

Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:
The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on Holiday Village

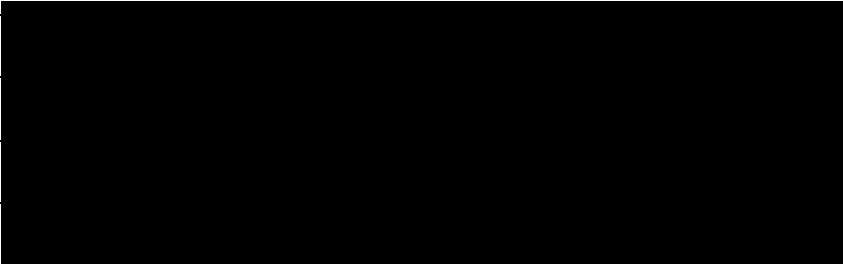
Comments on the Water Park

General comments.
I have no issue with having a holiday village or water on the site. However, I am very concerned about the water issue. We moor our houseboat at the Mannum Waters Marina and look directly out over the water. It is abundant with wildlife down there due to the water. We see such a range of birdlife down there that it would be a crime to allow the water to drain so that these birds lose their habitat. I am also concerned that with the water being drained to leave just pools left that it will very soon be a breeding ground for mosquitoes which can not only be annoying but can carry disease. I believe that the water should stay where it is and that more water should be 'purchased' so that it can fulfil the needs of the holiday park and water park. One of the main reasons we moved our houseboat to Mannum Waters Marina was because of the view of the water and the amazing wildlife that we see there. Please don't let us lose this important water source.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name		
Contact Number		
Email address		
Postal Address		

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

How do I invest in the Holiday Village. Mannum needs more accommodation.

Comments on the Water Park

Fantastic idea. We are all in favour. This will bring tourists to the town. Tourists mean dollars spent on our local businesses. This means new businesses and infrastructure. This means new opportunities and need for more new businesses and let us not forget all the extra jobs while building the Water Park and when it is operating. Such an exciting opportunity and prospect.

General Comments

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO Box 1815
Adelaide SA 5000

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:
The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

THE HOLIDAY VILLAGE WILL BE A GREAT ASSET TO MANNUM AND SURROUNDING AREAS.

Comments on the Water Park

ATTRACTING NEW VISITORS TO MANNUM HAS BEEN THE GOAL OF THE PROGRESS ASSOC. AND THE TOWN IN GENERAL FOR MANY YEARS.

THIS DEVELOPMENT WILL HELP A LOT TO ATTRACT VISITORS AND EVEN NEW RESIDENTS TO THE AREA.

General Comments

THE MARINA AND HOUSING DEVELOPMENT IS ALREADY FANTASTIC.

THIS WILL ADD A LOT TO THIS AREA OF MANNUM.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO 1815 Adelaide SA 5000

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	‘Mannum Waters’ Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

Please refer to the attached
letter outlining our concerns in
relation to the Holiday Village + Water Park

Comments on the Water Park

General Comments

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General’s Department
GPO 1815 Adelaide SA 5000

Amendment to the Environmental Impact Statement

Mannum Waters Holiday Village and Adventure Water Park



The Dairy Farm adjacent to this proposed development, has been operating for at least 100 years and the Boulderstone and Simons families have worked this land for approximately 60 years. Geoff and Heather, the current owners and managers have been operating the site for about 40 years.

We believe that it is fundamental for this new proposal to acknowledge our presence, and our right to continue to operate unimpeded by this change in use of the adjacent land.

We also raise several key concerns relating to the safety of the road, and noise and other impacts associated with both the waterpark operation and our dairy operations.

Traffic and Safety

We are located right next door to the next stage of the development. Since the Marina commenced in 2010 and the road was sealed, we have seen a significant increase in the traffic flow and believe that there are about 1000 cars per day travelling on it now.

We have milk tankers, suppliers, fuel tankers, grain trucks, hay trucks, tractors, 4 wheelers entering and exiting our property on a regular basis. Our business owns and operates on both sides of Belvedere Road, so our 300+ cows cross Belvedere Road regularly as well. We believe that on the completion of the development that the traffic flow is going to increase dramatically and that the type of traffic, and hence speed, will also change.

We consider that the current speed limit of 100km/hr needs to be reduced to 80km/hr, not just for the safety of our staff etc but also for the safety and welfare of everyone who live or travel on Belvedere Road. People need to have more respect for what's happening on the road as we have witnessed many accