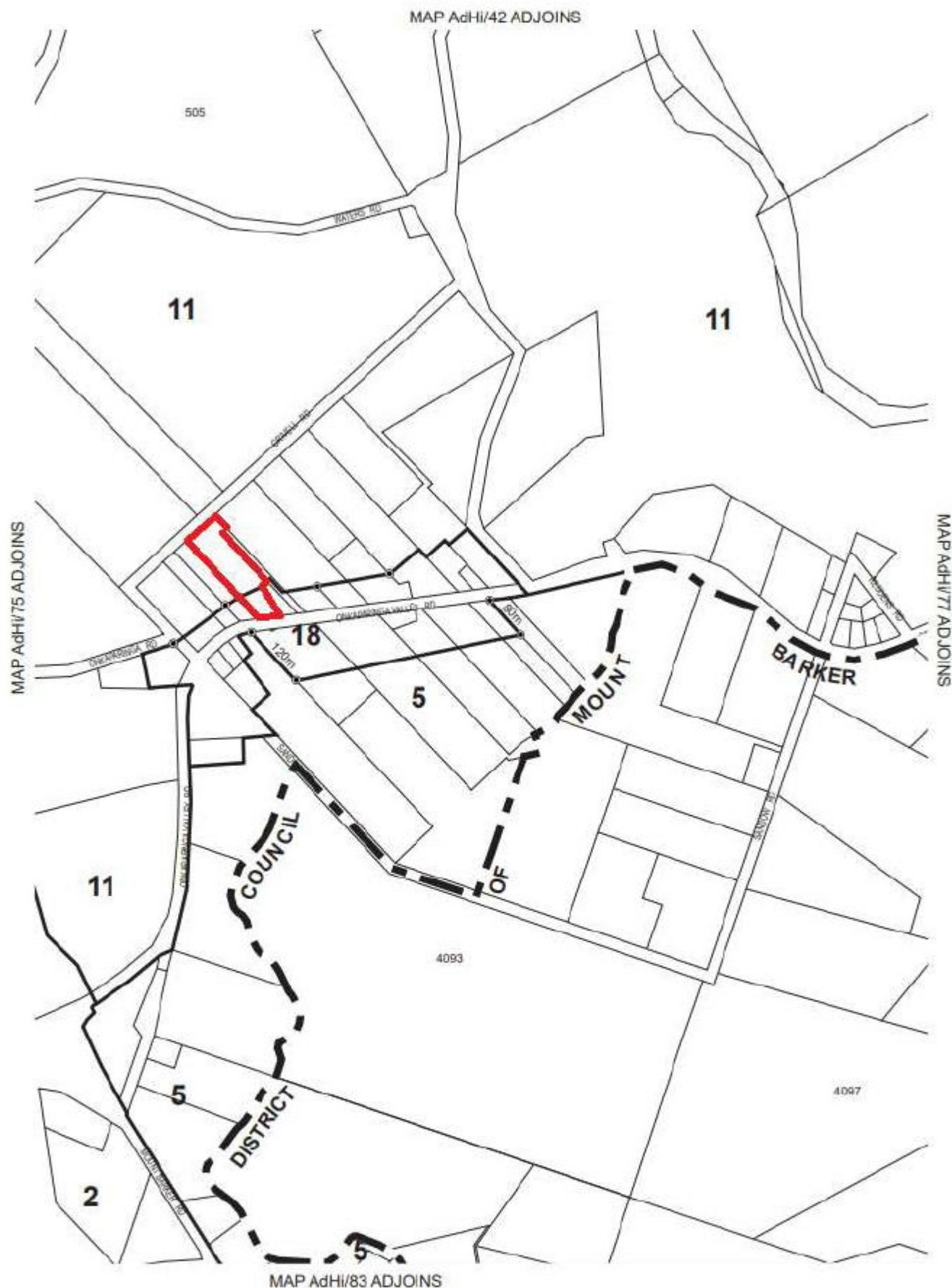
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Scale = 1:3016.440

100 m



VERDUN

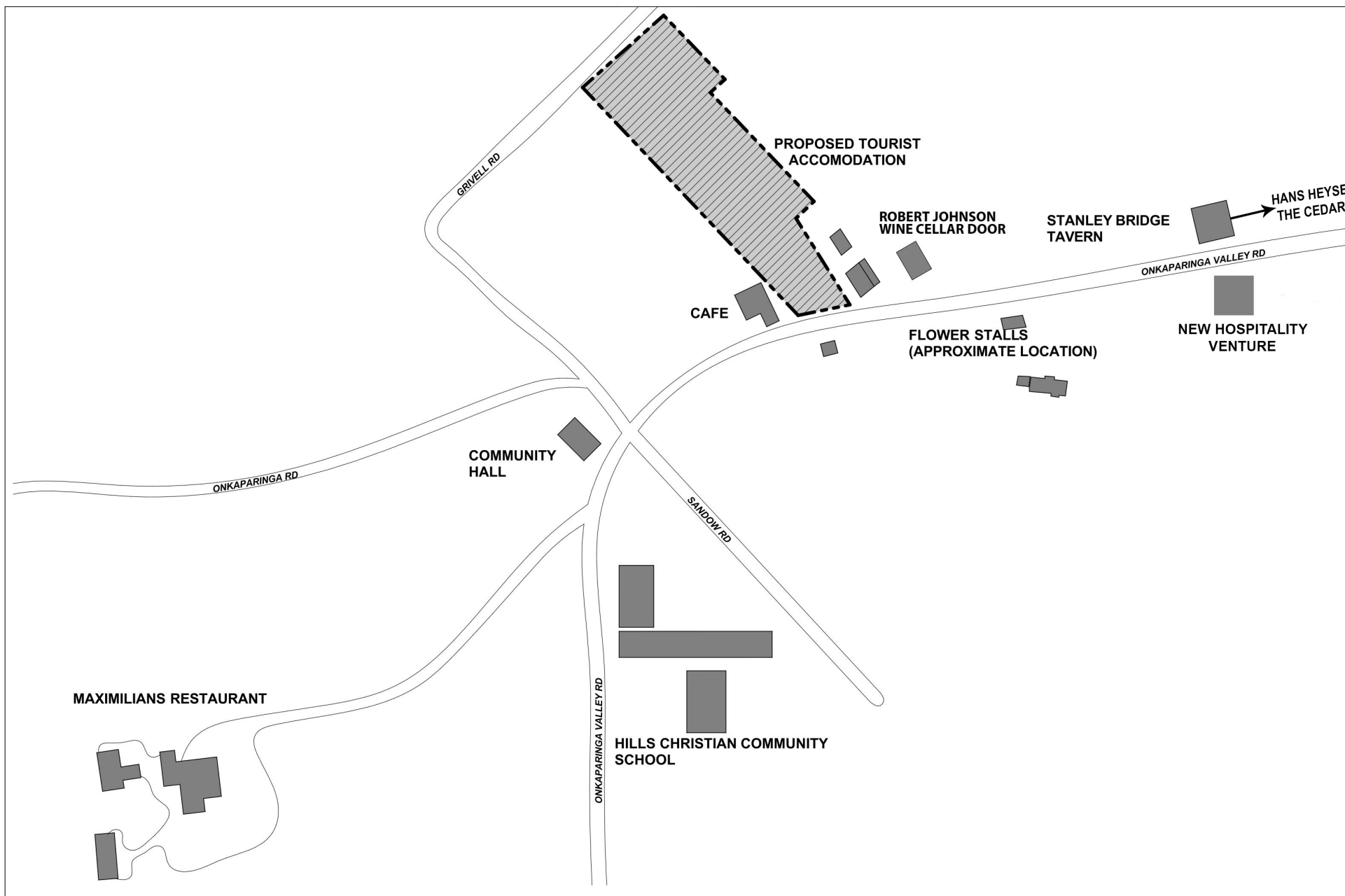
NOTE: For Zones See MAP AdHi/3

2	Rural Landscape
5	Watershed Protection
11	Onkaparinga Slopes
18	Settlement (Verdun)

	Policy Area Boundary
	Development Plan Boundary

ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/76

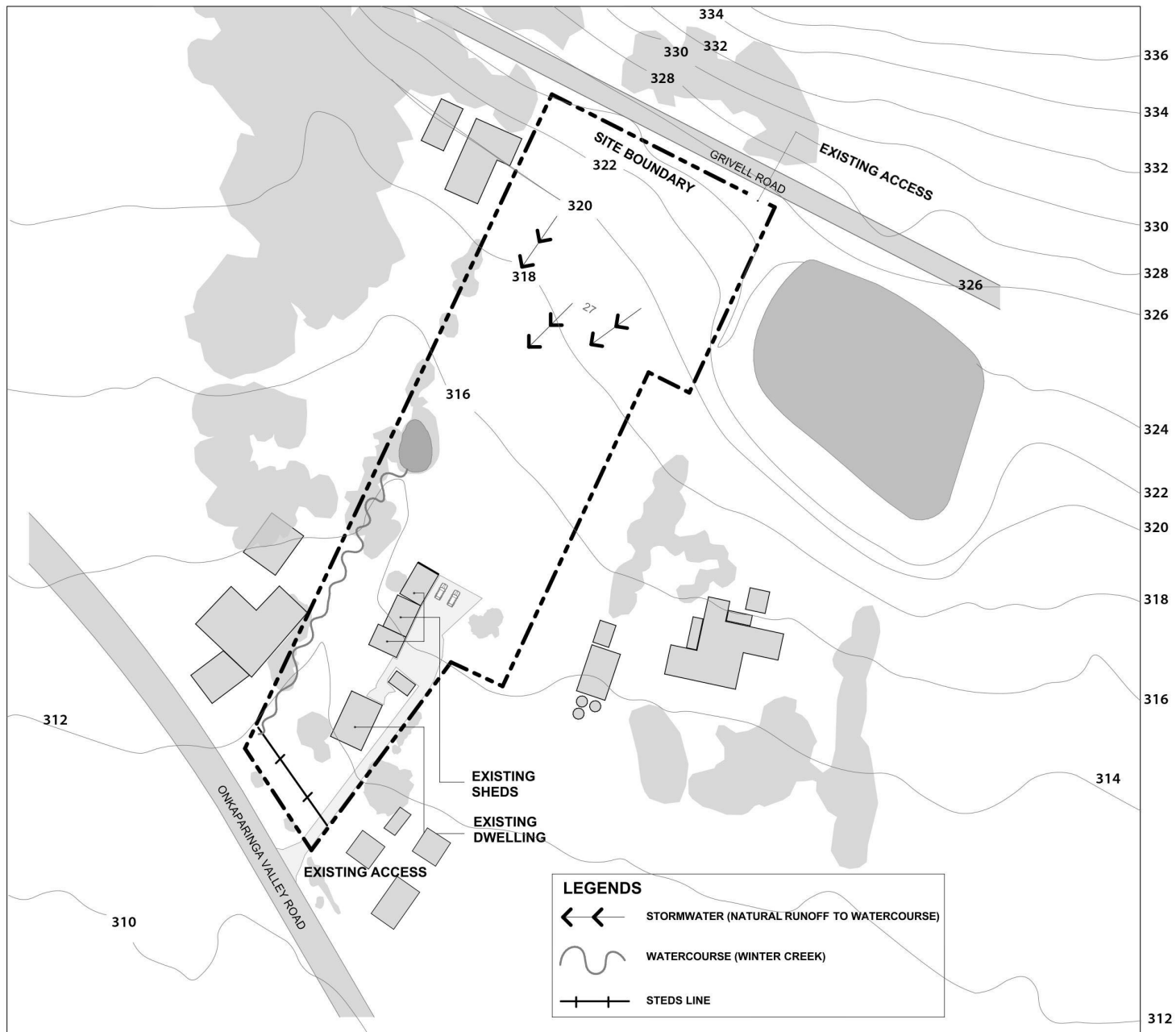
Consolidated - 8 August 2019




FOR PLANNING CONSENT ONLY

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AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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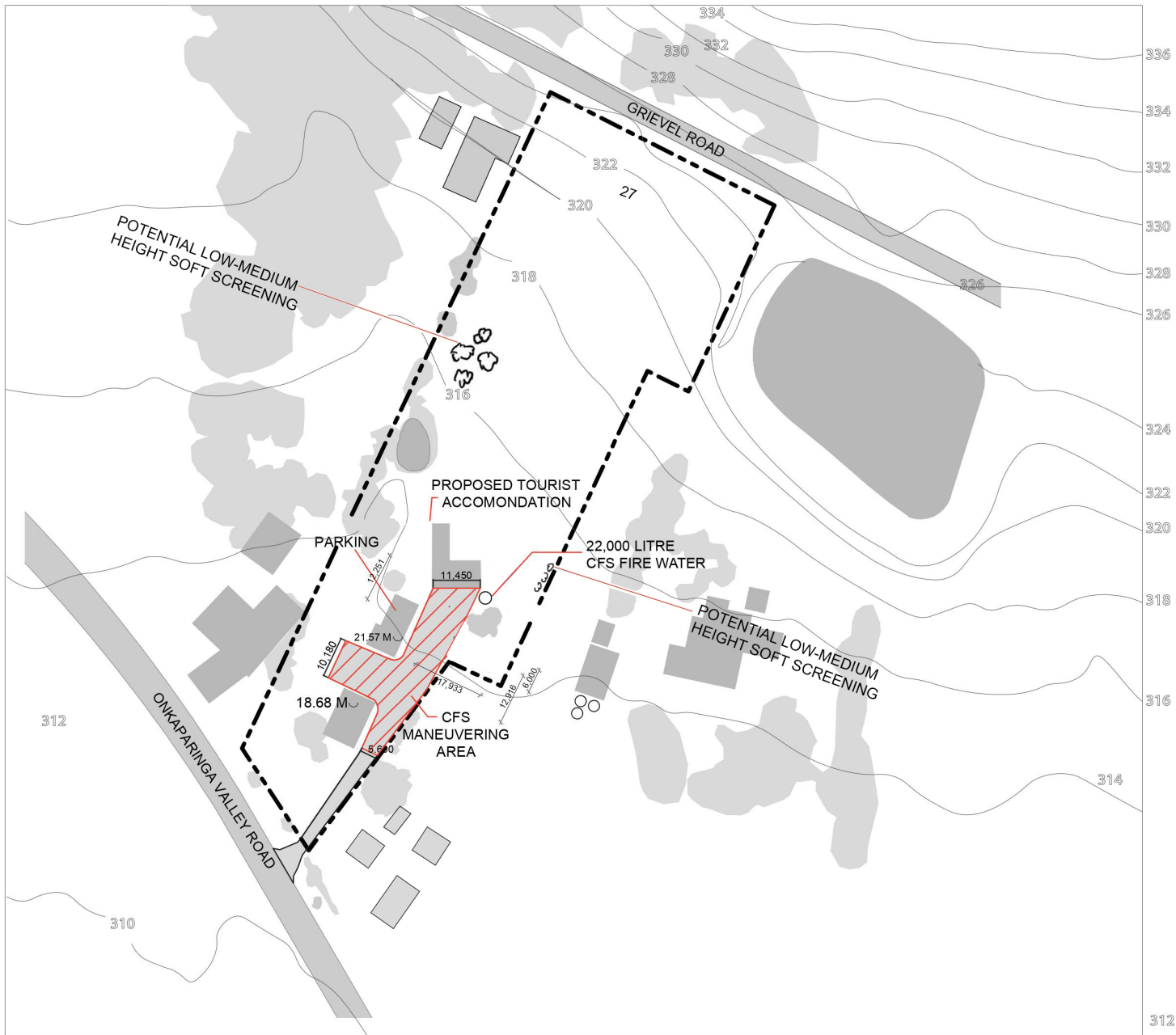
AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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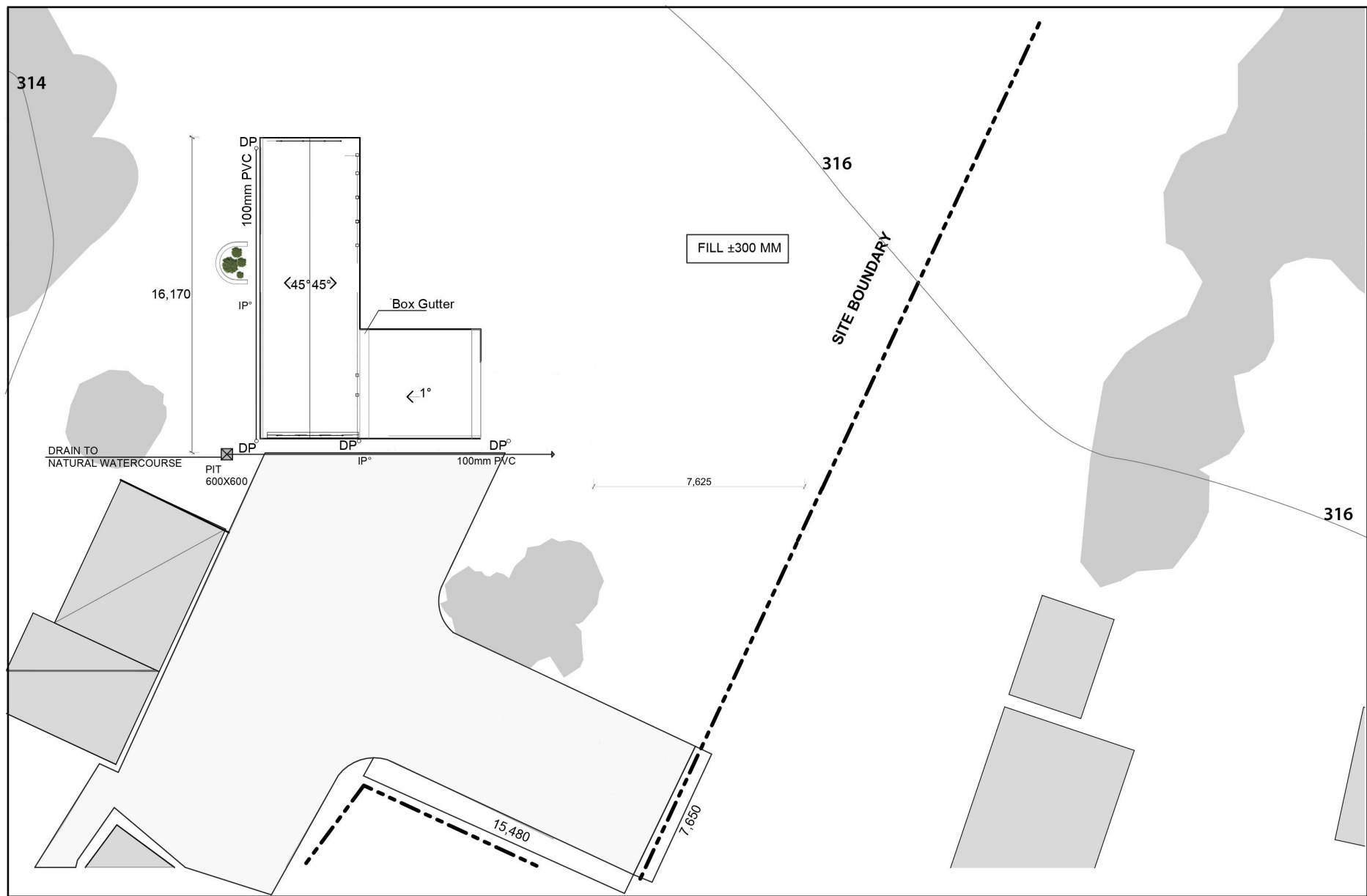
AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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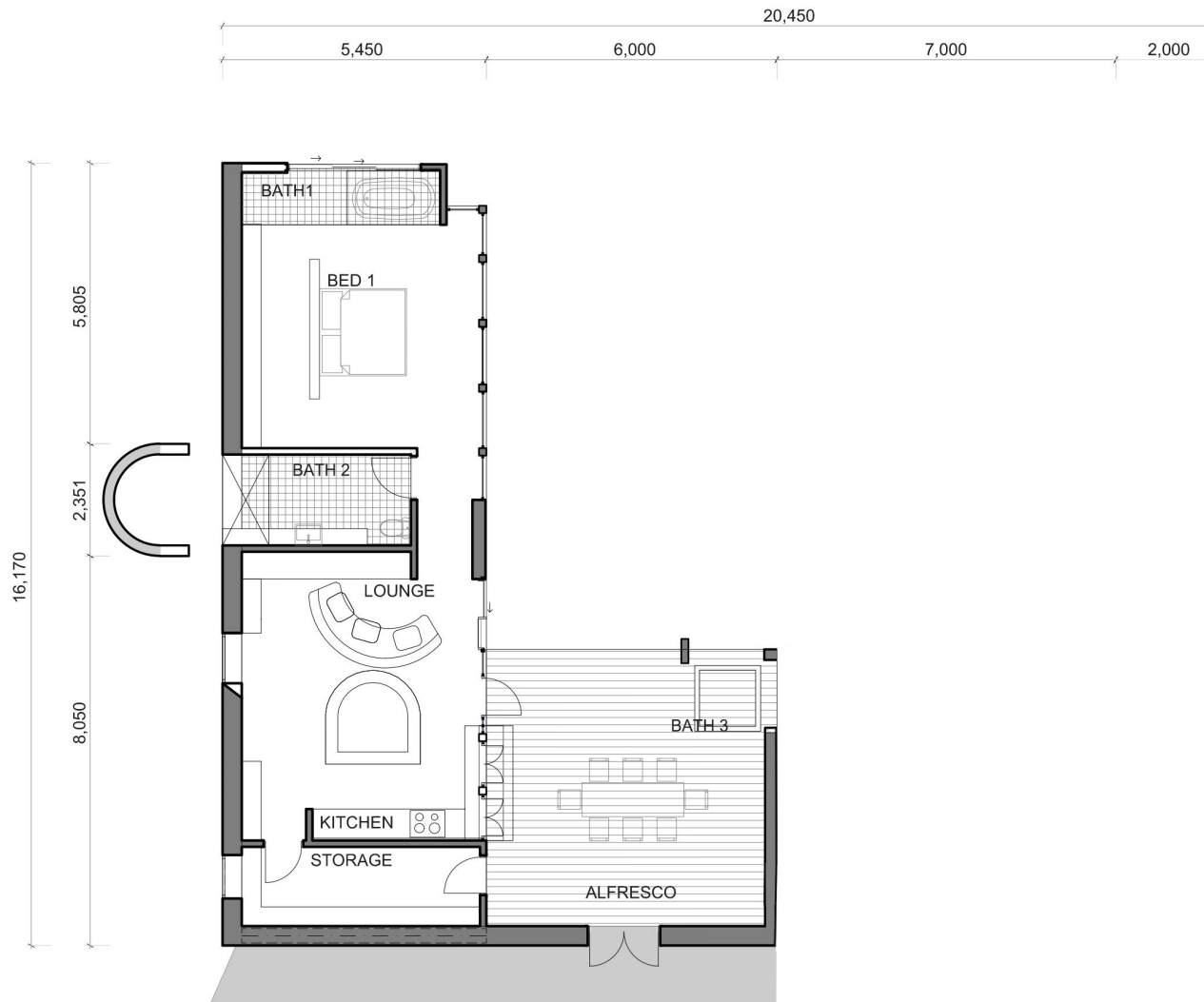
AMENDED 16/06/2021



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AMENDED 16/06/2021



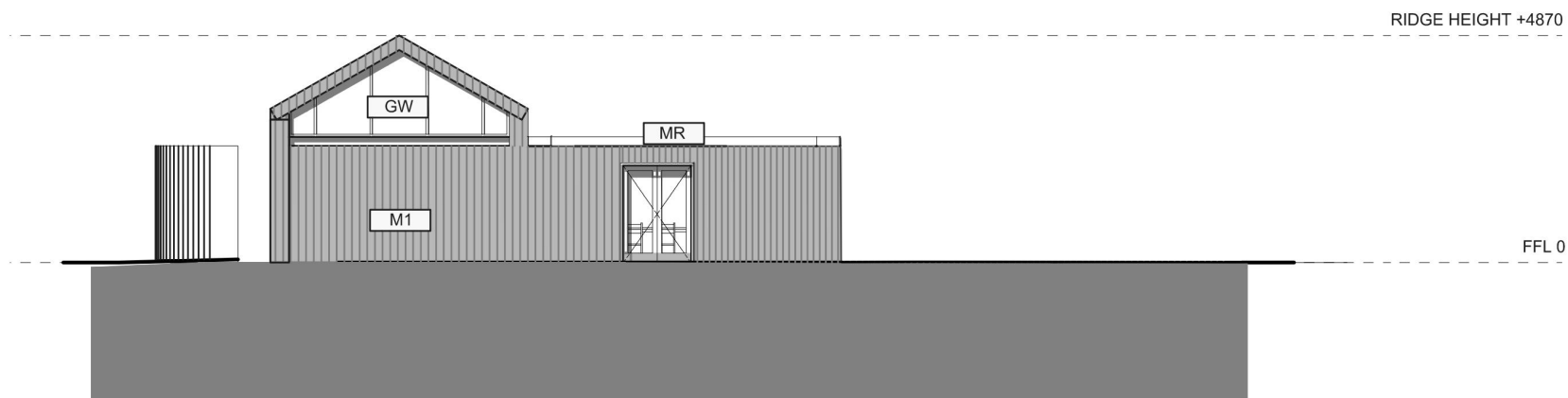
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AMENDED 16/06/2021



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK PROFILE
GW	GLASS WALL
M1	METAL COLOURBOND BASALT TRIMDEK PROFILE
GUTTER	METAL COLOURBOND BASALT QUAD
DOWNPIPE	METAL COLOURBOND MONUMENT PROFILE CORNER FLASHING COLOURBOND BASALT

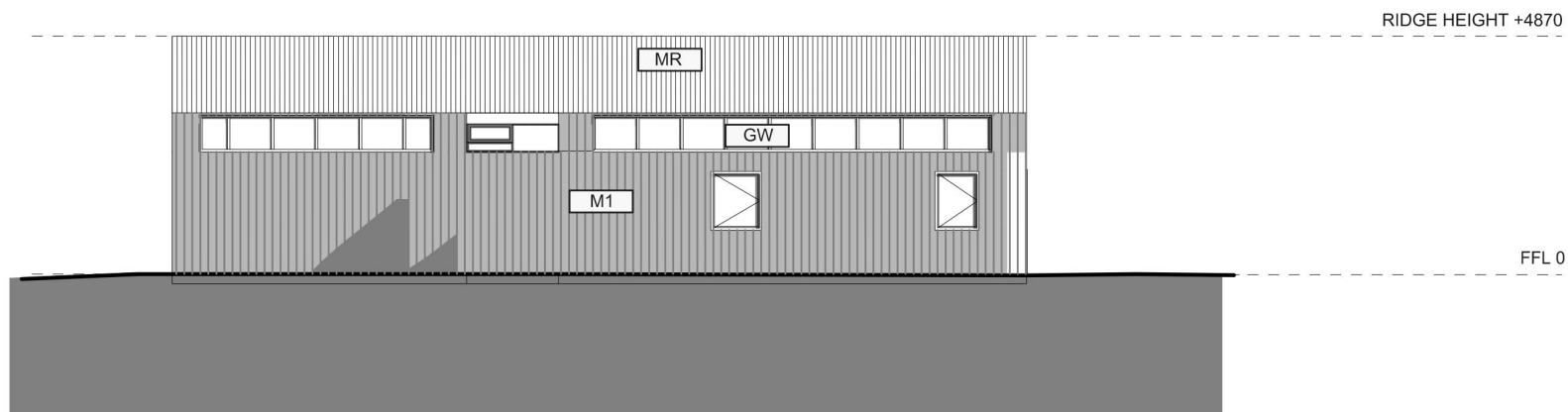
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AMENDED 16/06/2021



EAST ELEVATION 1:100



WEST ELEVATION 1:100

FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK
GW	GLASS WALL
M1	METAL COLOURBOND MONUMENT PROFILE

FOR PLANNING CONSENT ONLY

		CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Elevations - East & West 1:100	AMENDMENTS	DATE 20/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.8	SET OF
						DRAWN MK	PAGE SIZE A3	JOB No H-533-20		

AMENDED 16/06/2021

**SINGLE STOREY TOURIST ACCOMMODATION, WATER STORAGE
TANK (22,000 LITRES) AND ASSOCIATED EARTHWORKS**

DA 20/1175

27 (A51) ONKAPARINGA VALLEY ROAD, VERDUN

PREPARED FOR –

MR SCOTT HRUSKA

PREPARED BY –

BEN GREEN & ASSOCIATES

STATEMENT OF EFFECT

FEBRUARY 2021



1.0 INTRODUCTION

This report has been prepared in respect of the proposed single storey tourist accommodation, water storage tank and associated earthworks by Mr Scott Hruska, the applicant at 27 Onkaparinga Valley Road, Verdun.

The land the subject of this application is situated within the Watershed (Primary Production) Zone and within both the Onkaparinga Slopes and Settlement (Verdun) Policy Areas of the Adelaide Hills Council Development Plan.

Within the subject Watershed (Primary Production) Zone, the construction of tourist accommodation that does not meet certain criteria is a non-complying form of development. As required in these matters, this report sets out the nature of the subject land and its locality, along with an assessment of the proposal against the relevant provisions of the Development Plan.

The social, economic and environmental consequences of the proposal are also considered in accordance with the requirements of a Statement of Effect, as prescribed under the *Development Regulations 2008*.

This Statement, which sets out the professional opinions and considerations of the writer, has been prepared in accordance with Section 39(2)(d) of the *Development Act 1993* and Regulation 17(5) of the *Development Regulations 2008*.

2.0 BACKGROUND

Pursuant to Regulation 17 of the *Development Regulations 2008*, the Adelaide Hills Council confirmed via email dated 9 December 2020 that the proposal has sufficient merit to proceed to further assessment and public notification.

In addition to the matters prescribed in Regulation 17(5) of the *Development Regulations 2008*, Council has requested that the following details also be provided in this Statement:

- Provide a copy of Certificate of Title
- Provide a completed Office of Technical Regulator Powerline Declaration Form
- Confirm maximum number of overnight guests at any one time
- Further details relating to leasing arrangements and maximum length of stays
- Confirm Hours of Operation
- Provide a Bushfire Survival Plan
- Provide an estimation of expected vehicle movements per day
- Provide number of employees
- Provide details of maximum level of excavation and/or fill
- Provide contour plan
- Demonstrate manoeuvring area for Country Fire Service vehicles
- Clarify if any signage is proposed
- Provide details of external colour scheme
- Demonstrate on-site parking capacities
- Proposed detailed stormwater management plan
- Demonstrate waste control system has been approved.

3.0 SUBJECT LAND AND LOCALITY

The subject land is described as 27 (Allotment 51) Onkaparinga Valley Road, Verdun and has a Certificate of Title Book Reference of Volume 5250 & Folio 496.



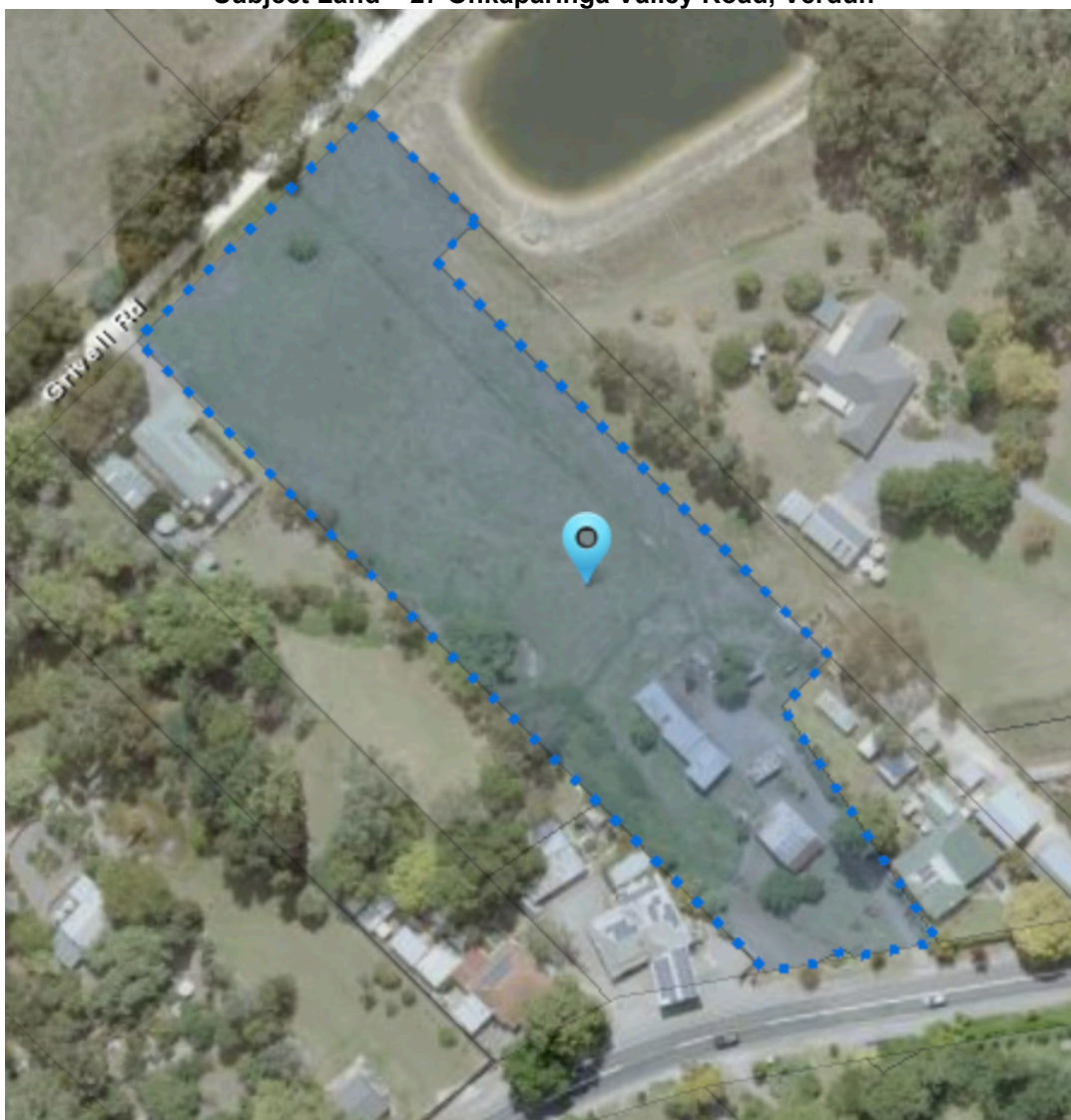
The subject land is irregular shaped and has a frontage of 31.89 metres to Onkaparinga Valley Road on its southern boundary and 63.37 metres to Grivell Road on its northern boundary. The subject land has a maximum depth of 182.66 metres, with an approximate site area of 9619 square metres.

The subject land is located on the north side of Onkaparinga Valley Road and is approximately 120 metres east of the intersection of Onkaparinga Valley Road and Sandow Road in Verdun.

The subject land comprises:

- An existing single storey detached dwelling and associated outbuildings clustered close to the Onkaparinga Valley Road frontage
- Primary production activities in the form of hay production at the rear of the allotment
- Vehicular access from both Onkaparinga Valley Road and Grivell Road

Subject Land – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

A small creek ('Winter' Creek) traverses through the subject land running midway along the western boundary towards Onkaparinga Valley Road. The majority of the subject land is cleared of all vegetation, other than a number of scattered shrubs/trees – primarily clustered around the existing dwelling and Winter creek, with the balance of the land used for the production of hay.



The subject land slopes from the rear of the allotment (Grivell Road) down towards Onkaparinga Valley Road.

No encumbrances or land management agreements apply over the subject land.

The locality is defined by the existing built form that fronts onto Onkaparinga Valley Road and forms the Verdun settlement. A mix of land uses, including residential, shop, cellar door, restaurant, tavern and floor stools are established along the Onkaparinga Valley Road frontage with primary production activities surrounding the Verdun settlement.

Allotments fronting onto Onkaparinga Valley Road are consistent with regards to their frontage widths and configuration with allotments surrounding the settlement increasing in size along the scale of rural activities.

Locality Plan – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

4.0 THE PROPOSAL

The proposed development involves the construction of a single storey tourist accommodation building at the rear of an existing dwelling and its associated outbuildings.

The proposed building will contain one bedroom, lounge/kitchen, outdoor fresco and bathroom. The 'L' shaped building will incorporate a range of colours and materials with large glazed windows to maximise views over the surrounding landscape.

The proposed accommodation is aimed at providing an 'eco-retreat' style for couples to meet the rising demand for unique, nature-based accommodation in the Adelaide Hills region.

A maximum of 2 people are proposed to be accommodated at any one time, with only short terms stays (predominantly 2 nights – over the weekend but maximum 14 days) provided and staffed by 1 full-time employee. The accommodation will be available all year round, with 4 days a month are required to be 'unavailable' to ensure the ongoing farming activities, property maintenance and deep cleaning. Check in time will be 3pm with departures 11am.



The proposed development will seek to demolish an existing outbuilding and construct the tourist accommodation building on a relatively flat section of land that is clear of native vegetation. The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track that leads to the existing rear outbuildings. Two on-site visitor car parking and vehicular turning areas are provided suitable for Country Fire Service vehicles to enter and exit the site in a forward direction.

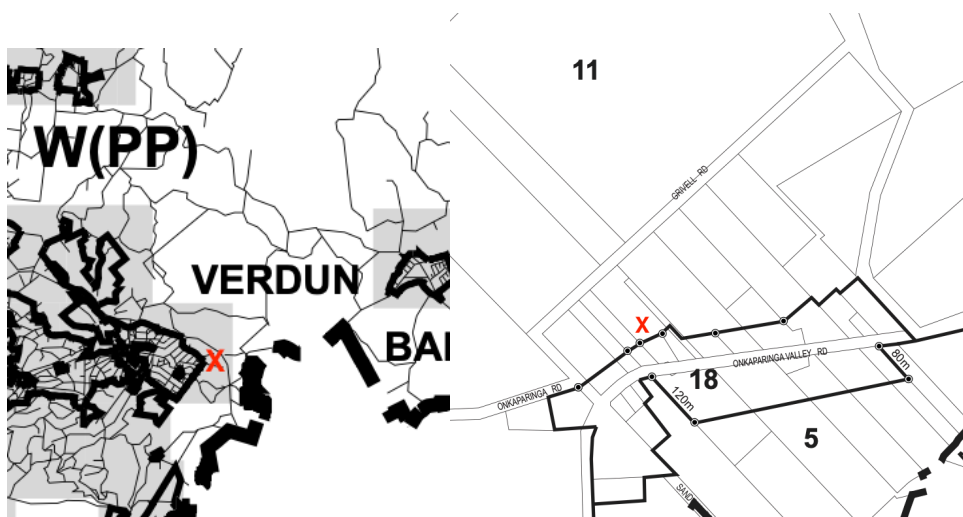
The subject land is currently connected to a community waste water management scheme that services the Verdun settlement. An application will be submitted to Council to ensure the proposed development satisfies the relevant waste disposal requirements.

No signage is proposed as part of this application.

5.0 PLANNING ASSESSMENT

The subject land is located within the Watershed (Primary Production) Zone as depicted on Map AdHi/3 of the Adelaide Hills Council Development Plan as consolidated on 8 August 2017.

The subject land is also located within both Onkaparinga Slopes Policy Area 11 and Settlement (Verdun) Policy Area 18.



The subject land is also located within a High Bushfire Risk Area as depicted on the Adelaide Hills Council Bushfire Protection Area Maps AdHi(BPA)/8. The adjoining areas to the south of Onkaparinga Valley Road are located in the Medium Bushfire Risk Area.

5.1 Nature of development

It is proposed to create a small single storey tourist accommodation building on the subject land that is ancillary to the existing detached dwelling and primary production pursuits.

The Procedural Matters section of the Watershed (Primary Production) Zone outlines that that all forms of development, are a non-complying form of development, apart from the listed exceptions. It is however recognised that the proposed tourist accommodation would default to non-complying as it does not meet with 'date' requirements or it being located within an existing structure.

I note that the *Development Act 1993* and *Development Regulations 2008* sets out an assessment process for non-complying kinds of development. Although non-complying developments are not



generally considered appropriate in a particular zone, there are numerous circumstances where non-complying kinds of developments can be appropriate.

Despite being a 'non-complying' form of development for assessment purposes, in my view, the proposed development is acceptable when balanced against all the relevant provisions of the Development Plan and the overall intent of the Zone.

5.2 Development Plan Context

The following Development Plan provisions are considered to be the most relevant in the assessment of this proposal:

General Section	
Advertisements <i>Objectives:</i> 1, 2, 3 <i>Principles:</i> 1, 2, 3, 5, 6, 7, 11	Design and Appearance <i>Objectives:</i> 1, 2 <i>Principles:</i> 1, 2, 3, 7, 9, 22, 25, 28, 29, 30
Hazards <i>Objectives:</i> 1, 2, 4, 5, 6, 10 <i>Principles:</i> 1, 2, 3, 6, 7, 8, 9, 11, 14	Infrastructure <i>Objectives:</i> 1, 5 <i>Principle:</i> 1, 7, 10
Interface Between Land Uses <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 5, 15, 16	Landscaping, Fences and Walls <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3
Natural Resources <i>Objectives:</i> 1, 2, 5, 6, 7, 10, 13, 14 <i>Principles:</i> 1, 2, 3, 8, 9, 11, 12, 13, 14, 15, 17, 20, 24, 36, 38	Orderly and Sustainable Development <i>Objectives:</i> 1, 3, 4, 8 <i>Principles:</i> 1, 2, 3, 9, 14
Siting and Visibility <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9	Sloping Land <i>Objectives:</i> 1 <i>Principles:</i> 1, 3, 4
Tourism Development <i>Objectives:</i> 1, 3, 4, 5, 6, 7, 8, 9 <i>Principles:</i> 1, 2, 3, 4, 7, 9, 10, 11, 12, 14, 15, 17, 18, 21	Transportation and Access <i>Objectives:</i> 2 <i>Principles:</i> 4, 15, 16, 25, 26, 28, 30, 32, 34, 35, 36, 39, 40, 42
Waste <i>Objectives:</i> 2 <i>Principles:</i> 2, 3, 4, 7, 11	
Zone Section	
Watershed (Primary Production) Zone <i>Objectives:</i> 2, 3, 6 <i>Principles:</i> 1, 2, 3, 4, 8, 9, 10, 11, 14, 15, 16, 17, 29, 37, 39, 42, 70	Settlement Policy Area <i>Objectives:</i> 2, 4 <i>Principles:</i> 1, 3, 4, 6, 7, 8



An assessment of the proposed development against the relevant provisions of the Development Plan has been undertaken and is summarised under the headings below.

5.2.1 Intent of the Zone / Policy Area and Land Use

The subject land is located within the Watershed (Primary Production) Zone and also the Onkaparinga Slope and Settlement Policy Areas. The Zone covers the majority of the Adelaide Hills Council region excluding the areas within Townships or Council Living areas.

As the Zone covers such a wide area, its Objectives cater for a broad range of issues, such as the enhancement of the natural resources of the Mount Lofty Ranges, the long-term sustainability of rural production and preservation of remnant native vegetation. Objective 6 does however contemplate the development of a sustainable tourism industry that supports the increase in opportunities for visitors to stay overnight in the region.

Although it is acknowledged that the development listed as non-complying is generally considered inappropriate, various provisions within the Watershed (Primary Production) Zone, Settlement Policy Area and general provisions support small-scale tourist accommodation that are designed and sited to be compatible with existing primary production activities, local environment and limited in scale and function to service the requirements of the community.

It is also acknowledged that the immediately locality contains a wide mix of land uses, including rural, residential and a number of commercial pursuits that ensures that the inclusion of a small-scale tourist development will not detract from the established character. Non-residential land uses found within the immediate locality include:

- The Verdun Café
- Robert Johnson Wines Cellar Door
- Redgum (includes retail)
- Stanley Bridge Tavern
- Flowers staffs (includes retail)
- Verdun Town Hall (markets and other community events)
- Maximillian's Restaurant / Saint & Scholar Cellar Door

The Zone contemplates development to be sited in unobtrusive locations, below ridge lines, setback from public roads and sited on excavated rather than filled sites to reduce the vertical profile of buildings.

The proposed tourist accommodation is to be sited adjoining existing built form on the subject land and close as possible to Onkaparinga Valley Road in a manner consistent with other built form in the immediate locality. Disruption to the existing land contours has been minimised by siting the proposed development on a relatively flat section of land that is clear of vegetation (an existing outbuilding is being demolished to accommodate the proposed development), with the building design requiring minimal fill (max 300mm). As the driveway to the proposed tourist accommodation exists, there is no impact caused by the need for constructing an all-weather access track.

The overall single storey building height, bulk and scale seeks to minimise its visual impact when viewed from adjoining dwellings or from both road frontages. Its low profile and contemporary design will not detract from the rural/settlement character within the locality and seeks to achieve the relevant provisions of the Development Plan for structures in rural areas. This also ensures consistency with many of the provisions contained within the Tourism Development General module.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with farming to continue at the rear of the allotment.



As the proposed tourist accommodation is located on a site used predominantly for rural purposes, is sited in an unobtrusive location and does not result in the loss of existing native vegetation, it is my opinion, that this is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objectives 1, 3, 5 and 6
- Principles of Development Control 1, 2, 9, 11, 14, 15, 16, 39, 42

Design & Appearance

- Objectives 1
- Principles of Development Control 1, 3, 7, 9

Natural Resources

- Objectives 1, 8, 10, 13, 14
- Principles of Development Control 1, 2, 38, 41

Sloping Land

- Objectives 1
- Principles of Development Control 1, 3, 4

Tourism Development

- Objectives 1, 3, 5, 6, 7, 8, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 13

5.2.2 Form of Development

The proposed tourist accommodation is orderly in so far that it is consistent with a number of Development Plan provisions as it provides an appropriate relationship with the surrounding land and existing buildings within the locality. The proposed does not require the removal of any extensive areas of native vegetation and utilises the existing access routes within the subject land.

It is envisaged that the proposed development will not create any new impacts or conflict with primary production/rural activities or adjoining residential development in the immediate or extended locality as the location of the tourist accommodation is adjoining existing built form and utilises an existing all weather rubble driveway.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with hay production to continue at the rear (and majority) of the site.

The proposed tourist accommodation are a value adding component of the current farming activities occurring on the subject land. The proposal will enable the existing operations to continue and will be increase opportunities for visitors to the region to stay overnight.

5.2.3 Appearance of Land and Buildings

The proposed single storey tourist accommodation has been designed to incorporate scale, height, colours, materials and finishes of a high architectural standard that will complement this rural/settlement environment and satisfy the various design criteria of the Development Plan.

It is proposed that the materials to be used for the tourist accommodation building will be as follows:

Walls	Colorbond walls – Monument profile (Glass doors and windows also form part of facades)
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Roof	Colourbond – Basalt Trimdeck profile cladding
Gutters	Colourbond – Basalt Quad profile
Downpipes	Colorbond – Monument profile
Corner flashings	Colorbond – Basalt profile

The profile of the proposed tourist accommodation, including its predominantly 2.5 metre floor to ceiling wall height, maximum 4.87m ridge (western wing of built form), assists in minimising its visual impact. Combined with its siting well below the ridgelines on the allotment, assists in reducing the mass and scale of the building and ensuring consistency with the intent of the Watershed (Primary Production) Zone and various Design and Appearance and Siting and Visibility general provisions.

The siting of the proposed built form is cleared of native vegetation, with no requirement to remove any additional vegetation. Furthermore, as the driveway to the proposed built form exists, there is no impact caused by the need for constructing an all-weather access track – other than for a minor increase to accommodate guest parking and CFS vehicle turning areas. This achieves consistency with Principle of Development Control 3 of the Sloping Land general provisions.

The proposed tourist accommodation will not be constructed of highly reflective materials or bright, inappropriate colours but rather complementary colours and materials to other built form within the locality. Specific attention has been given to the articulation and fenestration on all elevations of the units to avoid long blank/bland walls and reflect the built form characteristics of existing buildings in the locality.

The proposed tourist accommodation will consist of a two bedrooms, lounge/kitchen, bathrooms and outdoor (undercover) alfresco area that will cater for a maximum of 4 guests (2 couples) at any one time. The large glazed windows orientated to the east and north are designed to maximise its views over the rear of the allotment and surrounding landscape.

The scale and massing of the proposed tourist accommodation is in my opinion, sensitively designed to complement the surrounding natural setting. The minimal building height, scale and massing along with its appropriate colours and materials are considered suitable for this rural/settlement setting. It is considered that this is an appropriate form of development within this locality and has been designed to best embrace its natural setting and offer a distinctly different accommodation choice that is limited in the region.

As such, it is my opinion, that the proposal is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objective 5, 6
- Principles of Development Control 1, 2, 8, 9, 11, 14, 15

Watershed (Primary Production) Zone – Settlement Policy Area

- Objective 2, 4
- Principles of Development Control 1, 3, 7

Design & Appearance

- Objective 1
- Principles of Development Control 1, 3, 7, 22, 28

Siting and Visibility

- Objective 1
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9

Sloping Land

- Objective 1



- Principles of Development Control 1, 3, 4

Tourist Development

- Objectives 1, 3, 5, 6, 7, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14

5.2.4 Access and Traffic

The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track leading from Onkaparinga Valley Road. Three on-site visitor car parking and vehicular turning areas suitable for Country Fire Service vehicles will be provided. Dedicated areas for trade and farming staff are also provided on-site and immediately adjoining existing built form.

The subject land provides sufficient off-street car parking to cater for both visitors to the proposed accommodation and the occupants of the existing single storey detached dwelling and satisfies Principle of Development 10 of the Tourism Development general provisions.

It is anticipated that the tourist accommodation will include three daily vehicular movements in and out of the subject land as guest will be encouraged with visit local tourist related businesses within Verdun (Maximillian's, Tavern etc). This minimal increase in traffic visiting the site or locality will in my opinion, will not interfere with the free flow of traffic on the existing road network.

As such, it is my opinion, that the proposal is consistent with the relevant Transport and Access provision contained within the Development Plan.

5.2.5 Infrastructure and Adjoining Watercourse

The provisions in the Development Plan relating to infrastructure are directed at ensuring adequate water, stormwater, power and waste management services are provided in a timely fashion for all development where such services are reasonably demanded and to ensure those demands can be met in an orderly and cost effective manner.

All infrastructure associated with the proposed development can be provided by the applicant with minimal cost. The site is serviced by an existing electrical connection and potable water with waste water to be managed via an appropriate connection to the existing community waste water system that services the Verdun settlement.

An existing septic tank is located on the subject land with this being considered as part of the applicant's proposed to seek the relevant approvals from Council's Environmental Health Officers.

It is recognised that the proposed development will be located within 25 metres of the nearby creek (Winter's Creek). As the proposed built form is to be sited in the area where an existing outbuilding is to be demolished, it is considered that the environmental impacts will be negligible. It is also acknowledged that existing built form within the immediately locality are built closer to the creek than that proposed for the proposed accommodation.

Stormwater will be collected via the proposed 22,000 litre rainwater tank and a proposed 600mm x 600mm stormwater drainage pit will divert and clean roof water prior being released naturally to the adjoining areas.

As such, it is considered that appropriate infrastructure is either provided or can be provided to cater for the proposed development and it will not detrimentally affect the amenity in respect to stormwater or waste water disposal.

5.2.6 Conservation/Hazards/Bushfire Protection



The Development Plan while encouraging economic development, seek to ensure the enhancement of the existing rural character that incorporates the protection of native vegetation, water resources and not be susceptible to natural disasters.

The proposal does not involve the removal of any significant areas of vegetation, native or otherwise. The land nor the proposed development is also not subject to flooding or landslip.

The subject land is located within an area of High Bushfire Risk. Careful consideration has been given to designing the proposed development to be in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas. Country Fire Service (CFS) with vehicular turning areas incorporated into the design with a dedicated 22,000 litre rainwater tank provided. The CFS will be consulted during the assessment of this proposal to ensure that their requirements are suitably achieved.

The applicants recognise that there is an expectation that a Bushfire Survival Plan is prepared for future visitors. A plan has been prepared (and provided as part of this application) that clearly details to future guests what they will need to consider and action to protect lives during a bushfire event.

In addition to the above, the access to the site and ability to vacate the site in an orderly manner in the event of a bushfire is such that the proposal is considered acceptable in an area of High Bushfire Risk.



6.0 SOCIAL ECONOMIC AND ENVIRONMENTAL IMPACTS

There are considered to be no adverse impacts of any consequence stemming from the proposal.

6.1 Social

- The proposed accommodation supports local business and employment by attracting high yielding visitors to the region who will support tourism and retail offerings in the Adelaide Hills and creating direct and flow on employment benefits in the local community.
- The target market for the proposed accommodation is eco-conscious couples with interests in nature based activities and gastronomic experiences. These are by nature low key, respectful visitors who spend the majority of their time out exploring the regions attractions.
- The proposal will not result in any detrimental effect on the living conditions of residents within the rural locality.
- The function and intensity of use on the land will not be significantly altered and the proposal will not detrimentally affect the amenity of the locality.
- As a non-complying development this application will be publicly advertised, which permits the opportunity for the local community to comment.

6.2 Economic

- An Economic Impact Model has been prepared by Regional Development Australia for the proposed development and demonstrates the economic benefits to the local community.
- Additional tourist accommodation within the region will assist in providing a suitable range and choice of accommodation types to increase the opportunities for visitors to stay overnight.
- There are no extra public services or connection points required with the proposal. As such, all costs associated with the proposal will be borne by the applicant, with no additional cost to the community.
- The provision of additional accommodation will also assist in providing an economic benefit to local businesses due to the potential for increased retail and entertainment expenditure.

6.3 Environmental

- There are no environmental impacts associated with the proposal as there will be minimal vegetation removed and access to the site is provided along the existing driveways.
- Wastewater disposal can be reasonably managed via connection to the existing community waste water system. This connection will be undertaken with consent of Council.



7.0 CONCLUSION

It is my opinion that the proposed tourist accommodation represents an appropriate form of development in the context and intent of the Watershed (Primary Production) Zone along with the other relevant Objectives and Principles of Development Control within the Adelaide Hills Council Development Plan.

The proposed tourist accommodation is small scale and have been architecturally designed and sited to be compatible with the character of the Verdun settlement and wider locality. The proposed building will be accessed by an existing all-weather gravel road with suitable areas to accommodate both on-site vehicular parking and CFS vehicle requirements. The balance of the land will continue to function as currently occurs and it is considered that this development will have minimal impacts upon the existing watercourse or natural character of the locality.

It is my opinion that it is a logical and orderly development that beyond any reasonable doubt satisfies the general intent of the Development Plan. For the above reasons, I conclude:

- the proposal is an orderly and economic form of development;
- the proposal is well screened from Onkaparinga Valley Road;
- the proposal is in accordance with various principles that ensures the retention of the character, amenity, landscape and scenic quality of the locality;
- the proposal does not require the removal of extensive areas of native vegetation; and
- the proposal does not threaten the attainment of the objectives and principles of the Watershed (Primary Production) Zone and does not prejudice the character of the Verdun settlement or wider locality.

As such, the proposal suitably accords with, and is not seriously at variance with, the overall intent of the Adelaide Hills Council Development Plan, and therefore this application merits, in my view, Development Plan Consent pursuant to Section 33 (1)(a) of the Development Act 1993.

Should you wish to discuss any matters herein, please do not hesitate contacting me on 0410 147 541.

Yours faithfully

Ben Green & Associates

Ben Green, CPP MPIA

bengreen@bengreen.com.au

Enc

cc: Mr Scott Hruska / DC Architects

**SINGLE STOREY TOURIST ACCOMMODATION, WATER STORAGE
TANK (22,000 LITRES) AND ASSOCIATED EARTHWORKS**

DA 20/1175

27 (A51) ONKAPARINGA VALLEY ROAD, VERDUN

PREPARED FOR –

MR SCOTT HRUSKA

PREPARED BY –

BEN GREEN & ASSOCIATES

SUPERSEDED 16/06/2021

STATEMENT OF EFFECT

FEBRUARY 2021

**ADELAIDE HILLS COUNCIL
RECEIVED 02/02/2021**



1.0 INTRODUCTION

This report has been prepared in respect of the proposed single storey tourist accommodation, water storage tank and associated earthworks by Mr Scott Hruska, the applicant at 27 Onkaparinga Valley Road, Verdun.

The land the subject of this application is situated within the Watershed (Primary Production) Zone and within both the Onkaparinga Slopes and Settlement (Verdun) Policy Areas of the Adelaide Hills Council Development Plan.

Within the subject Watershed (Primary Production) Zone, the construction of tourist accommodation that does not meet certain criteria is a non-complying form of development. As required in these matters, this report sets out the nature of the subject land and its locality, along with an assessment of the proposal against the relevant provisions of the Development Plan.

The social, economic and environmental consequences of the proposal are also considered in accordance with the requirements of a Statement of Effect, as prescribed under the *Development Regulations 2008*.

This Statement, which sets out the professional opinions and considerations of the writer, has been prepared in accordance with Section 39(2)(d) of the *Development Act 1993* and Regulation 17(5) of the *Development Regulations 2008*.

2.0 BACKGROUND

Pursuant to Regulation 17 of the *Development Regulations 2008*, the Adelaide Hills Council confirmed via email dated 9 December 2020 that the proposal has sufficient merit to proceed to further assessment and public notification.

In addition to the matters prescribed in Regulation 17(5) of the *Development Regulations 2008*, Council has requested that the following details also be provided in this Statement:

- Provide a copy of Certificate of Title
- Provide a completed Office of Technical Regulator Powerline Declaration Form
- Confirm maximum number of overnight guests at any one time
- Further details relating to leasing arrangements and maximum length of stays
- Confirm Hours of Operation
- Provide a Bushfire Survival Plan
- Provide an estimation of expected vehicle movements per day
- Provide number of employees
- Provide details of maximum level of excavation and/or fill
- Provide contour plan
- Demonstrate manoeuvring area for Country Fire Service vehicles
- Clarify if any signage is proposed
- Provide details of external colour scheme
- Demonstrate on-site parking capacities
- Proposed detailed stormwater management plan
- Demonstrate waste control system has been approved.

3.0 SUBJECT LAND AND LOCALITY

The subject land is described as 27 (Allotment 51) Onkaparinga Valley Road, Verdun and has a Certificate of Title Book Reference of Volume 5250 & Folio 496.

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The subject land is irregular shaped and has a frontage of 31.89 metres to Onkaparinga Valley Road on its southern boundary and 63.37 metres to Grivell Road on its northern boundary. The subject land has a maximum depth of 182.66 metres, with an approximate site area of 9619 square metres.

The subject land is located on the north side of Onkaparinga Valley Road and is approximately 120 metres east of the intersection of Onkaparinga Valley Road and Sandow Road in Verdun.

The subject land comprises:

- An existing single storey detached dwelling and associated outbuildings clustered close to the Onkaparinga Valley Road frontage
- Primary production activities in the form of hay production at the rear of the allotment
- Vehicular access from both Onkaparinga Valley Road and Grivell Road

Subject Land – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

A small creek ('Winter' Creek) traverses through the subject land running midway along the western boundary towards Onkaparinga Valley Road. The majority of the subject land is cleared of all vegetation, other than a number of scattered shrubs/trees – primarily clustered around the existing dwelling and Winter creek, with the balance of the land used for the production of hay.

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The subject land slopes from the rear of the allotment (Grivell Road) down towards Onkaparinga Valley Road.

No encumbrances or land management agreements apply over the subject land.

The locality is defined by the existing built form that fronts onto Onkaparinga Valley Road and forms the Verdun settlement. A mix of land uses, including residential, shop, cellar door, restaurant, tavern and floor stools are established along the Onkaparinga Valley Road frontage with primary production activities surrounding the Verdun settlement.

Allotments fronting onto Onkaparinga Valley Road are consistent with regards to their frontage widths and configuration with allotments surrounding the settlement increasing in size along the scale of rural activities.

Locality Plan – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

4.0 THE PROPOSAL

The proposed development involves the construction of a single storey tourist accommodation building at the rear of an existing dwelling and its associated outbuildings.

The proposed building will contain two bedrooms, lounge/kitchen, outdoor fresco and bathrooms. The 'L' shaped building will incorporate a range of colours and materials with large glazed windows to maximise views over the surrounding landscape.

The proposed accommodation is aimed at providing an 'eco-retreat' style for couples to meet the rising demand for unique, nature-based accommodation in the Adelaide Hills region.

A maximum of 4 people are proposed to be accommodated at any one time, with only short terms stays (predominantly 2 nights – over the weekend but maximum 14 days) provided and staffed by 1 full-time employee. The accommodation will be available all year round, with 4 days a month are required to be 'unavailable' to ensure the ongoing farming activities, property maintenance and deep cleaning. Check in time will be 3pm with departures 11am.

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The proposed development will seek to demolish an existing outbuilding and construct the tourist accommodation building on a relatively flat section of land that is clear of native vegetation. The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track that leads to the existing rear outbuildings. Three on-site visitor car parking and vehicular turning areas are provided suitable for Country Fire Service vehicles to enter and exit the site in a forward direction.

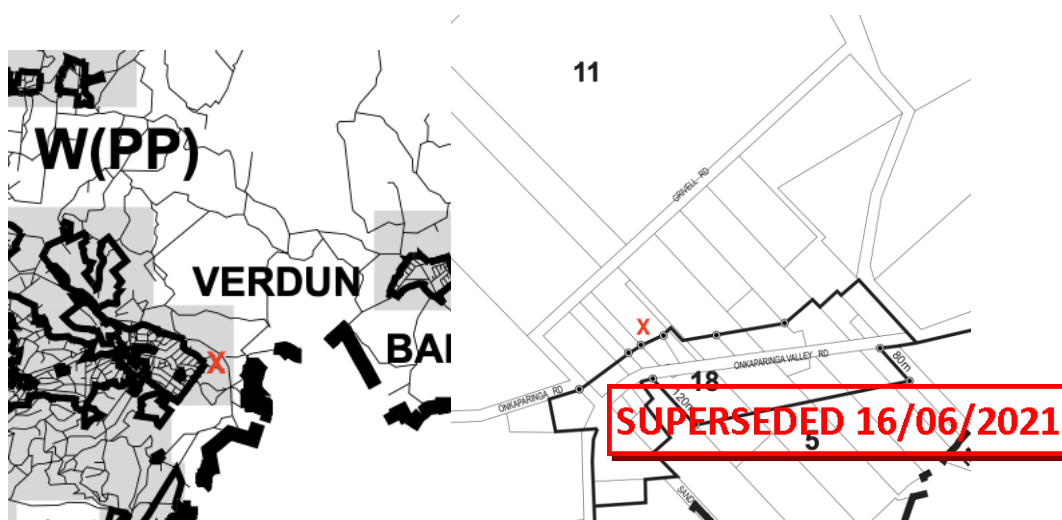
The subject land is currently connected to a community waste water management scheme that services the Verdun settlement. An application will be submitted to Council to ensure the proposed development satisfies the relevant waste disposal requirements.

No signage is proposed as part of this application.

5.0 PLANNING ASSESSMENT

The subject land is located within the Watershed (Primary Production) Zone as depicted on Map AdHi/3 of the Adelaide Hills Council Development Plan as consolidated on 8 August 2017.

The subject land is also located within both Onkaparinga Slopes Policy Area 11 and Settlement (Verdun) Policy Area 18.



The subject land is also located within a High Bushfire Risk Area as depicted on the Adelaide Hills Council Bushfire Protection Area Maps AdHi(BPA)/8. The adjoining areas to the south of Onkaparinga Valley Road are located in the Medium Bushfire Risk Area.

5.1 Nature of development

It is proposed to create a small single storey tourist accommodation building on the subject land that is ancillary to the existing detached dwelling and primary production pursuits.

The Procedural Matters section of the Watershed (Primary Production) Zone outlines that that all forms of development, are a non-complying form of development, apart from the listed exceptions. It is however recognised that the proposed tourist accommodation would default to non-complying as it does not meet with 'date' requirements or it being located within an existing structure.

I note that the *Development Act 1993* and *Development Regulations 2008* sets out an assessment process for non-complying kinds of development. Although non-complying developments are not generally considered appropriate in a particular zone, there are numerous circumstances where non-complying kinds of developments can be appropriate.



Despite being a 'non-complying' form of development for assessment purposes, in my view, the proposed development is acceptable when balanced against all the relevant provisions of the Development Plan and the overall intent of the Zone.

5.2 Development Plan Context

The following Development Plan provisions are considered to be the most relevant in the assessment of this proposal:

General Section	
<i>Advertisements</i> <i>Objectives:</i> 1, 2, 3 <i>Principles:</i> 1, 2, 3, 5, 6, 7, 11	<i>Design and Appearance</i> <i>Objectives:</i> 1, 2 <i>Principles:</i> 1, 2, 3, 7, 9, 22, 25, 28, 29, 30
<i>Hazards</i> <i>Objectives:</i> 1, 2, 4, 5, 6, 10 <i>Principles:</i> 1, 2, 3, 6, 7, 8, 9, 11, 14	<i>Infrastructure</i> <i>Objectives:</i> 1, 5 <i>Principle:</i> 1, 7, 10
<i>Interface Between Land Uses</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 5, 15, 16	<i>Landscaping, Fences and Walls</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3
<i>Natural Resources</i> <i>Objectives:</i> 1, 2, 5, 6, 7, 10, 13, 14 <i>Principles:</i> 1, 2, 3, 8, 9, 11, 12, 13, 14, 15, 17, 20, 24, 36, 38	<i>Orderly and Sustainable Development</i> <i>Objectives:</i> 1, 3, 4, 8 <i>Principles:</i> 1, 2, 3, 9, 14
<i>Siting and Visibility</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9	<i>Sloping Land</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 3, 4
<i>Tourism Development</i> <i>Objectives:</i> 1, 3, 4, 5, 6, 7, 8, 9 <i>Principles:</i> 1, 2, 3, 4, 7, 9, 10, 11, 12, 14, 15, 17, 18, 21	<i>Transportation and Access</i> <i>Objectives:</i> 2 <i>Principles:</i> 4, 15, 16, 25, 26, 28, 30, 32, 34, 35, 36, 39, 40, 42
<i>Waste</i> <i>Objectives:</i> 2 <i>Principles:</i> 2, 3, 4, 7, 11	
Zone Section	
<i>Watershed (Primary Production) Zone</i> <i>Objectives:</i> 2, 3, 6 <i>Principles:</i> 1, 2, 3, 4, 8, 9, 10, 11, 14, 15, 16, 17, 29, 37, 39, 42, 70	<i>Settlement Policy Area</i> <i>Objectives:</i> 2, 4 <i>Principles:</i> 1, 3, 4, 6, 7, 8

An assessment of the proposed development against the relevant provisions of the Development Plan has been undertaken and is summarised under the headings below.



5.2.1 Intent of the Zone / Policy Area and Land Use

The subject land is located within the Watershed (Primary Production) Zone and also the Onkaparinga Slope and Settlement Policy Areas. The Zone covers the majority of the Adelaide Hills Council region excluding the areas within Townships or Council Living areas.

As the Zone covers such a wide area, its Objectives cater for a broad range of issues, such as the enhancement of the natural resources of the Mount Lofty Ranges, the long-term sustainability of rural production and preservation of remnant native vegetation. Objective 6 does however contemplate the development of a sustainable tourism industry that supports the increase in opportunities for visitors to stay overnight in the region.

Although it is acknowledged that the development listed as non-complying is generally considered inappropriate, various provisions within the Watershed (Primary Production) Zone, Settlement Policy Area and general provisions support small-scale tourist accommodation that are designed and sited to be compatible with existing primary production activities, local environment and limited in scale and function to service the requirements of the community.

It is also acknowledged that the immediately locality contains a wide mix of land uses, including rural, residential and a number of commercial pursuits that ensures that the inclusion of a small-scale tourist development will not detract from the established character. Non-residential land uses found within the immediate locality include:

- The Verdun Café
- Robert Johnson Wines Cellar Door
- Redgum (includes retail)
- Stanley Bridge Tavern
- Flowers staffs (includes retail)
- Verdun Town Hall (markets and other community events)
- Maximillian's Restaurant / Saint & Scholar Cellar Door

The Zone contemplates development to be sited in unobtrusive locations, below ridge lines, setback from public roads and sited on excavated rather than filled sites to reduce the vertical profile of buildings.

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The proposed tourist accommodation is to be sited adjoining existing built form on the subject land and close as possible to Onkaparinga Valley Road in a manner consistent with other built form in the immediate locality. Disruption to the existing land contours has been minimised by siting the proposed development on a relatively flat section of land that is clear of vegetation (an existing outbuilding is being demolished to accommodate the proposed development), with the building design requiring minimal fill (max 300mm). As the driveway to the proposed tourist accommodation exists, there is no impact caused by the need for constructing an all-weather access track.

The overall single storey building height, bulk and scale seeks to minimise its visual impact when viewed from adjoining dwellings or from both road frontages. Its low profile and contemporary design will not detract from the rural/settlement character within the locality and seeks to achieve the relevant provisions of the Development Plan for structures in rural areas. This also ensures consistency with many of the provisions contained within the Tourism Development General module.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with farming to continue at the rear of the allotment.

As the proposed tourist accommodation is located on a site used predominantly for rural purposes, is sited in an unobtrusive location and does not result in the loss of existing native vegetation, it is my



opinion, that this is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objectives 1, 3, 5 and 6
- Principles of Development Control 1, 2, 9, 11, 14, 15, 16, 39, 42

Design & Appearance

- Objectives 1
- Principles of Development Control 1, 3, 7, 9

Natural Resources

- Objectives 1, 8, 10, 13, 14
- Principles of Development Control 1, 2, 38, 41

Sloping Land

- Objectives 1
- Principles of Development Control 1, 3, 4

Tourism Development

- Objectives 1, 3, 5, 6, 7, 8, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 13

5.2.2 Form of Development

The proposed tourist accommodation is orderly in so far that it is consistent with a number of Development Plan provisions as it provides an appropriate relationship with the surrounding land and existing buildings within the locality. The proposed does not require the removal of any extensive areas of native vegetation and utilises the existing access routes within the subject land.

It is envisaged that the proposed development will not create any new impacts or conflict with primary production/rural activities or adjoining residential development in the immediate or extended locality as the location of the tourist accommodation is adjoining existing built form and utilises an existing all weather rubble driveway.

SUPERSEDED 16/06/2021

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with hay production to continue at the rear (and majority) of the site.

The proposed tourist accommodation are a value adding component of the current farming activities occurring on the subject land. The proposal will enable the existing operations to continue and will be increase opportunities for visitors to the region to stay overnight.

5.2.3 Appearance of Land and Buildings

The proposed single storey tourist accommodation has been designed to incorporate scale, height, colours, materials and finishes of a high architectural standard that will complement this rural/settlement environment and satisfy the various design criteria of the Development Plan.

It is proposed that the materials to be used for the tourist accommodation building will be as follows:

Walls	Colorbond walls – Monument profile (Glass doors and windows also form part of facades)
Roof	Colourbond – Basalt Trimdeck profile cladding
Gutters	Colourbond – Basalt Quad profile



Downpipes	Colorbond – Monument profile
Corner flashings	Colorbond – Basalt profile

The profile of the proposed tourist accommodation, including its predominantly 2.5 metre floor to ceiling wall height, maximum 4.87m ridge (western wing of built form), assists in minimising its visual impact. Combined with its siting well below the ridgelines on the allotment, assists in reducing the mass and scale of the building and ensuring consistency with the intent of the Watershed (Primary Production) Zone and various Design and Appearance and Siting and Visibility general provisions.

The siting of the proposed built form is cleared of native vegetation, with no requirement to remove any additional vegetation. Furthermore, as the driveway to the proposed built form exists, there is no impact caused by the need for constructing an all-weather access track – other than for a minor increase to accommodate guest parking and CFS vehicle turning areas. This achieves consistency with Principle of Development Control 3 of the Sloping Land general provisions.

The proposed tourist accommodation will not be constructed of highly reflective materials or bright, inappropriate colours but rather complementary colours and materials to other built form within the locality. Specific attention has been given to the articulation and fenestration on all elevations of the units to avoid long blank/bland walls and reflect the built form characteristics of existing buildings in the locality.

The proposed tourist accommodation will consist of a two bedrooms, lounge/kitchen, bathrooms and outdoor (undercover) alfresco area that will cater for a maximum of 4 guests (2 couples) at any one time. The large glazed windows orientated to the east and north are designed to maximise its views over the rear of the allotment and surrounding landscape.

The scale and massing of the proposed tourist accommodation is in my opinion, sensitively designed to complement the surrounding natural setting. The minimal building height, scale and massing along with its appropriate colours and materials are considered suitable for this rural/settlement setting. It is considered that this is an appropriate form of development within this locality and has been designed to best embrace its natural setting and offer a distinctly different accommodation choice that is limited in the region.

As such, it is my opinion, that the proposal is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

SUPERSEDED 16/06/2021

Watershed (Primary Production) Zone

- Objective 5, 6
- Principles of Development Control 1, 2, 8, 9, 11, 14, 15

Watershed (Primary Production) Zone – Settlement Policy Area

- Objective 2, 4
- Principles of Development Control 1, 3, 7

Design & Appearance

- Objective 1
- Principles of Development Control 1, 3, 7, 22, 28

Siting and Visibility

- Objective 1
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9

Sloping Land

- Objective 1
- Principles of Development Control 1, 3, 4



Tourist Development

- Objectives 1, 3, 5, 6, 7, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14

5.2.4 Access and Traffic

The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track leading from Onkaparinga Valley Road. Three on-site visitor car parking and vehicular turning areas suitable for Country Fire Service vehicles will be provided. Dedicated areas for trade and farming staff are also provided on-site and immediately adjoining existing built form.

The subject land provides sufficient off-street car parking to cater for both visitors to the proposed accommodation and the occupants of the existing single storey detached dwelling and satisfies Principle of Development 10 of the Tourism Development general provisions.

It is anticipated that the tourist accommodation will include three daily vehicular movements in and out of the subject land as guest will be encouraged with visit local tourist related businesses within Verdun (Maximillian's, Tavern etc). This minimal increase in traffic visiting the site or locality will in my opinion, will not interfere with the free flow of traffic on the existing road network.

As such, it is my opinion, that the proposal is consistent with the relevant Transport and Access provision contained within the Development Plan.

5.2.5 Infrastructure and Adjoining Watercourse

The provisions in the Development Plan relating to infrastructure are directed at ensuring adequate water, stormwater, power and waste management services are provided in a timely fashion for all development where such services are reasonably demanded and to ensure those demands can be met in an orderly and cost effective manner.

All infrastructure associated with the proposed development can be provided by the applicant with minimal cost. The site is serviced by an existing electrical connection and potable water with waste water to be managed via an appropriate connection to the existing community waste water system that services the Verdun settlement.

An existing septic tank is located on the subject land with this being considered as part of the applicant's proposed to seek the relevant approvals from Council's Environmental Health Officers.

SUPERSEDED 16/06/2021

It is recognised that the proposed development will be located within 25 metres of the nearby creek (Winter's Creek). As the proposed built form is to be sited in the area where an existing outbuilding is to be demolished, it is considered that the environmental impacts will be negligible. It is also acknowledged that existing built form within the immediately locality are built closer to the creek than that proposed for the proposed accommodation.

Stormwater will be collected via the proposed 22,000 litre rainwater tank and a proposed 600mm x 600mm stormwater drainage pit will divert and clean roof water prior being released naturally to the adjoining areas.

As such, it is considered that appropriate infrastructure is either provided or can be provided to cater for the proposed development and it will not detrimentally affect the amenity in respect to stormwater or waste water disposal.

5.2.6 Conservation/Hazards/Bushfire Protection

The Development Plan while encouraging economic development, seek to ensure the enhancement of the existing rural character that incorporates the protection of native vegetation, water resources and not be susceptible to natural disasters.



The proposal does not involve the removal of any significant areas of vegetation, native or otherwise. The land nor the proposed development is also not subject to flooding or landslip.

The subject land is located within an area of High Bushfire Risk. Careful consideration has been given to designing the proposed development to be in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas. Country Fire Service (CFS) with vehicular turning areas incorporated into the design with a dedicated 22,000 litre rainwater tank provided. The CFS will be consulted during the assessment of this proposal to ensure that their requirements are suitably achieved.

The applicants recognise that there is an expectation that a Bushfire Survival Plan is prepared for future visitors. A plan has been prepared (and provided as part of this application) that clearly details to future guests what they will need to consider and action to protect lives during a bushfire event.

In addition to the above, the access to the site and ability to vacate the site in an orderly manner in the event of a bushfire is such that the proposal is considered acceptable in an area of High Bushfire Risk.

SUPERSEDED 16/06/2021

ADELAIDE HILLS COUNCIL
RECEIVED 02/02/2021



6.0 SOCIAL ECONOMIC AND ENVIRONMENTAL IMPACTS

There are considered to be no adverse impacts of any consequence stemming from the proposal.

6.1 Social

- ☐ The proposed accommodation supports local business and employment by attracting high yielding visitors to the region who will support tourism and retail offerings in the Adelaide Hills and creating direct and flow on employment benefits in the local community.
- ☐ The target market for the proposed accommodation is eco-conscious couples with interests in nature based activities and gastronomic experiences. These are by nature low key, respectful visitors who spend the majority of their time out exploring the regions attractions.
- ☐ The proposal will not result in any detrimental effect on the living conditions of residents within the rural locality.
- ☐ The function and intensity of use on the land will not be significantly altered and the proposal will not detrimentally affect the amenity of the locality.
- ☐ As a non-complying development this application will be publicly advertised, which permits the opportunity for the local community to comment.

6.2 Economic

- ☐ An Economic Impact Model has been prepared by Regional Development Australia for the proposed development and demonstrates the economic benefits to the local community.
- ☐ Additional tourist accommodation within the region will assist in providing a suitable range and choice of accommodation types to increase the opportunities for visitors to stay overnight.
- ☐ There are no extra public services or connection points required with the proposal. As such, all costs associated with the proposal will be borne by the applicant, with no additional cost to the community.
- The provision of additional accommodation will also assist in providing an economic benefit to local businesses due to the potential for increased retail and entertainment expenditure.

SUPERSEDED 16/06/2021

6.3 Environmental

- ☐ There are no environmental impacts associated with the proposal as there will be minimal vegetation removed and access to the site is provided along the existing driveways.
- ☐ Wastewater disposal can be reasonably managed via connection to the existing community waste water system. This connection will be undertaken with consent of Council.



7.0 CONCLUSION

It is my opinion that the proposed tourist accommodation represents an appropriate form of development in the context and intent of the Watershed (Primary Production) Zone along with the other relevant Objectives and Principles of Development Control within the Adelaide Hills Council Development Plan.

The proposed tourist accommodation is small scale and have been architecturally designed and sited to be compatible with the character of the Verdun settlement and wider locality. The proposed building will be accessed by an existing all-weather gravel road with suitable areas to accommodate both on-site vehicular parking and CFS vehicle requirements. The balance of the land will continue to function as currently occurs and it is considered that this development will have minimal impacts upon the existing watercourse or natural character of the locality.

It is my opinion that it is a logical and orderly development that beyond any reasonable doubt satisfies the general intent of the Development Plan. For the above reasons, I conclude:

- the proposal is an orderly and economic form of development;
- the proposal is well screened from Onkaparinga Valley Road;
- the proposal is in accordance with various principles that ensures the retention of the character, amenity, landscape and scenic quality of the locality;
- the proposal does not require the removal of extensive areas of native vegetation; and
- the proposal does not threaten the attainment of the objectives and principles of the Watershed (Primary Production) Zone and does not prejudice the character of the Verdun settlement or wider locality.

As such, the proposal suitably accords with, and is not seriously at variance with, the overall intent of the Adelaide Hills Council Development Plan, and therefore this application merits, in my view, Development Plan Consent pursuant to Section 33 (1)(a) of the Development Act 1993.

Should you wish to discuss any matters herein, please do not hesitate contacting me on 0410 447 541.

SUPERSEDED 16/06/2021

Yours faithfully

Ben Green & Associates

Ben Green, CPP MPIA

bengreen@bengreen.com.au

Enc

cc: Mr Scott Hruska / DC Architects

ADELAIDE HILLS COUNCIL
RECEIVED 02/02/2021

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 473/1175/20
Our Ref: Adelaide Hills DA
Please refer to: 20210408 – 01cs

8 April 2021

Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

ATTN: DAMON HUNTLEY

Dear Damon,

**RE: BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – HRUSKA
LOT 51 (27), ONKAPARINGA VALLEY RD, VERDUN**

An officer of the SA Country Fire Service (SA CFS) Development Assessment Service, has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted in accordance with the National Construction Code of Australia [NCC] and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

This report shall not be considered as SA CFS endorsement of any subsequent development.

This BAL report is considered relevant at the date of assessment.

ASSESSMENT DETAILS:

Category of Bushfire Attack	BAL 12.5
------------------------------------	-----------------

BUILDING CONSIDERATIONS

Please refer to the NCC, relevant standards and state provisions for construction requirements and performance provisions.

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8115 3372.

Yours sincerely,



CAREN SIEGFRIEDT

BUSHFIRE SAFETY OFFICER
DEVELOPMENT ASSESSMENT SERVICE

Level 5, 60 Waymouth Street, Adelaide SA 5000
T 08 8115 3372 | F 08 8115 3301 | E das@cfs.sa.gov.au
ABN 97 677 077 835 www.cfs.sa.gov.au

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 473/1175/20
Our Ref: Adelaide Hills DA
Please refer to: 20210408 – 01cs

8 April 2021

Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

ATTN: DAMON HUNTLEY

Dear Damon,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – HRUSKA
LOT 51 (27), ONKAPARINGA VALLEY RD, VERDUN**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) as published under Regulation 106 of the *Development Regulations 2008* applies.

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) Part 2.1 states *"When submitting an application it is important to remember that the information provided with an application forms the basis upon which the application will be assessed. If the information is inadequate or insufficient (incomplete, incorrect), the application may be delayed."*

An officer of the SA Country Fire Service [SA CFS] Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.

The Bushfire Protection Zone for the area has been designated as **HIGH**

The SA Country Fire Service has no objection to the proposed development.

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) provides mandatory Bushfire Protection planning requirements as conditions of consent for the development as follows:

ACCESS TO HABITABLE BUILDING

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) Part 2.3.3.1 describes the mandatory provision that 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large Bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres.

SA CFS has no objection to the proposed access driveway as detailed on drawing named Proposed Plan, dated at last revision 02/02/2021, with the following conditions:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.

- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - i. A loop road around the building, OR
 - ii. A turning area with a minimum radius of 12.5 metres, OR
 - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres (for each 'leg') and minimum internal radii of 9.5 metres.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

ACCESS (to dedicated water supply)

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

SA CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named Proposed Plan, dated at last revision 02/02/2021, providing the outlet is positioned to comply with the following conditions:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance's inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

WATER SUPPLY

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the

installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the habitable building to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the habitable building).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

VEGETATION MANAGEMENT

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfires and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees, or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - vii. No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
 - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
 - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

CFS FURTHER RECOMMENDS:

TOURIST ACCOMMODATION - BUSHFIRE SURVIVAL PLAN

- The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.
- This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
- The BSP should not expect guests to be involved in fire-fighting operations.
- The SA CFS '*Bushfire Safety and Survival for Business and Organisations*' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- The applicant should consider reducing operating hours and restrictions on days of elevated bushfire danger, or bushfire events in the broader vicinity.

Compliance with the fire protection requirements is not a guarantee the habitable building will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the undersigned at the Development Assessment Service on (08) 8115 3372.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Siegfriedt', with a stylized flourish extending to the right.

CAREN SIEGFRIEDT

BUSHFIRE SAFETY OFFICER

DEVELOPMENT ASSESSMENT SERVICE

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
Non-complying

ADELAIDE HILLS COUNCIL
RECEIVED
4 MAR 2021
WOODSIDE

Development Number: **20/1175/473**

My Name: DAVID NAIRN

Postal Address: PO BOX 1218 BALHANNAH 5242

Contact No: 0423690987

Email: greenair7@bigpond.com

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Scott Hruska**

Nature of Development: **Single storey tourist accommodation unit, water storage tank (22,000 litres) & associated earthworks (non complying)**

Proposed to be located at: **27 Onkaparinga Valley Road, Verdun SA 5245**

My representation: ☐ supports the proposed development OR ☒ opposes the proposed development
(cross out whichever does not apply) NEEDS QUALIFICATION

My interests are: ☐ owner of local property OR ☒ occupier of local property (adjacent)
☒ ~~a representative of a company OR Other~~
☒ ~~organisation affected by the proposal OR a private citizen~~
(cross out whichever does not apply)

The address of the property affected is:

30 GRIVELL RD. VERDUN Postcode: 5245

The specific aspects of the application to which I make representation are:

To paraphrase paragraph 7, page 7 of the Statement of Effect: "Minimise the visual aspect when viewed from adjoining dwellings..."
The view from the proposed dwelling to the north and west is directly in line of sight of our house.

My objections (if any) could be overcome by:

A landscaping plan must be part of the development to screen the northern and western aspects.
(cross out whichever does not apply)

☒ ~~I do wish to be heard in support of my representation by appearing personally.~~

☒ ~~or by being represented by the following person.....~~

OR

☒ I do not wish to be heard in support of my representation.

Date: 1/3/2021

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 05 March 2021 & Representations can only be received during the period 19 February 2021 to 05 March 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
Non-complying

Development Number: **20/1175/473**

My Name: **Rosie and Chris Elmes**

Postal Address: **PO Box 6, Verdun SA 5245**

Contact No: **Chris – 0400 620 733**

Email: **celmes6@gmail.com**

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Scott Hruska**

Nature of Development: **Single storey tourist accommodation unit, water storage tank (22,000 litres) & associated earthworks (non complying)**

Proposed to be located at: **27 Onkaparinga Valley Road, Verdun SA 5245**

My representation: ~~supports the proposed development~~ **OR** opposes the proposed development
(cross out whichever does not apply)

My interests are: ~~owner of local property OR occupier of local property~~
~~a representative of a company OR Other~~
organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is:

31 Onkaparinga Valley Road, Verdun SA 5245

The specific aspects of the application to which I make representation are:

See attached.

My objections (if any) could be overcome by:

The proposed development not going ahead.

(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
~~or by being represented by the following person.....~~

OR

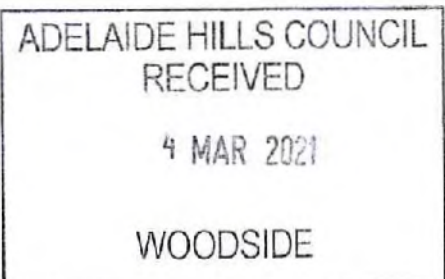
~~I do not wish to be heard in support of my representation.~~

Date: 4.3.21

Signature: Rosemary Elmes + C. Hruska

The closing time and date for Representations is 5.00pm on 05 March 2021 & Representations can only be received during the period 19 February 2021 to 05 March 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."



The specific aspects of the application to which we make representation are:

- 5.2.1 – “an existing outbuilding is being demolished” – The local community consider the brown shed to be historical. Demolishing the structure destroys local history.
- 5.2.1 – “Its low profile and contemporary design will not detract from the rural/settlement character within the locality” – The township of Verdun is renowned for its country character and sense of community. It is quaint, sleepy and quiet, and it has a relaxed and comfortable feel. The proposed tourist attraction will impact on the peaceful nature and small-town feel of Verdun. It will detract from the rural, settled and historical character of the township.
- 5.2.1 – The proposed tourist attraction will impact on the local farming due to the loss of land for the farm animals.
- 5.2.2 – “the proposed development will not create any new impacts or conflict with ... adjoining residential development” and 6.1 – “will not result in any detrimental effect on the living conditions of residents within the rural locality” - It will impact 31 Onkaparinga Valley Road the following ways:
 - o The residents will significantly lose their privacy in their back yard and rear of their house due to the location of the car park against their back fence and the position of the large windows in the proposed accommodation.
 - o There will be an increase in noise from tourists.
 - o There will be an increase in foot and vehicle traffic along the existing driveway, potentially 24 hours day, which will create noise and dust pollution as the house is only four metres from the driveway, and will also impact on their privacy as people can look into their windows.
 - o There is potential loss of property value due to a neighbouring tourist accommodation been seen as undesirable for potential buyers.
 - o Any security lighting will cause light pollution.
- NB: The private residence at 31 Onkaparinga Valley Road is not shown on the plans on pages 14 to 17 as an existing dwelling.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification
Non-complying

Development Number: **20/1175/473**

My Name:

Postal Address: P. O. Box 3. Verdun. 5245.

Contact No: 0412977012

Email:

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: **Scott Hruska**

Nature of Development: **Single storey tourist accommodation unit, water storage tank (22,000 litres) & associated earthworks (non complying)** ☒

Proposed to be located at: **27 Onkaparinga Valley Road, Verdun SA 5245**

My representation: ☐ supports the proposed development OR ☒ opposes the proposed development
(cross out whichever does not apply)

My interests are: ☐ owner of local property OR occupier of local property
☐ a representative of a company OR Other
☐ organisation affected by the proposal OR a private citizen
(cross out whichever does not apply) ☒

The address of the property affected is:

19. Grivell Road Verdun Postcode 5245.

The specific aspects of the application to which I make representation are:

.....
.....
.....

My objections (if any) could be overcome by:

.....
.....
(cross out whichever does not apply)

I do wish to be heard in support of my representation by appearing personally
or by being represented by the following person.....

OR

I do not wish to be heard in support of my representation.

Date: 5/3/2021

Signature: [Signature]

The closing time and date for Representations is 5.00pm on 05 March 2021 & Representations can only be received during the period 19 February 2021 to 05 March 2021

"Please note that in accordance with Section 38(8) of the *Development Act 1993*, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."

Lucy Cranendonk
19 Grivell Road
Verdun SA 5245

Adelaide Hills Council
mail@ahc.sa.gov.au

IN RELATION TO:
SCOTT HRUSKA (the Applicant)
27 ONKAPARINGA VALLEY ROAD, VERDUN SA 5245
LOT: 51 SEC: P1922 DP:27770 CT:5250/496
DEVELOPMENT ACT 1993, SECTION 38
PROPOSED CATEGORY 3 DEVELOPMENT

To whom it may concern,

I write in relation to the above property and understand that the applicant has made an application to the Adelaide Hills Council to build a commercial/residential type dwelling/tourism (AirBNB) development on the land.

I understand after speaking with councils planning officers that the proposed development is not complying with council's development plan for this area and for this reason the following:

I do not support the application, nor do I believe that the council should approve the application;

- 1 The existing residential building on the land which is accessed via Onkaparinga Road is the only building on the land and as the entire block is contained within one certificate of title, a second dwelling should not be approved.
- 2 The proposed development is not attached to the existing residential building nor is it within its fence line.
- 3 The proposed development site is currently a paddock and is used for hay
- 4 There is the argument that if the approval was given, the applicant would then have some sort of right to subdivide the land. This should not be allowed and I believe is inconsistent with the plan for this area.
- 5 Adelaide Hills Council will create a precedent for other properties in this area.
- 6 Not only am I concerned that the building and these works could affect the nearby creek, it is also entirely possible that the proposed use of this land going into the future will have an environmental impact.
- 7 My intention is to contact the water resources management authority for the area to advise them of the proposed development and suggest the council should follow this process also.
- 8 I do not believe that the proposed development is in keeping with the local amenity for the area.
- 9 In approving this development of plan the applicant will need to create another access point from Grivell road rather than the current access point on Onkaparinga Road.

I do not have a full understanding of development and planning law and I understand that the legislation has recently been significantly amended. I would like a further opportunity to make submissions (through my legal representative in necessary) if it is proposed that this application was to succeed.

Yours faithfully,

Lucy Cranendonk

Damon Huntley

From: Scott Hruska
Sent: Wednesday, 16 June 2021 8:46 AM
To: Damon Huntley
Subject: Re: FW: SA CFS reports, 473/1175/20
Attachments: SoE Hruska TA Verdun 06-21.pdf; BG 27 Onkaparinga 06-21.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Damon,

Further to our recent discussion here are the amended plans and Statement of Effect for the 27 Onkaparinga Valley Rd Verdun SA tourist accommodation application.

Please let me know if there's any further info required to have this assessed.

Kindest Regards

Scott

SINGLE STOREY TOURIST ACCOMMODATION, WATER STORAGE TANK (22,000 LITRES) AND ASSOCIATED EARTHWORKS

DA 20/1175

27 (A51) ONKAPARINGA VALLEY ROAD, VERDUN

PREPARED FOR –

MR SCOTT HRUSKA

PREPARED BY –

BEN GREEN & ASSOCIATES

STATEMENT OF EFFECT

FEBRUARY 2021



1.0 INTRODUCTION

This report has been prepared in respect of the proposed single storey tourist accommodation, water storage tank and associated earthworks by Mr Scott Hruska, the applicant at 27 Onkaparinga Valley Road, Verdun.

The land the subject of this application is situated within the Watershed (Primary Production) Zone and within both the Onkaparinga Slopes and Settlement (Verdun) Policy Areas of the Adelaide Hills Council Development Plan.

Within the subject Watershed (Primary Production) Zone, the construction of tourist accommodation that does not meet certain criteria is a non-complying form of development. As required in these matters, this report sets out the nature of the subject land and its locality, along with an assessment of the proposal against the relevant provisions of the Development Plan.

The social, economic and environmental consequences of the proposal are also considered in accordance with the requirements of a Statement of Effect, as prescribed under the *Development Regulations 2008*.

This Statement, which sets out the professional opinions and considerations of the writer, has been prepared in accordance with Section 39(2)(d) of the *Development Act 1993* and Regulation 17(5) of the *Development Regulations 2008*.

2.0 BACKGROUND

Pursuant to Regulation 17 of the *Development Regulations 2008*, the Adelaide Hills Council confirmed via email dated 9 December 2020 that the proposal has sufficient merit to proceed to further assessment and public notification.

In addition to the matters prescribed in Regulation 17(5) of the *Development Regulations 2008*, Council has requested that the following details also be provided in this Statement:

- Provide a copy of Certificate of Title
- Provide a completed Office of Technical Regulator Powerline Declaration Form
- Confirm maximum number of overnight guests at any one time
- Further details relating to leasing arrangements and maximum length of stays
- Confirm Hours of Operation
- Provide a Bushfire Survival Plan
- Provide an estimation of expected vehicle movements per day
- Provide number of employees
- Provide details of maximum level of excavation and/or fill
- Provide contour plan
- Demonstrate manoeuvring area for Country Fire Service vehicles
- Clarify if any signage is proposed
- Provide details of external colour scheme
- Demonstrate on-site parking capacities
- Proposed detailed stormwater management plan
- Demonstrate waste control system has been approved.

3.0 SUBJECT LAND AND LOCALITY

The subject land is described as 27 (Allotment 51) Onkaparinga Valley Road, Verdun and has a Certificate of Title Book Reference of Volume 5250 & Folio 496.



The subject land is irregular shaped and has a frontage of 31.89 metres to Onkaparinga Valley Road on its southern boundary and 63.37 metres to Grivell Road on its northern boundary. The subject land has a maximum depth of 182.66 metres, with an approximate site area of 9619 square metres.

The subject land is located on the north side of Onkaparinga Valley Road and is approximately 120 metres east of the intersection of Onkaparinga Valley Road and Sandow Road in Verdun.

The subject land comprises:

- An existing single storey detached dwelling and associated outbuildings clustered close to the Onkaparinga Valley Road frontage
- Primary production activities in the form of hay production at the rear of the allotment
- Vehicular access from both Onkaparinga Valley Road and Grivell Road

Subject Land – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

A small creek ('Winter' Creek) traverses through the subject land running midway along the western boundary towards Onkaparinga Valley Road. The majority of the subject land is cleared of all vegetation, other than a number of scattered shrubs/trees – primarily clustered around the existing dwelling and Winter creek, with the balance of the land used for the production of hay.



The subject land slopes from the rear of the allotment (Grivell Road) down towards Onkaparinga Valley Road.

No encumbrances or land management agreements apply over the subject land.

The locality is defined by the existing built form that fronts onto Onkaparinga Valley Road and forms the Verdun settlement. A mix of land uses, including residential, shop, cellar door, restaurant, tavern and floor stools are established along the Onkaparinga Valley Road frontage with primary production activities surrounding the Verdun settlement.

Allotments fronting onto Onkaparinga Valley Road are consistent with regards to their frontage widths and configuration with allotments surrounding the settlement increasing in size along the scale of rural activities.

Locality Plan – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

4.0 THE PROPOSAL

The proposed development involves the construction of a single storey tourist accommodation building at the rear of an existing dwelling and its associated outbuildings.

The proposed building will contain one bedroom, lounge/kitchen, outdoor fresco and bathroom. The 'L' shaped building will incorporate a range of colours and materials with large glazed windows to maximise views over the surrounding landscape.

The proposed accommodation is aimed at providing an 'eco-retreat' style for couples to meet the rising demand for unique, nature-based accommodation in the Adelaide Hills region.

A maximum of 2 people are proposed to be accommodated at any one time, with only short terms stays (predominantly 2 nights – over the weekend but maximum 14 days) provided and staffed by 1 full-time employee. The accommodation will be available all year round, with 4 days a month are required to be 'unavailable' to ensure the ongoing farming activities, property maintenance and deep cleaning. Check in time will be 3pm with departures 11am.



The proposed development will seek to demolish an existing outbuilding and construct the tourist accommodation building on a relatively flat section of land that is clear of native vegetation. The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track that leads to the existing rear outbuildings. Two on-site visitor car parking and vehicular turning areas are provided suitable for Country Fire Service vehicles to enter and exit the site in a forward direction.

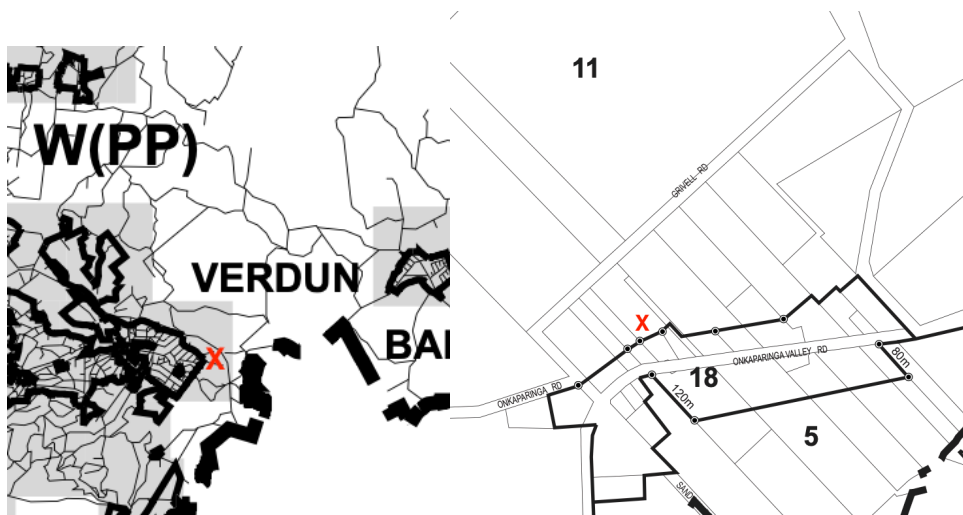
The subject land is currently connected to a community waste water management scheme that services the Verdun settlement. An application will be submitted to Council to ensure the proposed development satisfies the relevant waste disposal requirements.

No signage is proposed as part of this application.

5.0 PLANNING ASSESSMENT

The subject land is located within the Watershed (Primary Production) Zone as depicted on Map AdHi/3 of the Adelaide Hills Council Development Plan as consolidated on 8 August 2017.

The subject land is also located within both Onkaparinga Slopes Policy Area 11 and Settlement (Verdun) Policy Area 18.



The subject land is also located within a High Bushfire Risk Area as depicted on the Adelaide Hills Council Bushfire Protection Area Maps AdHi(BPA)/8. The adjoining areas to the south of Onkaparinga Valley Road are located in the Medium Bushfire Risk Area.

5.1 Nature of development

It is proposed to create a small single storey tourist accommodation building on the subject land that is ancillary to the existing detached dwelling and primary production pursuits.

The Procedural Matters section of the Watershed (Primary Production) Zone outlines that that all forms of development, are a non-complying form of development, apart from the listed exceptions. It is however recognised that the proposed tourist accommodation would default to non-complying as it does not meet with 'date' requirements or it being located within an existing structure.

I note that the *Development Act 1993* and *Development Regulations 2008* sets out an assessment process for non-complying kinds of development. Although non-complying developments are not



generally considered appropriate in a particular zone, there are numerous circumstances where non-complying kinds of developments can be appropriate.

Despite being a 'non-complying' form of development for assessment purposes, in my view, the proposed development is acceptable when balanced against all the relevant provisions of the Development Plan and the overall intent of the Zone.

5.2 Development Plan Context

The following Development Plan provisions are considered to be the most relevant in the assessment of this proposal:

General Section	
Advertisements <i>Objectives:</i> 1, 2, 3 <i>Principles:</i> 1, 2, 3, 5, 6, 7, 11	Design and Appearance <i>Objectives:</i> 1, 2 <i>Principles:</i> 1, 2, 3, 7, 9, 22, 25, 28, 29, 30
Hazards <i>Objectives:</i> 1, 2, 4, 5, 6, 10 <i>Principles:</i> 1, 2, 3, 6, 7, 8, 9, 11, 14	Infrastructure <i>Objectives:</i> 1, 5 <i>Principle:</i> 1, 7, 10
Interface Between Land Uses <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 5, 15, 16	Landscaping, Fences and Walls <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3
Natural Resources <i>Objectives:</i> 1, 2, 5, 6, 7, 10, 13, 14 <i>Principles:</i> 1, 2, 3, 8, 9, 11, 12, 13, 14, 15, 17, 20, 24, 36, 38	Orderly and Sustainable Development <i>Objectives:</i> 1, 3, 4, 8 <i>Principles:</i> 1, 2, 3, 9, 14
Siting and Visibility <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9	Sloping Land <i>Objectives:</i> 1 <i>Principles:</i> 1, 3, 4
Tourism Development <i>Objectives:</i> 1, 3, 4, 5, 6, 7, 8, 9 <i>Principles:</i> 1, 2, 3, 4, 7, 9, 10, 11, 12, 14, 15, 17, 18, 21	Transportation and Access <i>Objectives:</i> 2 <i>Principles:</i> 4, 15, 16, 25, 26, 28, 30, 32, 34, 35, 36, 39, 40, 42
Waste <i>Objectives:</i> 2 <i>Principles:</i> 2, 3, 4, 7, 11	
Zone Section	
Watershed (Primary Production) Zone <i>Objectives:</i> 2, 3, 6 <i>Principles:</i> 1, 2, 3, 4, 8, 9, 10, 11, 14, 15, 16, 17, 29, 37, 39, 42, 70	Settlement Policy Area <i>Objectives:</i> 2, 4 <i>Principles:</i> 1, 3, 4, 6, 7, 8



An assessment of the proposed development against the relevant provisions of the Development Plan has been undertaken and is summarised under the headings below.

5.2.1 Intent of the Zone / Policy Area and Land Use

The subject land is located within the Watershed (Primary Production) Zone and also the Onkaparinga Slope and Settlement Policy Areas. The Zone covers the majority of the Adelaide Hills Council region excluding the areas within Townships or Council Living areas.

As the Zone covers such a wide area, its Objectives cater for a broad range of issues, such as the enhancement of the natural resources of the Mount Lofty Ranges, the long-term sustainability of rural production and preservation of remnant native vegetation. Objective 6 does however contemplate the development of a sustainable tourism industry that supports the increase in opportunities for visitors to stay overnight in the region.

Although it is acknowledged that the development listed as non-complying is generally considered inappropriate, various provisions within the Watershed (Primary Production) Zone, Settlement Policy Area and general provisions support small-scale tourist accommodation that are designed and sited to be compatible with existing primary production activities, local environment and limited in scale and function to service the requirements of the community.

It is also acknowledged that the immediately locality contains a wide mix of land uses, including rural, residential and a number of commercial pursuits that ensures that the inclusion of a small-scale tourist development will not detract from the established character. Non-residential land uses found within the immediate locality include:

- The Verdun Café
- Robert Johnson Wines Cellar Door
- Redgum (includes retail)
- Stanley Bridge Tavern
- Flowers staffs (includes retail)
- Verdun Town Hall (markets and other community events)
- Maximillian's Restaurant / Saint & Scholar Cellar Door

The Zone contemplates development to be sited in unobtrusive locations, below ridge lines, setback from public roads and sited on excavated rather than filled sites to reduce the vertical profile of buildings.

The proposed tourist accommodation is to be sited adjoining existing built form on the subject land and close as possible to Onkaparinga Valley Road in a manner consistent with other built form in the immediate locality. Disruption to the existing land contours has been minimised by siting the proposed development on a relatively flat section of land that is clear of vegetation (an existing outbuilding is being demolished to accommodate the proposed development), with the building design requiring minimal fill (max 300mm). As the driveway to the proposed tourist accommodation exists, there is no impact caused by the need for constructing an all-weather access track.

The overall single storey building height, bulk and scale seeks to minimise its visual impact when viewed from adjoining dwellings or from both road frontages. Its low profile and contemporary design will not detract from the rural/settlement character within the locality and seeks to achieve the relevant provisions of the Development Plan for structures in rural areas. This also ensures consistency with many of the provisions contained within the Tourism Development General module.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with farming to continue at the rear of the allotment.



As the proposed tourist accommodation is located on a site used predominantly for rural purposes, is sited in an unobtrusive location and does not result in the loss of existing native vegetation, it is my opinion, that this is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objectives 1, 3, 5 and 6
- Principles of Development Control 1, 2, 9, 11, 14, 15, 16, 39, 42

Design & Appearance

- Objectives 1
- Principles of Development Control 1, 3, 7, 9

Natural Resources

- Objectives 1, 8, 10, 13, 14
- Principles of Development Control 1, 2, 38, 41

Sloping Land

- Objectives 1
- Principles of Development Control 1, 3, 4

Tourism Development

- Objectives 1, 3, 5, 6, 7, 8, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 13

5.2.2 Form of Development

The proposed tourist accommodation is orderly in so far that it is consistent with a number of Development Plan provisions as it provides an appropriate relationship with the surrounding land and existing buildings within the locality. The proposed does not require the removal of any extensive areas of native vegetation and utilises the existing access routes within the subject land.

It is envisaged that the proposed development will not create any new impacts or conflict with primary production/rural activities or adjoining residential development in the immediate or extended locality as the location of the tourist accommodation is adjoining existing built form and utilises an existing all weather rubble driveway.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with hay production to continue at the rear (and majority) of the site.

The proposed tourist accommodation are a value adding component of the current farming activities occurring on the subject land. The proposal will enable the existing operations to continue and will be increase opportunities for visitors to the region to stay overnight.

5.2.3 Appearance of Land and Buildings

The proposed single storey tourist accommodation has been designed to incorporate scale, height, colours, materials and finishes of a high architectural standard that will complement this rural/settlement environment and satisfy the various design criteria of the Development Plan.

It is proposed that the materials to be used for the tourist accommodation building will be as follows:

Walls	Colorbond walls – Monument profile (Glass doors and windows also form part of facades)
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Roof	Colourbond – Basalt Trimdeck profile cladding
Gutters	Colourbond – Basalt Quad profile
Downpipes	Colorbond – Monument profile
Corner flashings	Colorbond – Basalt profile

The profile of the proposed tourist accommodation, including its predominantly 2.5 metre floor to ceiling wall height, maximum 4.87m ridge (western wing of built form), assists in minimising its visual impact. Combined with its siting well below the ridgelines on the allotment, assists in reducing the mass and scale of the building and ensuring consistency with the intent of the Watershed (Primary Production) Zone and various Design and Appearance and Siting and Visibility general provisions.

The siting of the proposed built form is cleared of native vegetation, with no requirement to remove any additional vegetation. Furthermore, as the driveway to the proposed built form exists, there is no impact caused by the need for constructing an all-weather access track – other than for a minor increase to accommodate guest parking and CFS vehicle turning areas. This achieves consistency with Principle of Development Control 3 of the Sloping Land general provisions.

The proposed tourist accommodation will not be constructed of highly reflective materials or bright, inappropriate colours but rather complementary colours and materials to other built form within the locality. Specific attention has been given to the articulation and fenestration on all elevations of the units to avoid long blank/bland walls and reflect the built form characteristics of existing buildings in the locality.

The proposed tourist accommodation will consist of a two bedrooms, lounge/kitchen, bathrooms and outdoor (undercover) alfresco area that will cater for a maximum of 4 guests (2 couples) at any one time. The large glazed windows orientated to the east and north are designed to maximise its views over the rear of the allotment and surrounding landscape.

The scale and massing of the proposed tourist accommodation is in my opinion, sensitively designed to complement the surrounding natural setting. The minimal building height, scale and massing along with its appropriate colours and materials are considered suitable for this rural/settlement setting. It is considered that this is an appropriate form of development within this locality and has been designed to best embrace its natural setting and offer a distinctly different accommodation choice that is limited in the region.

As such, it is my opinion, that the proposal is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objective 5, 6
- Principles of Development Control 1, 2, 8, 9, 11, 14, 15

Watershed (Primary Production) Zone – Settlement Policy Area

- Objective 2, 4
- Principles of Development Control 1, 3, 7

Design & Appearance

- Objective 1
- Principles of Development Control 1, 3, 7, 22, 28

Siting and Visibility

- Objective 1
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9

Sloping Land

- Objective 1



- Principles of Development Control 1, 3, 4

Tourist Development

- Objectives 1, 3, 5, 6, 7, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14

5.2.4 Access and Traffic

The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track leading from Onkaparinga Valley Road. Three on-site visitor car parking and vehicular turning areas suitable for Country Fire Service vehicles will be provided. Dedicated areas for trade and farming staff are also provided on-site and immediately adjoining existing built form.

The subject land provides sufficient off-street car parking to cater for both visitors to the proposed accommodation and the occupants of the existing single storey detached dwelling and satisfies Principle of Development 10 of the Tourism Development general provisions.

It is anticipated that the tourist accommodation will include three daily vehicular movements in and out of the subject land as guest will be encouraged with visit local tourist related businesses within Verdun (Maximillian's, Tavern etc). This minimal increase in traffic visiting the site or locality will in my opinion, will not interfere with the free flow of traffic on the existing road network.

As such, it is my opinion, that the proposal is consistent with the relevant Transport and Access provision contained within the Development Plan.

5.2.5 Infrastructure and Adjoining Watercourse

The provisions in the Development Plan relating to infrastructure are directed at ensuring adequate water, stormwater, power and waste management services are provided in a timely fashion for all development where such services are reasonably demanded and to ensure those demands can be met in an orderly and cost effective manner.

All infrastructure associated with the proposed development can be provided by the applicant with minimal cost. The site is serviced by an existing electrical connection and potable water with waste water to be managed via an appropriate connection to the existing community waste water system that services the Verdun settlement.

An existing septic tank is located on the subject land with this being considered as part of the applicant's proposed to seek the relevant approvals from Council's Environmental Health Officers.

It is recognised that the proposed development will be located within 25 metres of the nearby creek (Winter's Creek). As the proposed built form is to be sited in the area where an existing outbuilding is to be demolished, it is considered that the environmental impacts will be negligible. It is also acknowledged that existing built form within the immediately locality are built closer to the creek than that proposed for the proposed accommodation.

Stormwater will be collected via the proposed 22,000 litre rainwater tank and a proposed 600mm x 600mm stormwater drainage pit will divert and clean roof water prior being released naturally to the adjoining areas.

As such, it is considered that appropriate infrastructure is either provided or can be provided to cater for the proposed development and it will not detrimentally affect the amenity in respect to stormwater or waste water disposal.

5.2.6 Conservation/Hazards/Bushfire Protection



The Development Plan while encouraging economic development, seek to ensure the enhancement of the existing rural character that incorporates the protection of native vegetation, water resources and not be susceptible to natural disasters.

The proposal does not involve the removal of any significant areas of vegetation, native or otherwise. The land nor the proposed development is also not subject to flooding or landslip.

The subject land is located within an area of High Bushfire Risk. Careful consideration has been given to designing the proposed development to be in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas. Country Fire Service (CFS) with vehicular turning areas incorporated into the design with a dedicated 22,000 litre rainwater tank provided. The CFS will be consulted during the assessment of this proposal to ensure that their requirements are suitably achieved.

The applicants recognise that there is an expectation that a Bushfire Survival Plan is prepared for future visitors. A plan has been prepared (and provided as part of this application) that clearly details to future guests what they will need to consider and action to protect lives during a bushfire event.

In addition to the above, the access to the site and ability to vacate the site in an orderly manner in the event of a bushfire is such that the proposal is considered acceptable in an area of High Bushfire Risk.



6.0 SOCIAL ECONOMIC AND ENVIRONMENTAL IMPACTS

There are considered to be no adverse impacts of any consequence stemming from the proposal.

6.1 Social

- The proposed accommodation supports local business and employment by attracting high yielding visitors to the region who will support tourism and retail offerings in the Adelaide Hills and creating direct and flow on employment benefits in the local community.
- The target market for the proposed accommodation is eco-conscious couples with interests in nature based activities and gastronomic experiences. These are by nature low key, respectful visitors who spend the majority of their time out exploring the regions attractions.
- The proposal will not result in any detrimental effect on the living conditions of residents within the rural locality.
- The function and intensity of use on the land will not be significantly altered and the proposal will not detrimentally affect the amenity of the locality.
- As a non-complying development this application will be publicly advertised, which permits the opportunity for the local community to comment.

6.2 Economic

- An Economic Impact Model has been prepared by Regional Development Australia for the proposed development and demonstrates the economic benefits to the local community.
- Additional tourist accommodation within the region will assist in providing a suitable range and choice of accommodation types to increase the opportunities for visitors to stay overnight.
- There are no extra public services or connection points required with the proposal. As such, all costs associated with the proposal will be borne by the applicant, with no additional cost to the community.
- The provision of additional accommodation will also assist in providing an economic benefit to local businesses due to the potential for increased retail and entertainment expenditure.

6.3 Environmental

- There are no environmental impacts associated with the proposal as there will be minimal vegetation removed and access to the site is provided along the existing driveways.
- Wastewater disposal can be reasonably managed via connection to the existing community waste water system. This connection will be undertaken with consent of Council.



7.0 CONCLUSION

It is my opinion that the proposed tourist accommodation represents an appropriate form of development in the context and intent of the Watershed (Primary Production) Zone along with the other relevant Objectives and Principles of Development Control within the Adelaide Hills Council Development Plan.

The proposed tourist accommodation is small scale and have been architecturally designed and sited to be compatible with the character of the Verdun settlement and wider locality. The proposed building will be accessed by an existing all-weather gravel road with suitable areas to accommodate both on-site vehicular parking and CFS vehicle requirements. The balance of the land will continue to function as currently occurs and it is considered that this development will have minimal impacts upon the existing watercourse or natural character of the locality.

It is my opinion that it is a logical and orderly development that beyond any reasonable doubt satisfies the general intent of the Development Plan. For the above reasons, I conclude:

- the proposal is an orderly and economic form of development;
- the proposal is well screened from Onkaparinga Valley Road;
- the proposal is in accordance with various principles that ensures the retention of the character, amenity, landscape and scenic quality of the locality;
- the proposal does not require the removal of extensive areas of native vegetation; and
- the proposal does not threaten the attainment of the objectives and principles of the Watershed (Primary Production) Zone and does not prejudice the character of the Verdun settlement or wider locality.

As such, the proposal suitably accords with, and is not seriously at variance with, the overall intent of the Adelaide Hills Council Development Plan, and therefore this application merits, in my view, Development Plan Consent pursuant to Section 33 (1)(a) of the Development Act 1993.

Should you wish to discuss any matters herein, please do not hesitate contacting me on 0410 147 541.

Yours faithfully

Ben Green & Associates

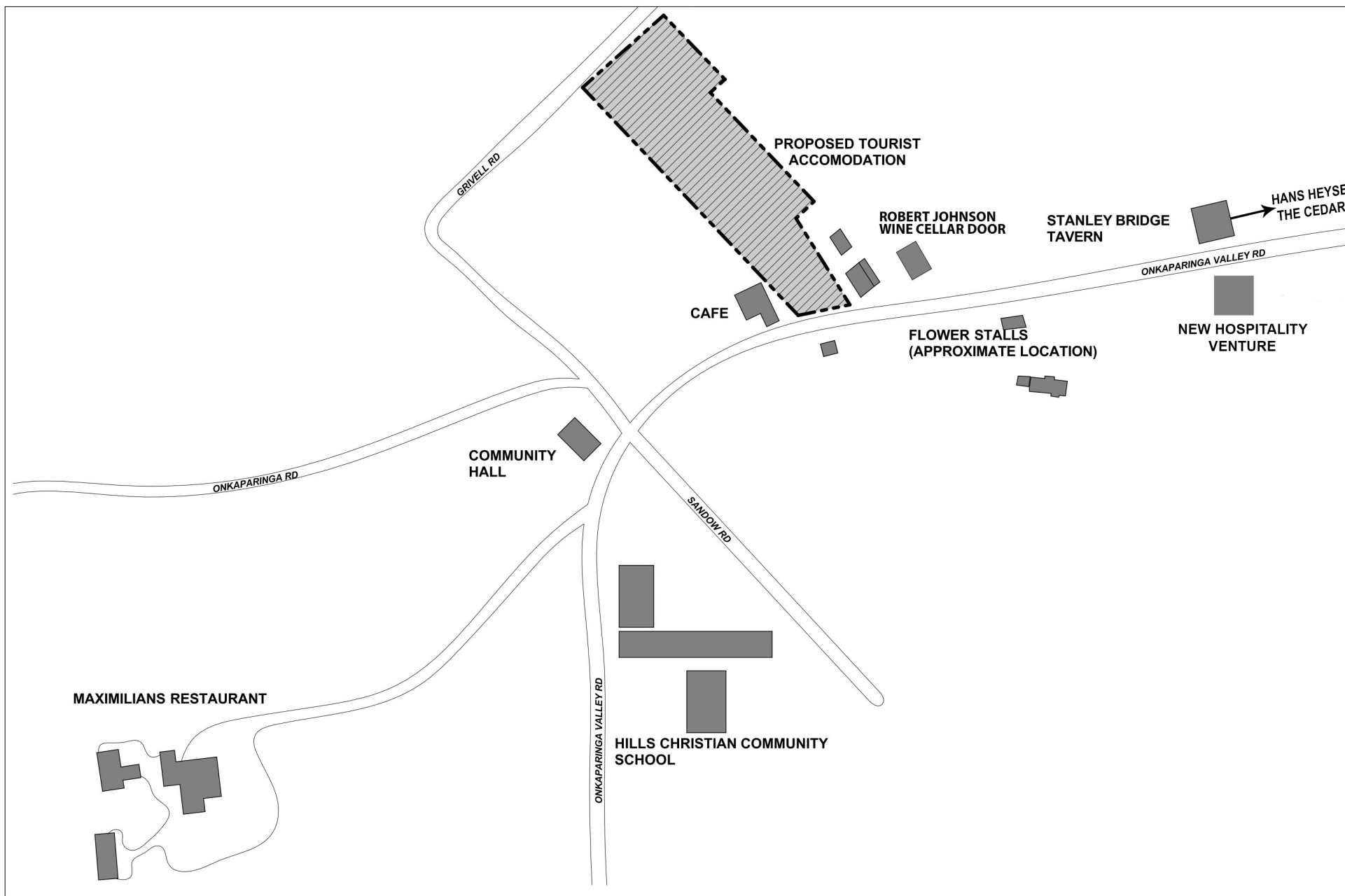
Ben Green, CPP MPIA

bengreen@bengreen.com.au

Enc

cc: Mr Scott Hruska / DC Architects

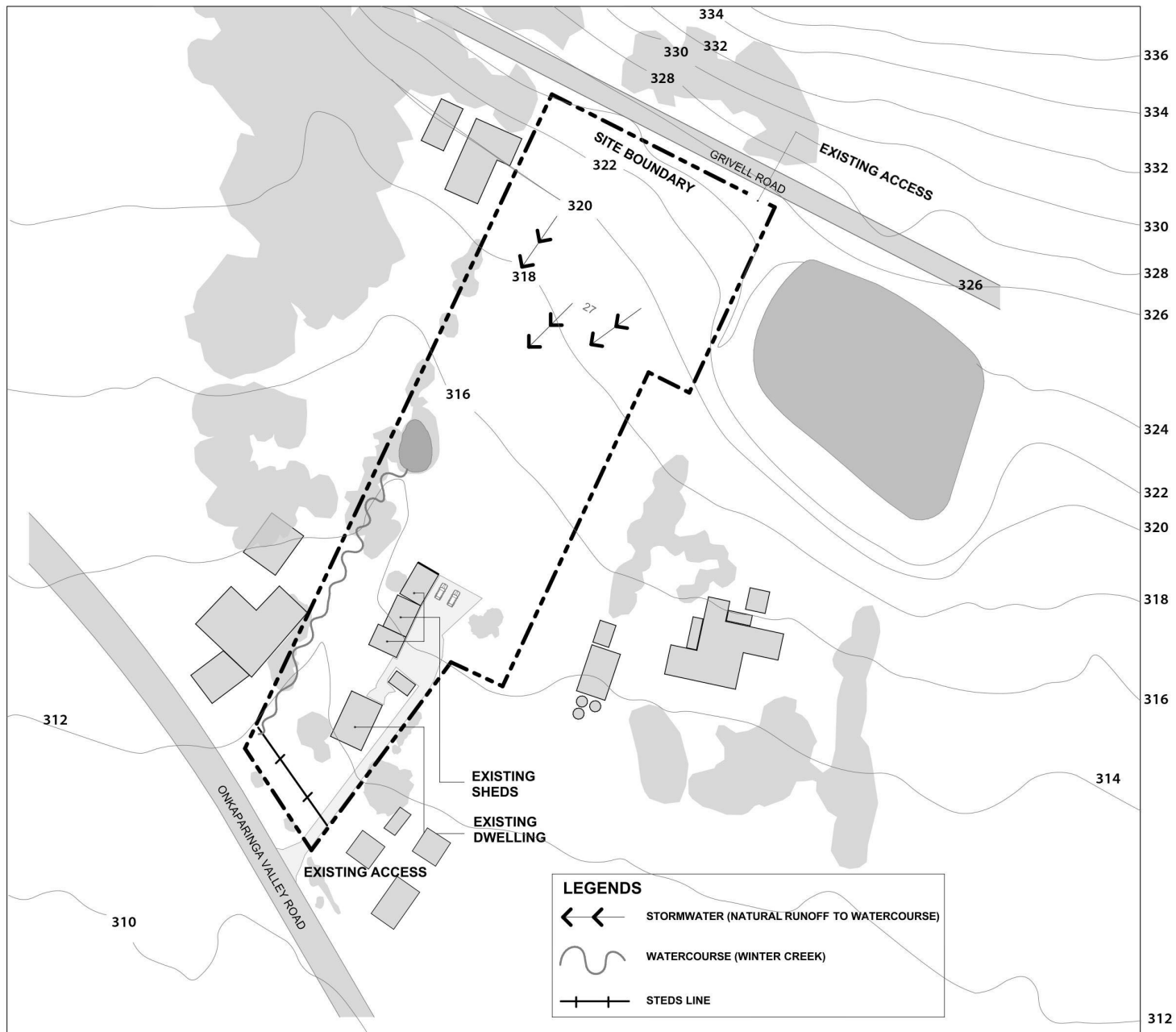
AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

		CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Locality 1:5000	AMENDMENTS	DATE 29/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.1	SET OF
						DRAWN MK	PAGE SIZE A3	JOB No H-533-20		

AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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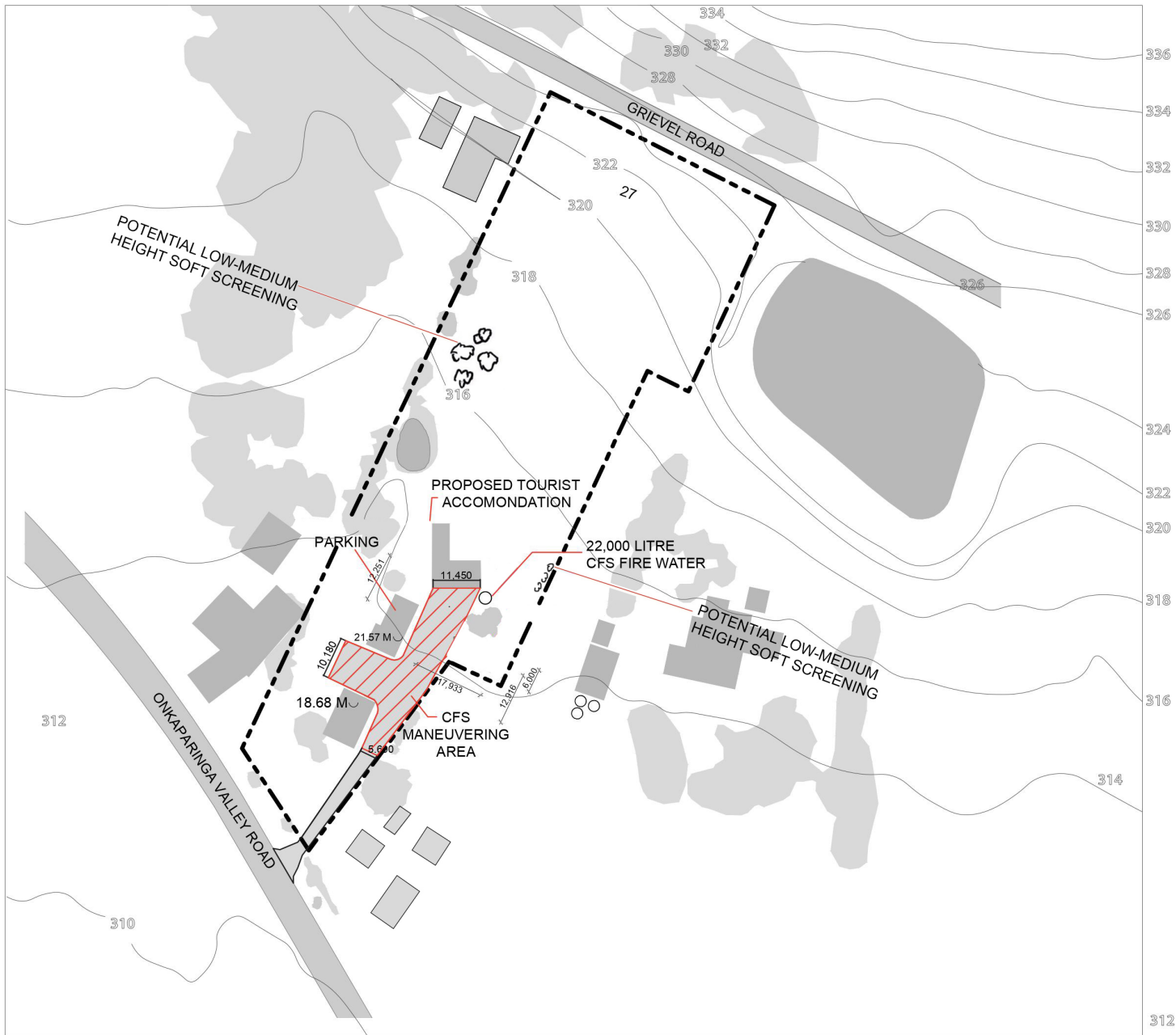
AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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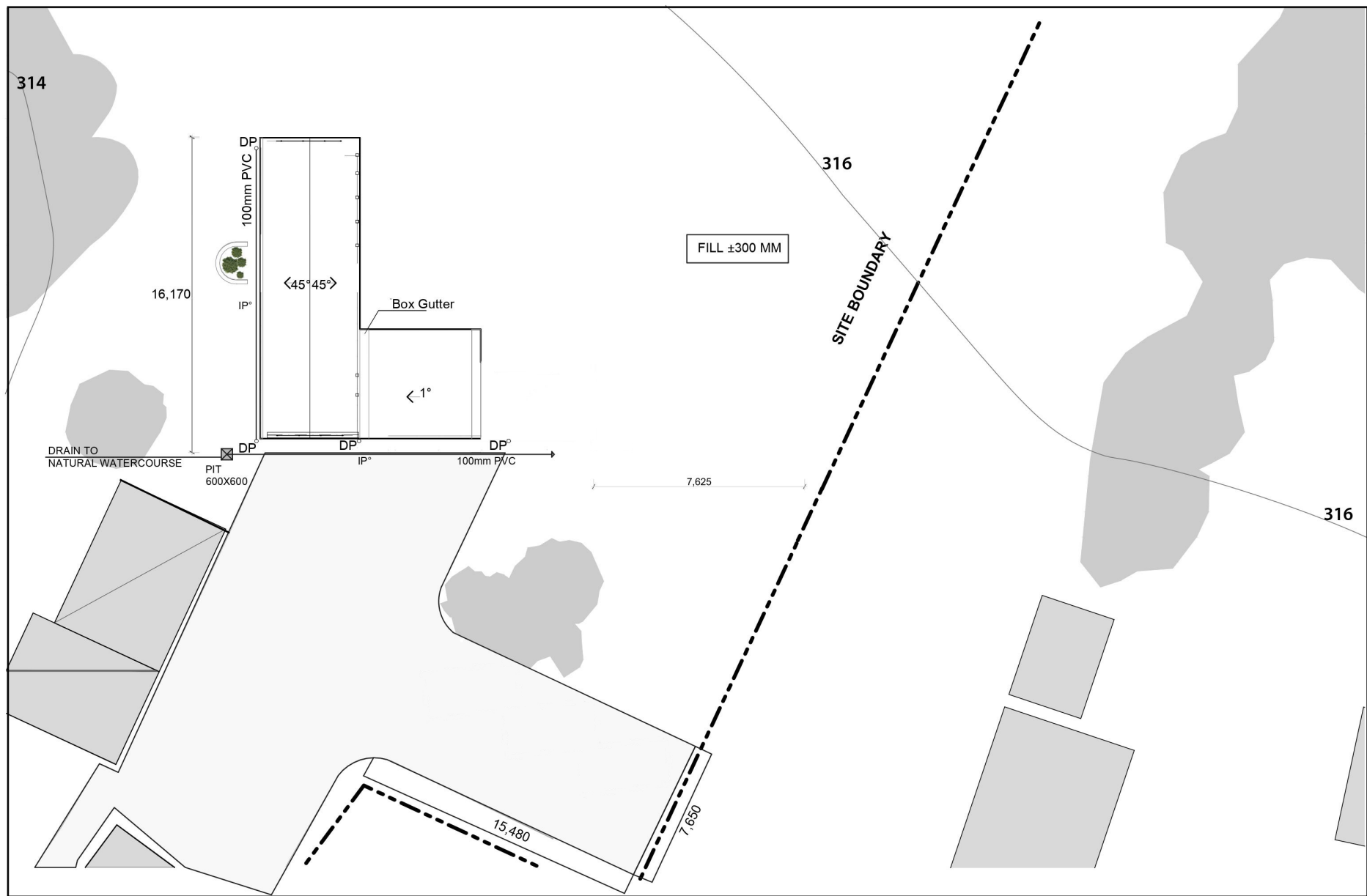
AMENDED 16/06/2021




FOR PLANNING CONSENT ONLY

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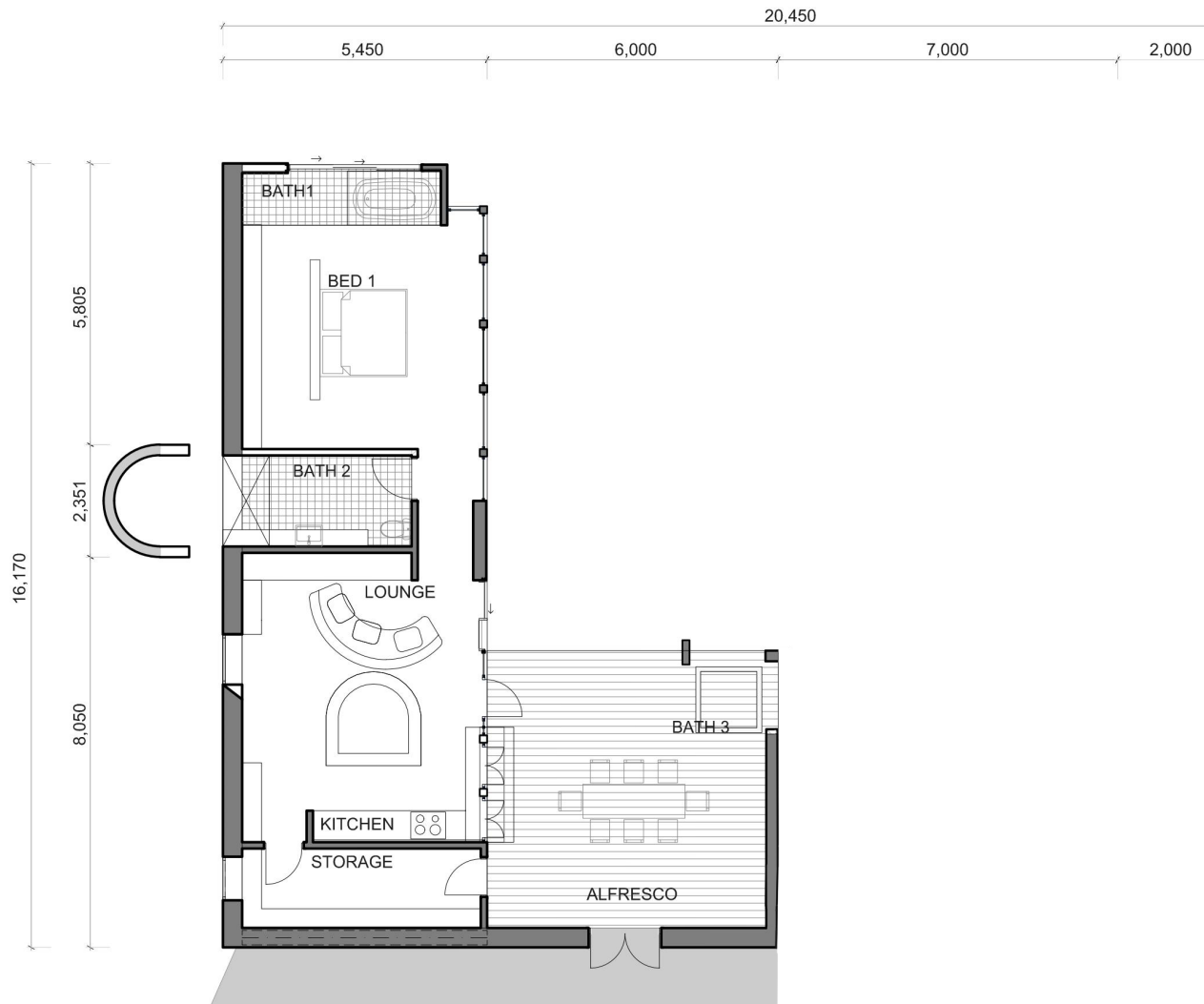
AMENDED 16/06/2021



FOR PLANNING CONSENT ONLY

			CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Roof Plan 1:200	AMENDMENTS	DATE 20/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.5	SET OF
							DRAWN MK	PAGE SIZE A3	JOB No m-533-20		

AMENDED 16/06/2021



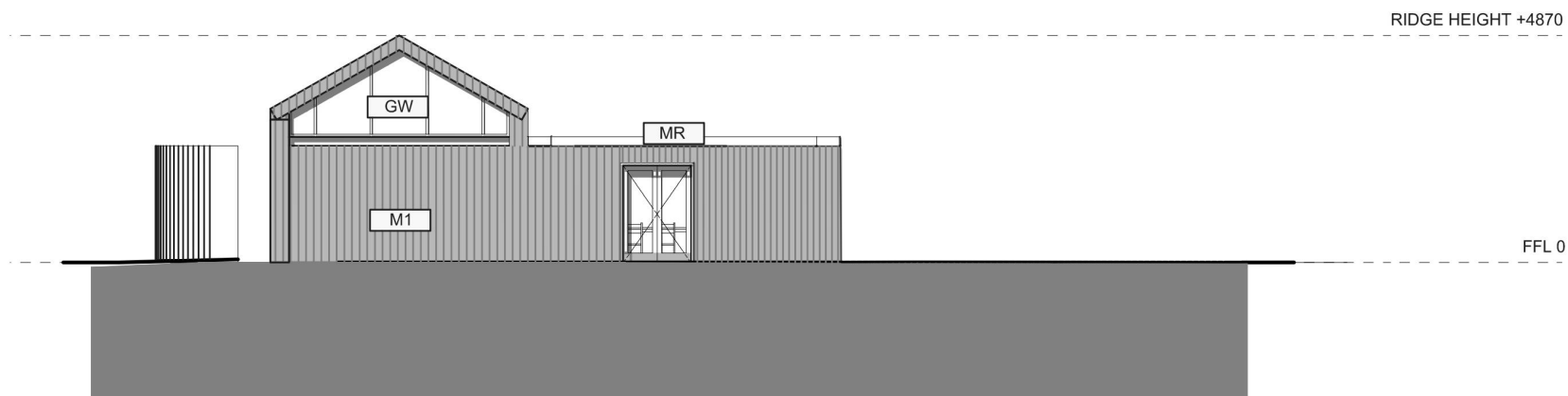
FOR PLANNING CONSENT ONLY

			CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Ground Floor Plan 1 : 100	AMENDMENTS	DATE	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.6	SET OF
							DRAWN MK	PAGE SIZE A3	JOB No H-533-20		

AMENDED 16/06/2021



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK PROFILE
GW	GLASS WALL
M1	METAL COLOURBOND BASALT TRIMDEK PROFILE
GUTTER	METAL COLOURBOND BASALT QUAD
DOWNPIPE	METAL COLOURBOND MONUMENT PROFILE CORNER FLASHING COLOURBOND BASALT

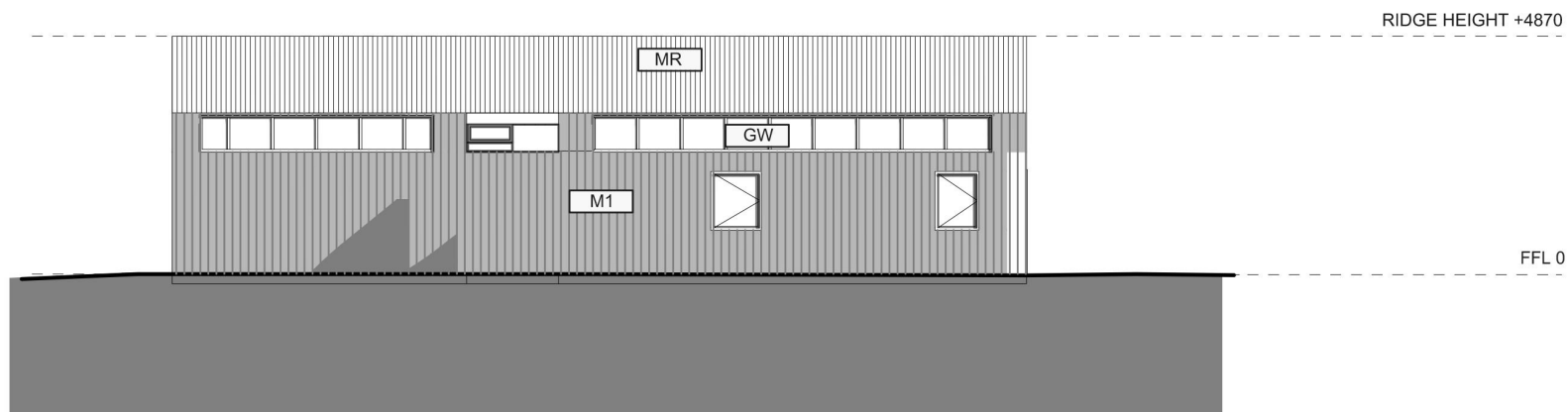
FOR PLANNING CONSENT ONLY

		CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Elevations - North & South 1:100	AMENDMENTS	DATE 20/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.7	SET OF -
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AMENDED 16/06/2021



EAST ELEVATION 1:100



WEST ELEVATION 1:100

FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK
GW	GLASS WALL
M1	METAL COLOURBOND MONUMENT PROFILE

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		CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Elevations - East & West 1:100	AMENDMENTS	DATE 20/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No A.01.8	SET OF
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AMENDED 16/06/2021

**CATEGORY 3
PUBLIC NOTIFICATION**

DEVELOPMENT 20/1175/473

Scott Hruska

For

**Single storey tourist accommodation unit, water storage tank (22,000
litres) & associated earthworks (non complying)**

At

27 Onkaparinga Valley Road Verdun SA 5245

COMMENCEMENT DATE: 19 February 2021

CLOSING DATE: 05 March 2021

**ZONE: Watershed (Primary Production) Zone - Onkaparinga Slopes Policy Area,
Watershed (Primary Production) Zone - Settlement Policy Area**

CONTACT OFFICER: Damon Huntley

FOR PUBLIC DISPLAY ONLY

Date to be displayed: 19 February 2021

Date to be removed: 05 March 2021

**SINGLE STOREY TOURIST ACCOMMODATION, WATER STORAGE
TANK (22,000 LITRES) AND ASSOCIATED EARTHWORKS**

DA 20/1175

27 (A51) ONKAPARINGA VALLEY ROAD, VERDUN

PREPARED FOR –

MR SCOTT HRUSKA

PREPARED BY –

BEN GREEN & ASSOCIATES

STATEMENT OF EFFECT

FEBRUARY 2021

**ADELAIDE HILLS COUNCIL
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1.0 INTRODUCTION

This report has been prepared in respect of the proposed single storey tourist accommodation, water storage tank and associated earthworks by Mr Scott Hruska, the applicant at 27 Onkaparinga Valley Road, Verdun.

The land the subject of this application is situated within the Watershed (Primary Production) Zone and within both the Onkaparinga Slopes and Settlement (Verdun) Policy Areas of the Adelaide Hills Council Development Plan.

Within the subject Watershed (Primary Production) Zone, the construction of tourist accommodation that does not meet certain criteria is a non-complying form of development. As required in these matters, this report sets out the nature of the subject land and its locality, along with an assessment of the proposal against the relevant provisions of the Development Plan.

The social, economic and environmental consequences of the proposal are also considered in accordance with the requirements of a Statement of Effect, as prescribed under the *Development Regulations 2008*.

This Statement, which sets out the professional opinions and considerations of the writer, has been prepared in accordance with Section 39(2)(d) of the *Development Act 1993* and Regulation 17(5) of the *Development Regulations 2008*.

2.0 BACKGROUND

Pursuant to Regulation 17 of the *Development Regulations 2008*, the Adelaide Hills Council confirmed via email dated 9 December 2020 that the proposal has sufficient merit to proceed to further assessment and public notification.

In addition to the matters prescribed in Regulation 17(5) of the *Development Regulations 2008*, Council has requested that the following details also be provided in this Statement:

- Provide a copy of Certificate of Title
- Provide a completed Office of Technical Regulator Powerline Declaration Form
- Confirm maximum number of overnight guests at any one time
- Further details relating to leasing arrangements and maximum length of stays
- Confirm Hours of Operation
- Provide a Bushfire Survival Plan
- Provide an estimation of expected vehicle movements per day
- Provide number of employees
- Provide details of maximum level of excavation and/or fill
- Provide contour plan
- Demonstrate manoeuvring area for Country Fire Service vehicles
- Clarify if any signage is proposed
- Provide details of external colour scheme
- Demonstrate on-site parking capacities
- Proposed detailed stormwater management plan
- Demonstrate waste control system has been approved.

3.0 SUBJECT LAND AND LOCALITY

The subject land is described as 27 (Allotment 51) Onkaparinga Valley Road, Verdun and has a Certificate of Title Book Reference of Volume 5250 & Folio 496.

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The subject land is irregular shaped and has a frontage of 31.89 metres to Onkaparinga Valley Road on its southern boundary and 63.37 metres to Grivell Road on its northern boundary. The subject land has a maximum depth of 182.66 metres, with an approximate site area of 9619 square metres.

The subject land is located on the north side of Onkaparinga Valley Road and is approximately 120 metres east of the intersection of Onkaparinga Valley Road and Sandow Road in Verdun.

The subject land comprises:

- An existing single storey detached dwelling and associated outbuildings clustered close to the Onkaparinga Valley Road frontage
- Primary production activities in the form of hay production at the rear of the allotment
- Vehicular access from both Onkaparinga Valley Road and Grivell Road

Subject Land – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

A small creek ('Winter' Creek) traverses through the subject land running midway along the western boundary towards Onkaparinga Valley Road. The majority of the subject land is cleared of all vegetation, other than a number of scattered shrubs/trees – primarily clustered around the existing dwelling and 'Winter' Creek, with the balance of the land used for the production of hay.

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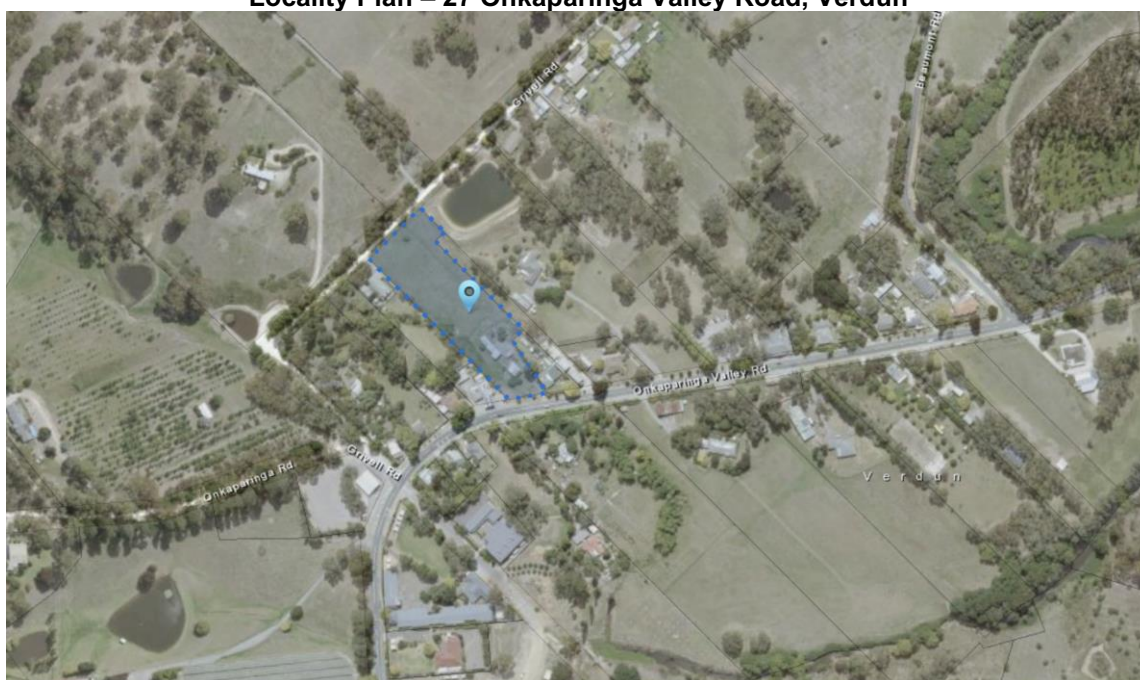
The subject land slopes from the rear of the allotment (Grivell Road) down towards Onkaparinga Valley Road.

No encumbrances or land management agreements apply over the subject land.

The locality is defined by the existing built form that fronts onto Onkaparinga Valley Road and forms the Verdun settlement. A mix of land uses, including residential, shop, cellar door, restaurant, tavern and floor stools are established along the Onkaparinga Valley Road frontage with primary production activities surrounding the Verdun settlement.

Allotments fronting onto Onkaparinga Valley Road are consistent with regards to their frontage widths and configuration with allotments surrounding the settlement increasing in size along the scale of rural activities.

Locality Plan – 27 Onkaparinga Valley Road, Verdun



Source: SAPPA

4.0 THE PROPOSAL

The proposed development involves the construction of a single storey tourist accommodation building at the rear of an existing dwelling and its associated outbuildings.

The proposed building will contain two bedrooms, lounge/kitchen, outdoor fresco and bathrooms. The 'L' shaped building will incorporate a range of colours and materials with large glazed windows to maximise views over the surrounding landscape.

The proposed accommodation is aimed at providing an 'eco-retreat' style for couples to meet the rising demand for unique, nature-based accommodation in the Adelaide Hills region.

A maximum of 4 people are proposed to be accommodated at any one time, with only short terms stays (predominantly 2 nights – over the weekend but maximum 14 days) provided and staffed by 1 full-time employee. The accommodation will be available all year round, with 4 days a month are required to be 'unavailable' to ensure the ongoing farming activities, property maintenance and deep cleaning. Check in time will be 3pm with departures 11am.



The proposed development will seek to demolish an existing outbuilding and construct the tourist accommodation building on a relatively flat section of land that is clear of native vegetation. The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track that leads to the existing rear outbuildings. Three on-site visitor car parking and vehicular turning areas are provided suitable for Country Fire Service vehicles to enter and exit the site in a forward direction.

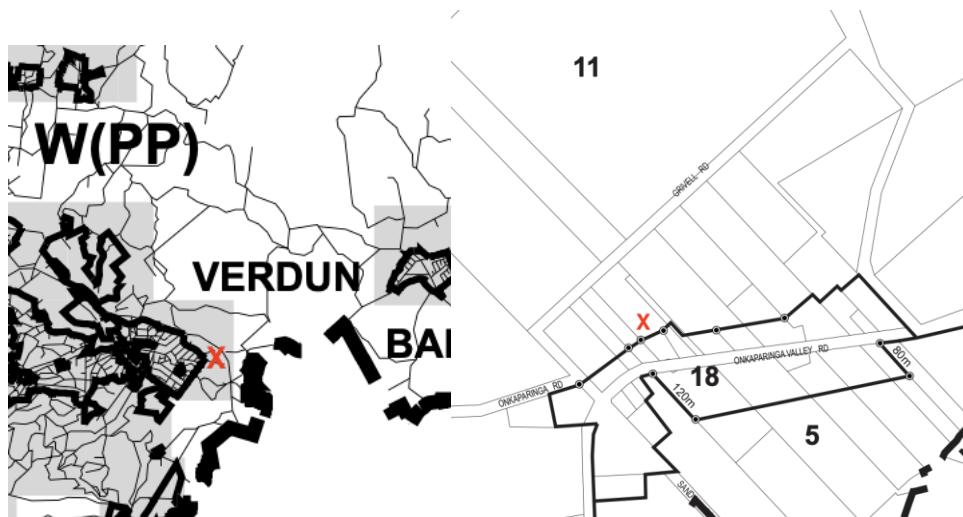
The subject land is currently connected to a community waste water management scheme that services the Verdun settlement. An application will be submitted to Council to ensure the proposed development satisfies the relevant waste disposal requirements.

No signage is proposed as part of this application.

5.0 PLANNING ASSESSMENT

The subject land is located within the Watershed (Primary Production) Zone as depicted on Map AdHi/3 of the Adelaide Hills Council Development Plan as consolidated on 8 August 2017.

The subject land is also located within both Onkaparinga Slopes Policy Area 11 and Settlement (Verdun) Policy Area 18.



The subject land is also located within a High Bushfire Risk Area as depicted on the Adelaide Hills Council Bushfire Protection Area Maps AdHi(BPA)/8. The adjoining areas to the south of Onkaparinga Valley Road are located in the Medium Bushfire Risk Area.

5.1 Nature of development

It is proposed to create a small single storey tourist accommodation building on the subject land that is ancillary to the existing detached dwelling and primary production pursuits.

The Procedural Matters section of the Watershed (Primary Production) Zone outlines that that all forms of development, are a non-complying form of development, apart from the listed exceptions. It is however recognised that the proposed tourist accommodation would default to non-complying as it does not meet with 'date' requirements or it being located within an existing structure.

I note that the *Development Act 1993* and *Development Regulations 2008* sets out an assessment process for non-complying kinds of development. Although non-complying developments are not generally considered appropriate in a particular zone, there are numerous circumstances where non-complying kinds of developments can be appropriate.



Despite being a 'non-complying' form of development for assessment purposes, in my view, the proposed development is acceptable when balanced against all the relevant provisions of the Development Plan and the overall intent of the Zone.

5.2 Development Plan Context

The following Development Plan provisions are considered to be the most relevant in the assessment of this proposal:

General Section	
<i>Advertisements</i> <i>Objectives:</i> 1, 2, 3 <i>Principles:</i> 1, 2, 3, 5, 6, 7, 11	<i>Design and Appearance</i> <i>Objectives:</i> 1, 2 <i>Principles:</i> 1, 2, 3, 7, 9, 22, 25, 28, 29, 30
<i>Hazards</i> <i>Objectives:</i> 1, 2, 4, 5, 6, 10 <i>Principles:</i> 1, 2, 3, 6, 7, 8, 9, 11, 14	<i>Infrastructure</i> <i>Objectives:</i> 1, 5 <i>Principle:</i> 1, 7, 10
<i>Interface Between Land Uses</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 5, 15, 16	<i>Landscaping, Fences and Walls</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3
<i>Natural Resources</i> <i>Objectives:</i> 1, 2, 5, 6, 7, 10, 13, 14 <i>Principles:</i> 1, 2, 3, 8, 9, 11, 12, 13, 14, 15, 17, 20, 24, 36, 38	<i>Orderly and Sustainable Development</i> <i>Objectives:</i> 1, 3, 4, 8 <i>Principles:</i> 1, 2, 3, 9, 14
<i>Siting and Visibility</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 2, 3, 4, 5, 6, 7, 8, 9	<i>Sloping Land</i> <i>Objectives:</i> 1 <i>Principles:</i> 1, 3, 4
<i>Tourism Development</i> <i>Objectives:</i> 1, 3, 4, 5, 6, 7, 8, 9 <i>Principles:</i> 1, 2, 3, 4, 7, 9, 10, 11, 12, 14, 15, 17, 18, 21	<i>Transportation and Access</i> <i>Objectives:</i> 2 <i>Principles:</i> 4, 15, 16, 25, 26, 28, 30, 32, 34, 35, 36, 39, 40, 42
<i>Waste</i> <i>Objectives:</i> 2 <i>Principles:</i> 2, 3, 4, 7, 11	
Zone Section	
<i>Watershed (Primary Production) Zone</i> <i>Objectives:</i> 2, 3, 6 <i>Principles:</i> 1, 2, 3, 4, 8, 9, 10, 11, 14, 15, 16, 17, 29, 37, 39, 42, 70	<i>Settlement Policy Area</i> <i>Objectives:</i> 2, 4 <i>Principles:</i> 1, 3, 4, 6, 7, 8

An assessment of the proposed development against the relevant provisions of the Development Plan has been undertaken and is summarised under the headings below.



5.2.1 Intent of the Zone / Policy Area and Land Use

The subject land is located within the Watershed (Primary Production) Zone and also the Onkaparinga Slope and Settlement Policy Areas. The Zone covers the majority of the Adelaide Hills Council region excluding the areas within Townships or Council Living areas.

As the Zone covers such a wide area, its Objectives cater for a broad range of issues, such as the enhancement of the natural resources of the Mount Lofty Ranges, the long-term sustainability of rural production and preservation of remnant native vegetation. Objective 6 does however contemplate the development of a sustainable tourism industry that supports the increase in opportunities for visitors to stay overnight in the region.

Although it is acknowledged that the development listed as non-complying is generally considered inappropriate, various provisions within the Watershed (Primary Production) Zone, Settlement Policy Area and general provisions support small-scale tourist accommodation that are designed and sited to be compatible with existing primary production activities, local environment and limited in scale and function to service the requirements of the community.

It is also acknowledged that the immediately locality contains a wide mix of land uses, including rural, residential and a number of commercial pursuits that ensures that the inclusion of a small-scale tourist development will not detract from the established character. Non-residential land uses found within the immediate locality include:

- The Verdun Café
- Robert Johnson Wines Cellar Door
- Redgum (includes retail)
- Stanley Bridge Tavern
- Flowers staffs (includes retail)
- Verdun Town Hall (markets and other community events)
- Maximillian's Restaurant / Saint & Scholar Cellar Door

The Zone contemplates development to be sited in unobtrusive locations, below ridge lines, setback from public roads and sited on excavated rather than filled sites to reduce the vertical profile of buildings.

The proposed tourist accommodation is to be sited adjoining existing built form on the subject land and close as possible to Onkaparinga Valley Road in a manner consistent with other built form in the immediate locality. Disruption to the existing land contours has been minimised by siting the proposed development on a relatively flat section of land that is clear of vegetation (an existing outbuilding is being demolished to accommodate the proposed development), with the building design requiring minimal fill (max 300mm). As the driveway to the proposed tourist accommodation exists, there is no impact caused by the need for constructing an all-weather access track.

The overall single storey building height, bulk and scale seeks to minimise its visual impact when viewed from adjoining dwellings or from both road frontages. Its low profile and contemporary design will not detract from the rural/settlement character within the locality and seeks to achieve the relevant provisions of the Development Plan for structures in rural areas. This also ensures consistency with many of the provisions contained within the Tourism Development General module.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with farming to continue at the rear of the allotment.

As the proposed tourist accommodation is located on a site used predominantly for rural purposes, is sited in an unobtrusive location and does not result in the loss of existing native vegetation, it is my



opinion, that this is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objectives 1, 3, 5 and 6
- Principles of Development Control 1, 2, 9, 11, 14, 15, 16, 39, 42

Design & Appearance

- Objectives 1
- Principles of Development Control 1, 3, 7, 9

Natural Resources

- Objectives 1, 8, 10, 13, 14
- Principles of Development Control 1, 2, 38, 41

Sloping Land

- Objectives 1
- Principles of Development Control 1, 3, 4

Tourism Development

- Objectives 1, 3, 5, 6, 7, 8, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 13

5.2.2 Form of Development

The proposed tourist accommodation is orderly in so far that it is consistent with a number of Development Plan provisions as it provides an appropriate relationship with the surrounding land and existing buildings within the locality. The proposed does not require the removal of any extensive areas of native vegetation and utilises the existing access routes within the subject land.

It is envisaged that the proposed development will not create any new impacts or conflict with primary production/rural activities or adjoining residential development in the immediate or extended locality as the location of the tourist accommodation is adjoining existing built form and utilises an existing all weather rubble driveway.

It is also considered that the siting of the tourist accommodation will not detract from the ability of the existing primary production activities to continue within the subject land, with hay production to continue at the rear (and majority) of the site.

The proposed tourist accommodation are a value adding component of the current farming activities occurring on the subject land. The proposal will enable the existing operations to continue and will be increase opportunities for visitors to the region to stay overnight.

5.2.3 Appearance of Land and Buildings

The proposed single storey tourist accommodation has been designed to incorporate scale, height, colours, materials and finishes of a high architectural standard that will complement this rural/settlement environment and satisfy the various design criteria of the Development Plan.

It is proposed that the materials to be used for the tourist accommodation building will be as follows:

Walls	Colorbond walls – Monument profile (Glass doors and windows also form part of facades)
Roof	Colourbond – Basalt Trimdeck profile cladding
Gutters	Colourbond – Basalt Quad profile



Downpipes	Colorbond – Monument profile
Corner flashings	Colorbond – Basalt profile

The profile of the proposed tourist accommodation, including its predominantly 2.5 metre floor to ceiling wall height, maximum 4.87m ridge (western wing of built form), assists in minimising its visual impact. Combined with its siting well below the ridgelines on the allotment, assists in reducing the mass and scale of the building and ensuring consistency with the intent of the Watershed (Primary Production) Zone and various Design and Appearance and Siting and Visibility general provisions.

The siting of the proposed built form is cleared of native vegetation, with no requirement to remove any additional vegetation. Furthermore, as the driveway to the proposed built form exists, there is no impact caused by the need for constructing an all-weather access track – other than for a minor increase to accommodate guest parking and CFS vehicle turning areas. This achieves consistency with Principle of Development Control 3 of the Sloping Land general provisions.

The proposed tourist accommodation will not be constructed of highly reflective materials or bright, inappropriate colours but rather complementary colours and materials to other built form within the locality. Specific attention has been given to the articulation and fenestration on all elevations of the units to avoid long blank/bland walls and reflect the built form characteristics of existing buildings in the locality.

The proposed tourist accommodation will consist of a two bedrooms, lounge/kitchen, bathrooms and outdoor (undercover) alfresco area that will cater for a maximum of 4 guests (2 couples) at any one time. The large glazed windows orientated to the east and north are designed to maximise its views over the rear of the allotment and surrounding landscape.

The scale and massing of the proposed tourist accommodation is in my opinion, sensitively designed to complement the surrounding natural setting. The minimal building height, scale and massing along with its appropriate colours and materials are considered suitable for this rural/settlement setting. It is considered that this is an appropriate form of development within this locality and has been designed to best embrace its natural setting and offer a distinctly different accommodation choice that is limited in the region.

As such, it is my opinion, that the proposal is consistent with the following provisions of the Watershed (Primary Production) Zone and other related provisions within the Development Plan:

Watershed (Primary Production) Zone

- Objective 5, 6
- Principles of Development Control 1, 2, 8, 9, 11, 14, 15

Watershed (Primary Production) Zone – Settlement Policy Area

- Objective 2, 4
- Principles of Development Control 1, 3, 7

Design & Appearance

- Objective 1
- Principles of Development Control 1, 3, 7, 22, 28

Siting and Visibility

- Objective 1
- Principles of Development Control 1, 2, 3, 4, 5, 6, 7, 8, 9

Sloping Land

- Objective 1
- Principles of Development Control 1, 3, 4



Tourist Development

- Objectives 1, 3, 5, 6, 7, 9
- Principles of Development Control 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14

5.2.4 Access and Traffic

The proposed tourist accommodation will be accessed via an existing internal all-weather gravel track leading from Onkaparinga Valley Road. Three on-site visitor car parking and vehicular turning areas suitable for Country Fire Service vehicles will be provided. Dedicated areas for trade and farming staff are also provided on-site and immediately adjoining existing built form.

The subject land provides sufficient off-street car parking to cater for both visitors to the proposed accommodation and the occupants of the existing single storey detached dwelling and satisfies Principle of Development 10 of the Tourism Development general provisions.

It is anticipated that the tourist accommodation will include three daily vehicular movements in and out of the subject land as guest will be encouraged with visit local tourist related businesses within Verdun (Maximillian's, Tavern etc). This minimal increase in traffic visiting the site or locality will in my opinion, will not interfere with the free flow of traffic on the existing road network.

As such, it is my opinion, that the proposal is consistent with the relevant Transport and Access provision contained within the Development Plan.

5.2.5 Infrastructure and Adjoining Watercourse

The provisions in the Development Plan relating to infrastructure are directed at ensuring adequate water, stormwater, power and waste management services are provided in a timely fashion for all development where such services are reasonably demanded and to ensure those demands can be met in an orderly and cost effective manner.

All infrastructure associated with the proposed development can be provided by the applicant with minimal cost. The site is serviced by an existing electrical connection and potable water with waste water to be managed via an appropriate connection to the existing community waste water system that services the Verdun settlement.

An existing septic tank is located on the subject land with this being considered as part of the applicant's proposed to seek the relevant approvals from Council's Environmental Health Officers.

It is recognised that the proposed development will be located within 25 metres of the nearby creek (Winter's Creek). As the proposed built form is to be sited in the area where an existing outbuilding is to be demolished, it is considered that the environmental impacts will be negligible. It is also acknowledged that existing built form within the immediately locality are built closer to the creek than that proposed for the proposed accommodation.

Stormwater will be collected via the proposed 22,000 litre rainwater tank and a proposed 600mm x 600mm stormwater drainage pit will divert and clean roof water prior being released naturally to the adjoining areas.

As such, it is considered that appropriate infrastructure is either provided or can be provided to cater for the proposed development and it will not detrimentally affect the amenity in respect to stormwater or waste water disposal.

5.2.6 Conservation/Hazards/Bushfire Protection

The Development Plan while encouraging economic development, seek to ensure the enhancement of the existing rural character that incorporates the protection of native vegetation, water resources and not be susceptible to natural disasters.



The proposal does not involve the removal of any significant areas of vegetation, native or otherwise. The land nor the proposed development is also not subject to flooding or landslip.

The subject land is located within an area of High Bushfire Risk. Careful consideration has been given to designing the proposed development to be in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas. Country Fire Service (CFS) with vehicular turning areas incorporated into the design with a dedicated 22,000 litre rainwater tank provided. The CFS will be consulted during the assessment of this proposal to ensure that their requirements are suitably achieved.

The applicants recognise that there is an expectation that a Bushfire Survival Plan is prepared for future visitors. A plan has been prepared (and provided as part of this application) that clearly details to future guests what they will need to consider and action to protect lives during a bushfire event.

In addition to the above, the access to the site and ability to vacate the site in an orderly manner in the event of a bushfire is such that the proposal is considered acceptable in an area of High Bushfire Risk.



6.0 SOCIAL ECONOMIC AND ENVIRONMENTAL IMPACTS

There are considered to be no adverse impacts of any consequence stemming from the proposal.

6.1 Social

- ☐ The proposed accommodation supports local business and employment by attracting high yielding visitors to the region who will support tourism and retail offerings in the Adelaide Hills and creating direct and flow on employment benefits in the local community.
- ☐ The target market for the proposed accommodation is eco-conscious couples with interests in nature based activities and gastronomic experiences. These are by nature low key, respectful visitors who spend the majority of their time out exploring the regions attractions.
- ☐ The proposal will not result in any detrimental effect on the living conditions of residents within the rural locality.
- ☐ The function and intensity of use on the land will not be significantly altered and the proposal will not detrimentally affect the amenity of the locality.
- ☐ As a non-complying development this application will be publicly advertised, which permits the opportunity for the local community to comment.

6.2 Economic

- ☐ An Economic Impact Model has been prepared by Regional Development Australia for the proposed development and demonstrates the economic benefits to the local community.
- ☐ Additional tourist accommodation within the region will assist in providing a suitable range and choice of accommodation types to increase the opportunities for visitors to stay overnight.
- ☐ There are no extra public services or connection points required with the proposal. As such, all costs associated with the proposal will be borne by the applicant, with no additional cost to the community.
- The provision of additional accommodation will also assist in providing an economic benefit to local businesses due to the potential for increased retail and entertainment expenditure.

6.3 Environmental

- ☐ There are no environmental impacts associated with the proposal as there will be minimal vegetation removed and access to the site is provided along the existing driveways.
- ☐ Wastewater disposal can be reasonably managed via connection to the existing community waste water system. This connection will be undertaken with consent of Council.



7.0 CONCLUSION

It is my opinion that the proposed tourist accommodation represents an appropriate form of development in the context and intent of the Watershed (Primary Production) Zone along with the other relevant Objectives and Principles of Development Control within the Adelaide Hills Council Development Plan.

The proposed tourist accommodation is small scale and have been architecturally designed and sited to be compatible with the character of the Verdun settlement and wider locality. The proposed building will be accessed by an existing all-weather gravel road with suitable areas to accommodate both on-site vehicular parking and CFS vehicle requirements. The balance of the land will continue to function as currently occurs and it is considered that this development will have minimal impacts upon the existing watercourse or natural character of the locality.

It is my opinion that it is a logical and orderly development that beyond any reasonable doubt satisfies the general intent of the Development Plan. For the above reasons, I conclude:

- the proposal is an orderly and economic form of development;
- the proposal is well screened from Onkaparinga Valley Road;
- the proposal is in accordance with various principles that ensures the retention of the character, amenity, landscape and scenic quality of the locality;
- the proposal does not require the removal of extensive areas of native vegetation; and
- the proposal does not threaten the attainment of the objectives and principles of the Watershed (Primary Production) Zone and does not prejudice the character of the Verdun settlement or wider locality.

As such, the proposal suitably accords with, and is not seriously at variance with, the overall intent of the Adelaide Hills Council Development Plan, and therefore this application merits, in my view, Development Plan Consent pursuant to Section 33 (1)(a) of the Development Act 1993.

Should you wish to discuss any matters herein, please do not hesitate contacting me on 0410 147 541.

Yours faithfully

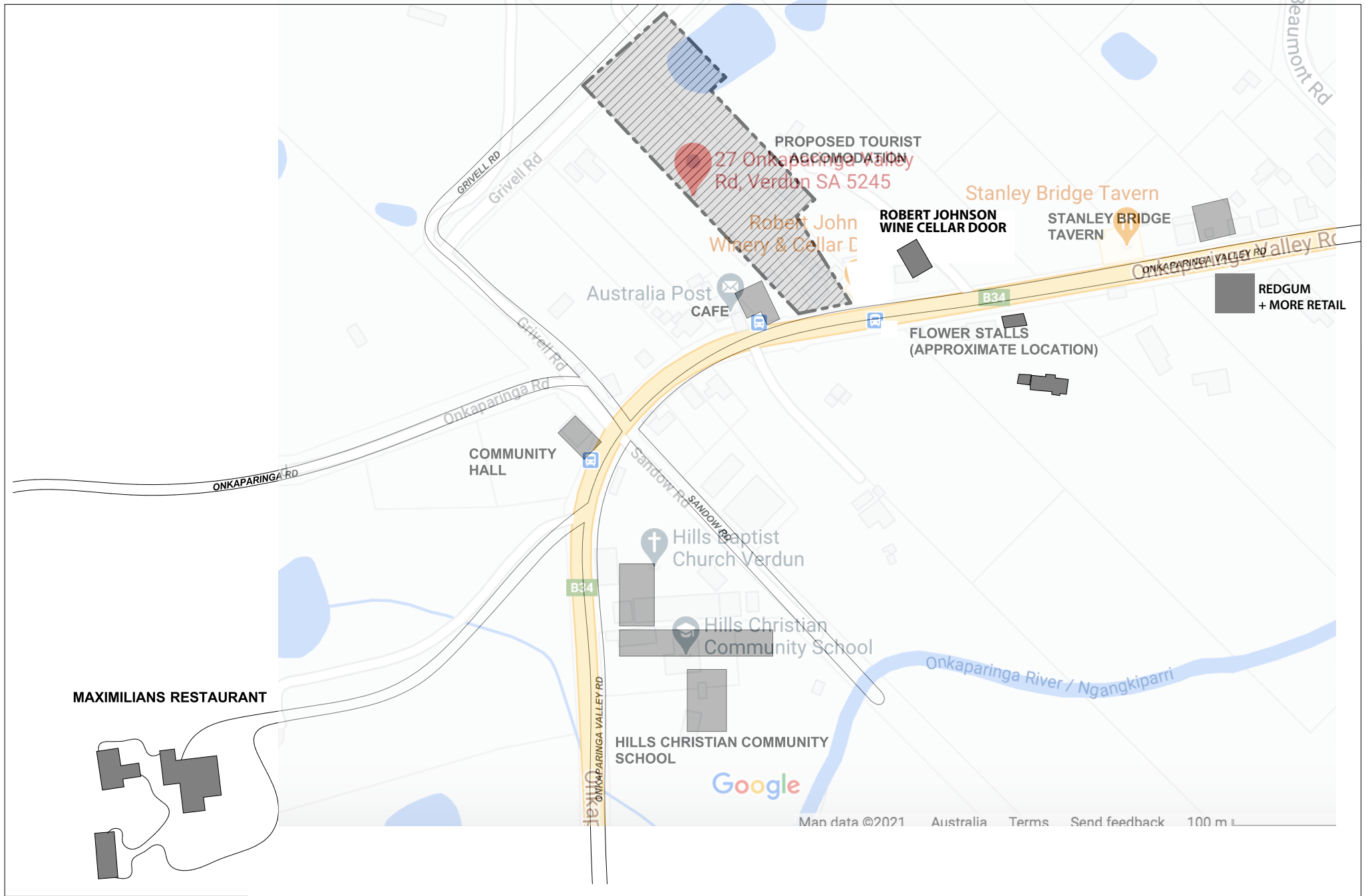
Ben Green & Associates

Ben Green, CPP MPIA
bengreen@bengreen.com.au


Enc

cc: Mr Scott Hruska / DC Architects

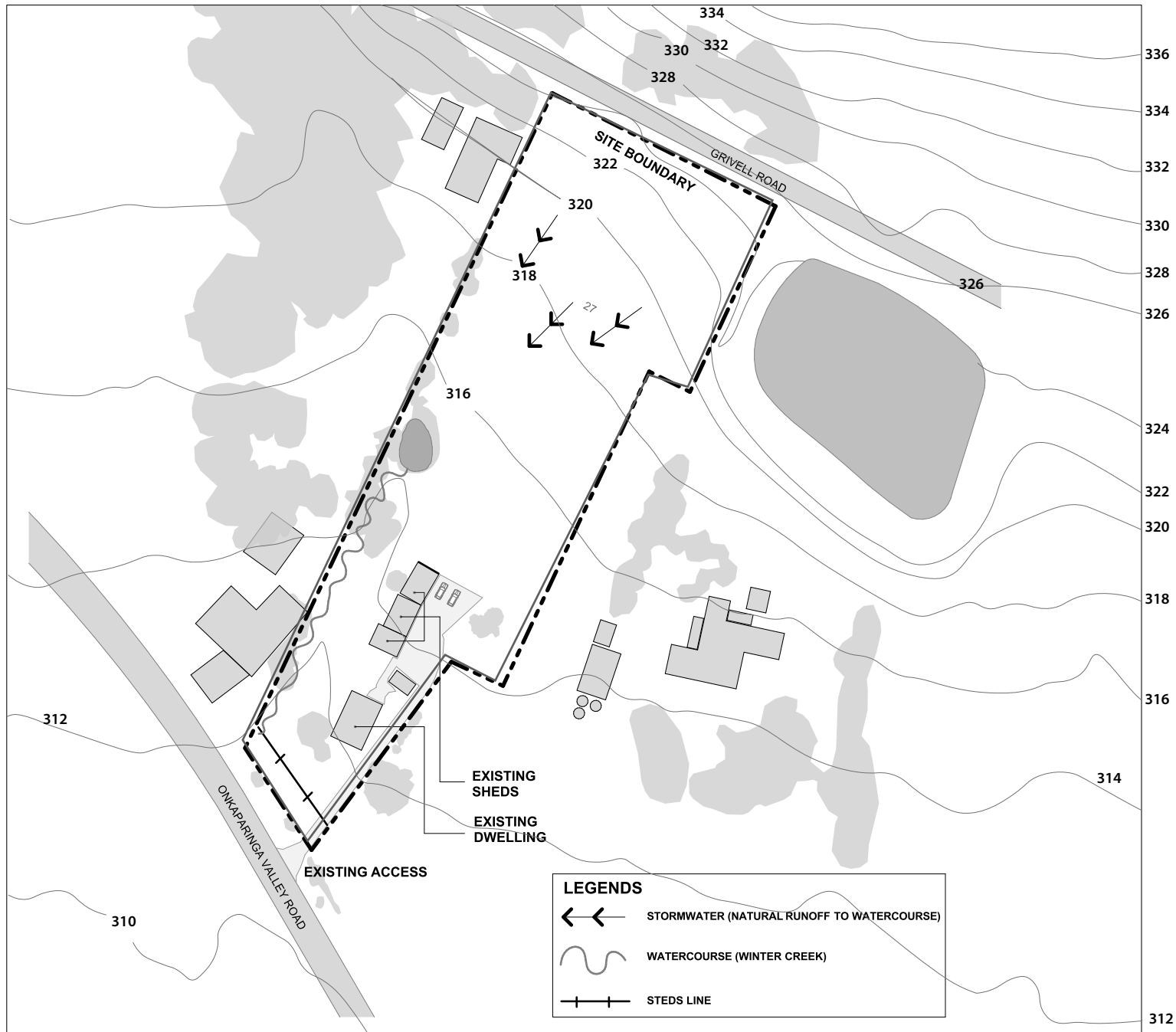
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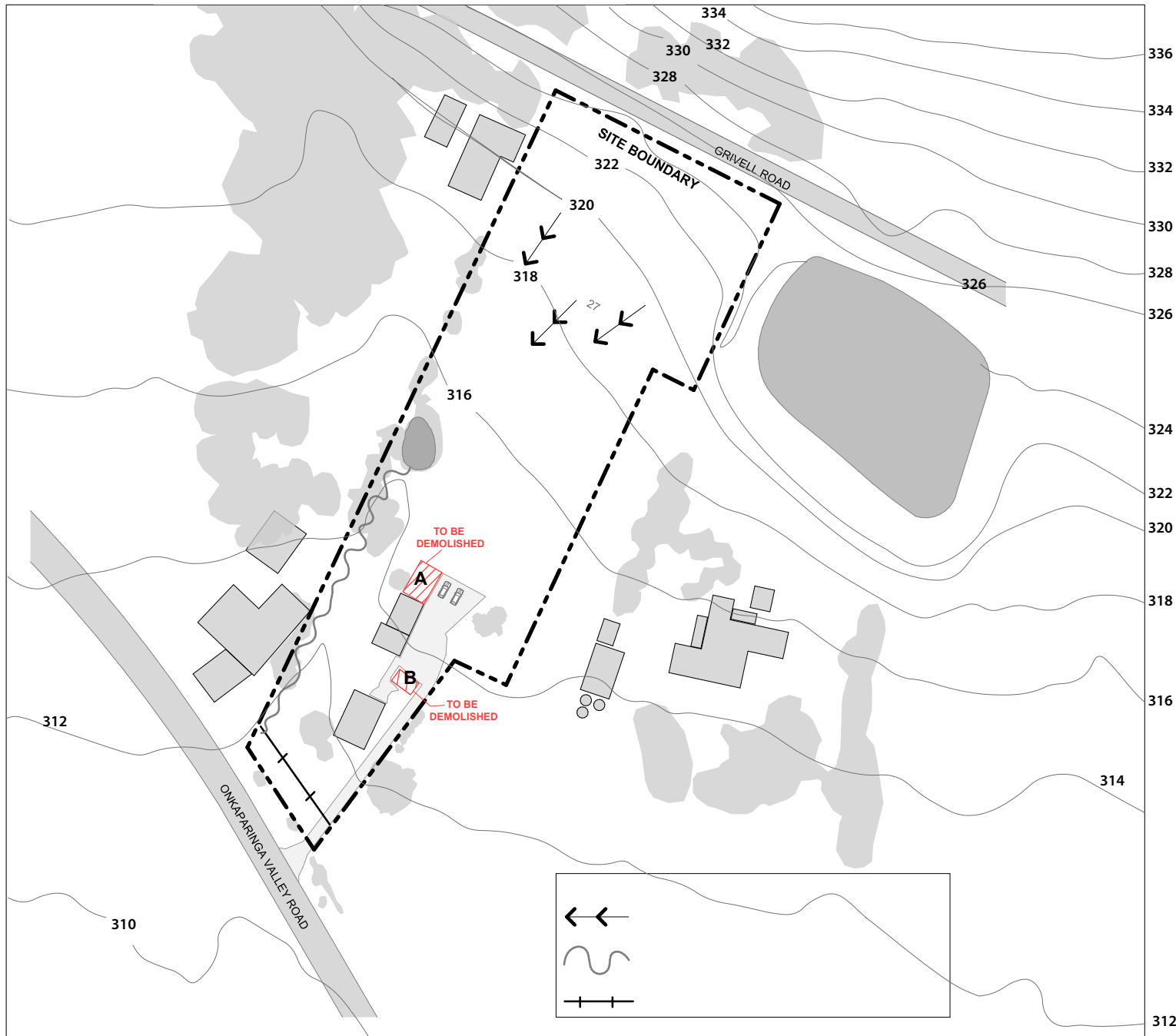
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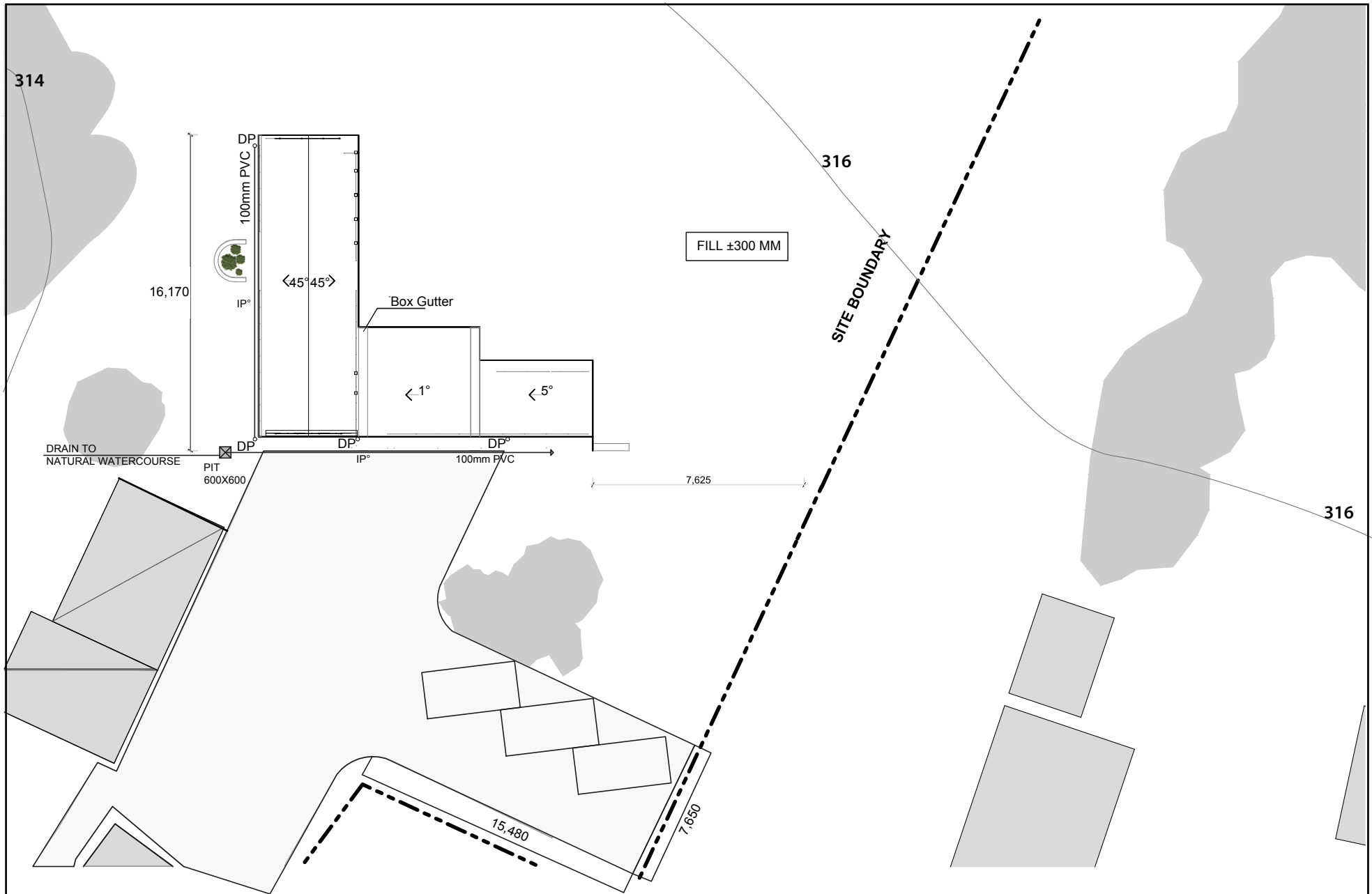
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LA FIDES STUDIO	W E P	www.lafidesstudio.com info@lafidesstudio.com +61 402 274 916		CLIENT/JOB Scott Hruska	ADDRESS 27 Onkaparinga valley road, Verdun, SA 5245	DRAWING Proposed Plan 1:1000	AMENDMENTS	DATE 20/01/2020	SCALE AS SHOWN	DRAWING ISSUED AS Planning	DRAWING No	SET OF
											A.01.4	
								DRAWN MK	PAGE SIZE A3	JOB No m-533-20		

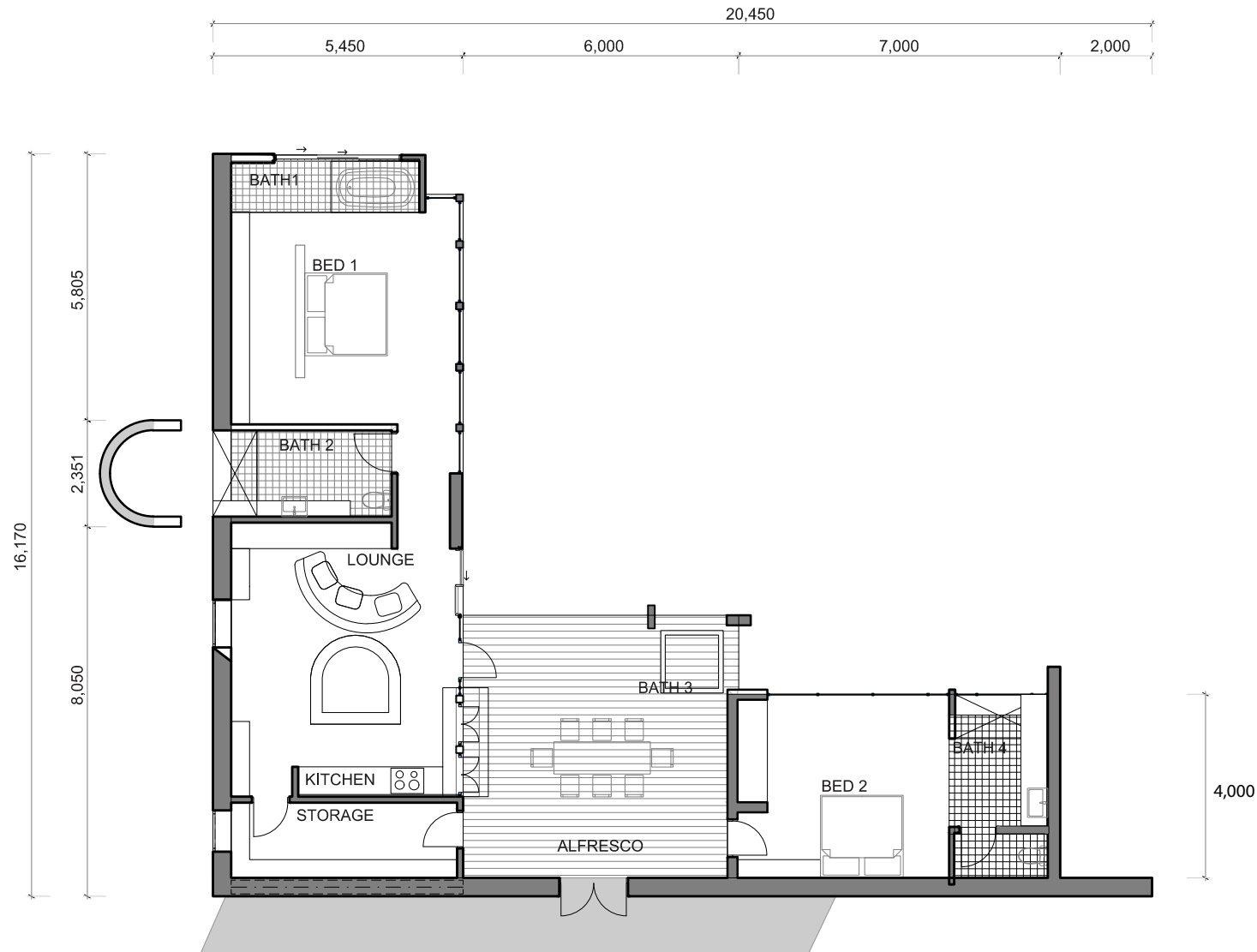
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							DRAWN MK	PAGE SIZE A3	JOB No m-533-20	A.01.5	

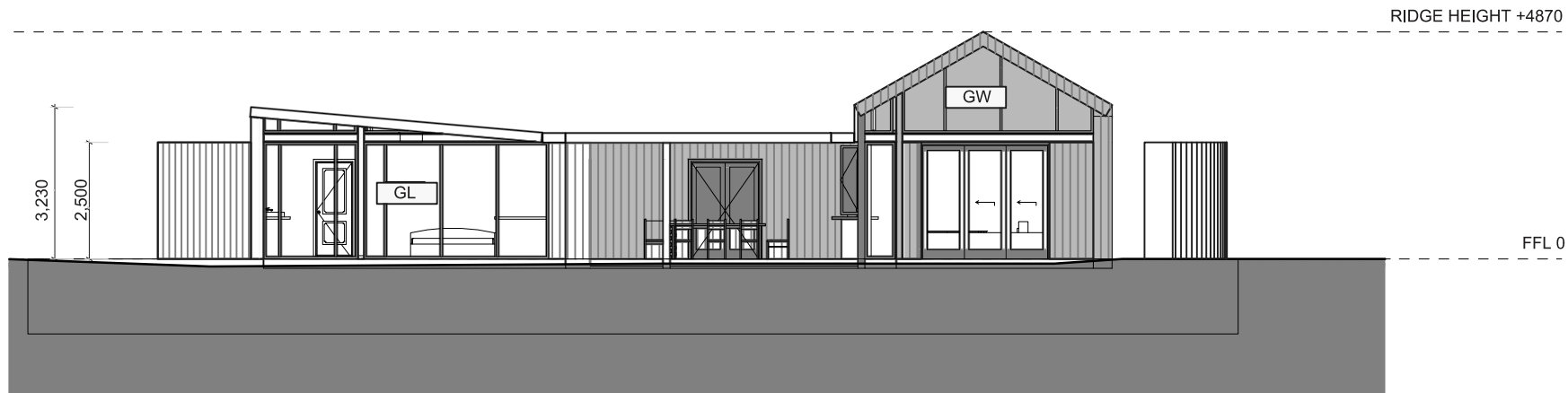
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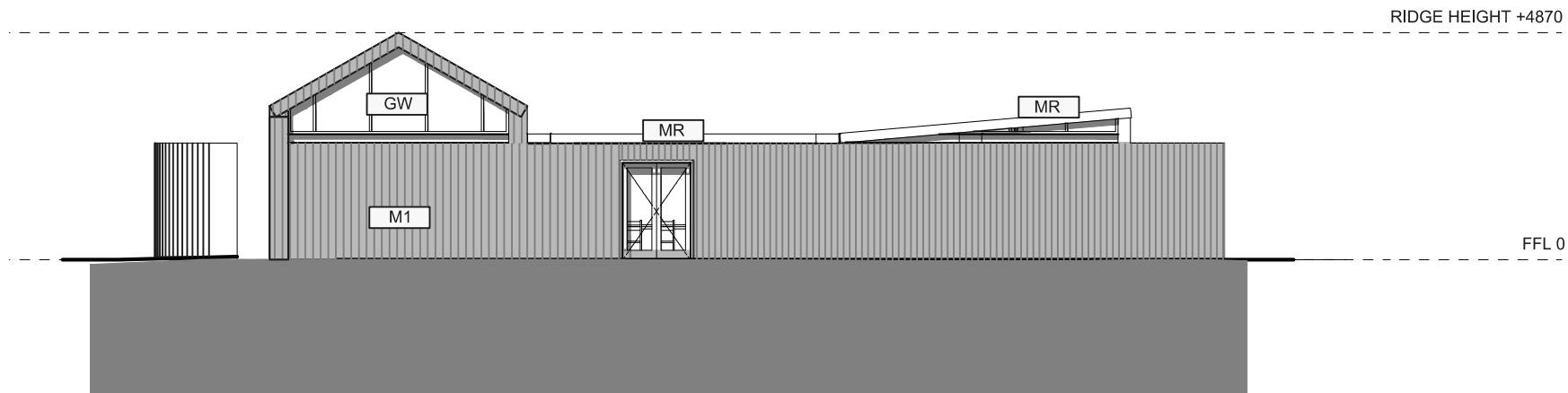
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								DRAWN MK	AS SHOWN A3	Planning JOB No m-533-20	A.01.6	

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NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

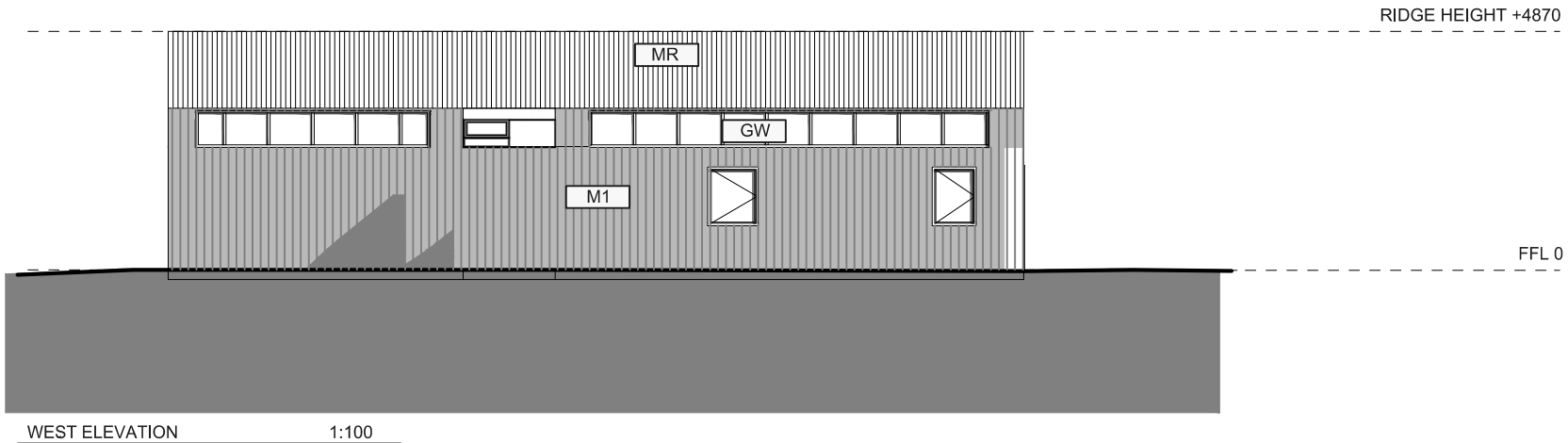
FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK PROFILE
GW	GLASS WALL
M1	METAL COLOURBOND BASALT TRIMDEK PROFILE
GUTTER	METAL COLOURBOND BASALT QUAD
DOWNPIPE	METAL COLOURBOND MONUMENT PROFILE
	CORNER FLASHING COLOURBOND BASALT

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							DRAWN MK	PAGE SIZE A3	JOB No m-533-20	A.01.7	

AMENDED 02/02/2021



FINISHES SCHEDULE

MR	METAL COLOURBOND BASALT TRIMDEK
GW	GLASS WALL
M1	METAL COLOURBOND MONUMENT PROFILE

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							DRAWN MK	PAGE SIZE A3	JOB No m-533-20		

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EMERGENCY RESPONSE PROCEDURE - BUSHFIRE/NATURAL DISASTERS

The Village Private Escape

Guests

1. At the sight or sound of a fire / emergency warning guests are advised to make their way to safety as quickly as possible as per our evacuation plan.

Staff

- At the sight or sound of a fire / emergency warning each worker must: Stop work and switch off any machine or equipment being used.
- Alert Fire Warden (Scott Hruska 0438100018) to activate ERP.
- The Fire Warden to contact relevant emergency services and Company management (refer to Key Contact List);
- Fire Warden to alarm and evacuate all staff and personnel to **HCCS School Oval** if safe and account for all personnel working on the property while fire passes. If necessary, restrict unauthorized access.

Designated Emergency assembly area = HCCS School Oval

If safe evacuate via South Eastern Freeway to City (if fire is not within the vicinity of 30 minutes (CFS))

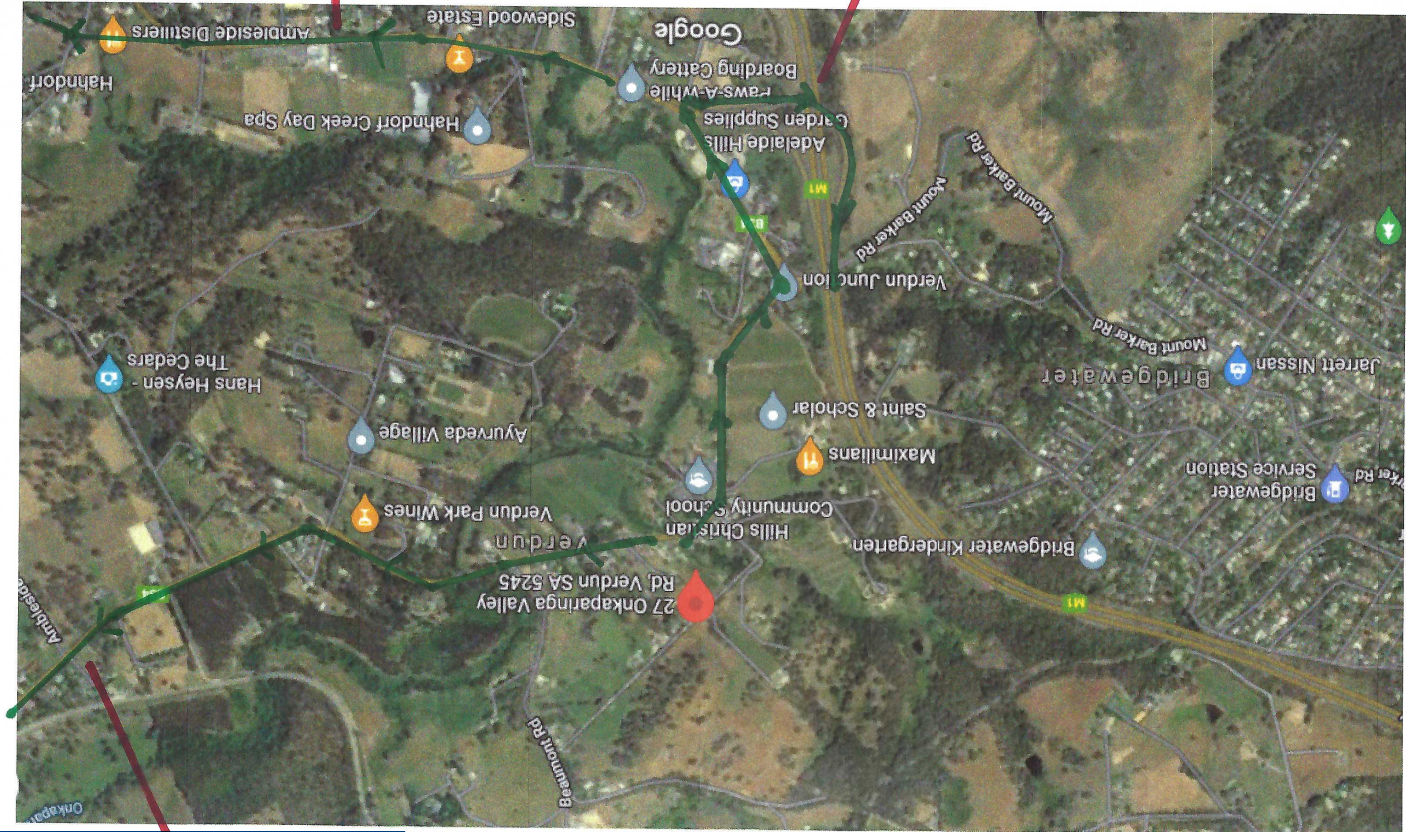
- Monitor the situation and assess the situation – e.g. can the fire be safely extinguish using equipment at hand (e.g. fire extinguisher).
- Do not attempt to re-enter the premises or workplace until clearance has been given by the Manager or Supervisor.

EVACUATION PLAN 27 ONKAPARINGA VALLEY RD

RECEIVED 02/02/2021

ADELAIDE HILLS COUNCIL

EVACUATION PLAN 27 ONKAPARINGA VALLEY RD



EVACUATION TO STRALINGA CITY

EVACUATION TO LITTLEHAMPTON CIRCLE

Bushfire Survival Plan checklist

<Instructions are listed throughout this template>

<Download [Your guide to Bushfire Safety](#) for the information you need to complete this plan>

<Every situation is different and your plan should take into consideration your personal circumstances>

<We've provided suggestions and examples, but you need to decide what is best for you and your family>

Sections:

- [Plan checklist](#)
- [Pre-season checklist](#)
- [Leave Early Plan](#)
- [Stay and Defend Plan](#)

This Bushfire Survival Plan is for: Staff and Guests of The Village Private Escape

When living at: 27 Onkaparinga Valley Rd Verdun 5245

Our [Fire Ban District](#) is: Mt Lofty Ranges

Important phone numbers	
Fire, Police, Ambulance: 000 (TTY 106)	Insurance Company: Elders
Doctor:	Insurance Policy number:
School:	Water Supplier: SA Water
Vet: Meadows Vet	Local Council: Adelaide Hills
Bank: nab	Electricity Supplier: AGL
<Other>:	Gas Supplier:
<Other>:	<Other>:

Fire Warden		Staff	
Name	Number	Name	Number
Scott Hruska	0438 100018	See attached list	

Bushfire Information Hotline 1800 362 361 (TTY 133 677)

Frequency of our local ABC or other radio station broadcasting emergency warnings:

Other ways we will stay informed:

Our nearest [Bushfire Safer Place](#) is: Balhannah Oval

Our nearest [Bushfire Last Resort Refuge](#) (if all plans fail) is: HCCS School Oval

Pre-season checklists

Before the bushfire season, it's important to prepare your property and your family.

- ☐ [Know your risk](#)
- ☐ [Prepare your property](#)
- ☐ [Prepare your emergency kits](#)
- ☐ [Practise your plan](#)

Knowing our risk:

- ☐ I know the bushfire risk and history of the area
- ☐ I know the bushfire risk of my property (you can use the [Household self-assessment tool](#))
- ☐ I have read this season's [Your guide to Bushfire Safety](#) or attended a community meeting with the CFS

Preparing our property:

- ☐ Check that trees and shrubs still have space between them (horizontally and vertically) so they don't form a continuous canopy. Prune if needed.
- ☐ Remove dead vegetation from around your home and prune lower limbs of trees.
Check with your council to see if a permit is required to burn off garden waste, or dispose of the material through mulching or at a council rubbish dump
- ☐ Remove bark, heavy mulch, wood piles and any other flammable materials close to our home and sheds.
- ☐ Ember-proof your home: seal gaps and areas under your home, verandahs or balconies; repair any loose tiles or gaps in your roof; cover windows, crevices and vents with fine wire mesh or flywire; repair or fill nooks and crannies where leaves or embers could gather.
- ☐ Slash or mow long grass and remove cut material (unless it can rot down before summer).
- ☐ Remove weeds.
- ☐ Cut back trees overhanging your home.
- ☐ Remove fallen branches and other debris.
- ☐ Remove leaves from gutters.
- ☐ Check and service all mechanical equipment, including grass cutters, water pumps, sprinkler systems and fire extinguishers.
- ☐ Check insurance is still adequate
- ☐ Prepare / check your emergency kit (see kit section)
- ☐ Check your fire clothes still fit (see clothing section)
- ☐ Review, update and practise your Bushfire Survival Plan.

We will also:

- ☐
- ☐

Preparing our emergency kits

General items - *location of GRAB KIT: Top shelf in store room*

Leaving Early Plan

It is recommended that you leave early if:

- ☐ There is a Catastrophic Fire Danger Rating.

We will follow this plan when:

The declared Fire Danger Rating is the following
Catastrophic (Total Fire Ban)

When to go

At the first notification of danger or CFS declaring a watch and act zone

Where we will go and how we will get there:

Location 1: Balhannah Oval	Route: Onkaparinga Valley Rd
Location 2: Littlehampton Oval	Route: Mount Barker Rd
Location 3: Stirling Oval	Route: Stirling via South Eastern Freeway

We will take:

Our Fire Grab Kit for the property

Any Pets

We will tell: (before and after)

Notify : Scott Hruska (Fire Warden) 0438100018

We will come back when:

when a lower Fire Danger Rating is released

Back-up plan if we don't get out before a fire:

Shelter in the Stone Cottage at the front of the property

Our Pets and Farm Animals

Chickens : Will come with us

Cows : Will be left at home (with fresh food and water)

- ☐ Call neighbours
- ☐ Get into fire clothes
- ☐ Turn on sprinklers
- ☐ Shut doors / windows
- ☐ Put tape across the inside of windows so they remain in place if broken
- ☐ Watch out for embers

For our personal situation, we will also do the following:

- ☐ Prepare livestock
- ☐ Notify all staff

As the fire approaches:

- ☐ Fight spot fires
- ☐ Wet vegetation near your house with a hose or sprinkler (now that the fire is closer)
- ☐ Shut all windows and doors and place wet blankets and towels around windows and door edges to keep out smoke and embers
- ☐ Prepare inside your house (e.g. remove curtains, move furniture away from windows)
- ☐ Stay close to the house, drink water and check welfare of others
- ☐ Patrol the inside of the home as well as the outside for embers or small fires

As the fire front approaches (fire about to arrive):

Take all firefighting equipment inside such as hoses and pumps as they may melt during the fire

- ☐ Move inside the house until the fire front passes. If possible shelter in a room that it is on the opposite side of the house to the approaching fire and has two exits
- ☐ Patrol the inside of the home - including checking the ceiling space - for embers or small fires
- ☐ Continue to drink water

After the fire has passed:

- ☐ Remember to put on any protective clothing you removed while inside
- ☐ Go outside and extinguish small spot fires and burning embers
- ☐ Hose down the house, paying special attention to the roof space, window frames and under-floor areas
- ☐ Patrol the property inside and out, including the ceiling space and extinguish any fires. Sparks and embers will continue to fall and smoulder, so keep checking for several hours
- ☐ Let everyone know that you are okay
- ☐ Monitor the radio for updates
- ☐ Stay with your home until you are sure the surrounding area is clear of fire.

For our personal situation, we will also do the following:



Bushfire Information Hotline
1800 362 361 (TTY 133 677)
cfs.sa.gov.au



**Be aware of the Fire Danger Rating
and know what to do**



Fire Danger Rating What should I do?

CATASTROPHIC TOTAL FIRE BAN	Leaving high risk bushfire areas the night before or early in the day is your safest option – do not wait and see. Avoid forested areas, thick bush and long, dry grass.
EXTREME TOTAL FIRE BAN	If you are not prepared to the highest level, leaving high risk bushfire areas early in the day is your safest option. Be aware of local conditions and get information.
SEVERE TOTAL FIRE BAN	Well prepared homes that are actively defended can provide safety – check your Bushfire Survival Plan. If you are not prepared, leaving bushfire risk areas early in the day is your safest option. Be aware of local conditions and stay informed.
VERY HIGH	Check your Bushfire Survival Plan.
HIGH	Monitor conditions.
LOW-MODERATE	Leave if necessary.

You could be at risk travelling in the country during the bushfire season. Recognise the warning signs, and learn what to do to keep yourself safe.

Bushwalking

Avoid bushwalking on Total Fire Ban days, but if you are caught in a bushfire:

Do not try to outrun the flames.

- Head for natural fire breaks, e.g. clearing or rocky outcrop
- Keep away from high ground in the path of the fire
- Cover yourself or shelter behind a solid object (e.g. a rock or solid structure) to protect yourself against radiant heat

Camping and houseboats

If camping, staying in a caravan park or travelling in a houseboat:

- Ask if there is a Bushfire Safer Place or safe area nearby
- Sheltering in a brick toilet building or shower block might be an option
- Be careful using generators
- Make sure you are familiar with local restrictions applying to fires and barbecues
- If you are visiting a national park, contact your local parks office or ask the Rangers about the local fire and barbecue regulations. Some parks are closed on fire danger days so you may need to leave your campsite

Check the CFS website cfs.sa.gov.au and fact sheets for more information



Where to go on fire danger days

Leaving a high risk bushfire area early, before a fire starts, is always the safest option for your survival.

We have identified places that can offer relative safety from a bushfire. For more information and maps of these places visit cfs.sa.gov.au.

Bushfire Safer Places

BUSHFIRE SAFER PLACE



Adelaide Metropolitan area, outer suburbs and rural settlements. Use if you need to relocate early.

Suitable for use during forecast bad fire weather or during bushfire. May be subject to sparks, embers and smoke.

BUSHFIRE LAST RESORT REFUGE



Ovals, buildings in rural areas. Use only if your plan has failed.

Not suitable for extended use and provides only limited protection during bushfire.

Stay informed

ABC Local Radio, FIVEaa Radio, Sky News Television, ABC News 24

Contact the Bushfire Information Hotline

on 1800 362 361 (TTY 133 677) cfs.sa.gov.au



cfs.sa.gov.au



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www.alert.sa.gov.au



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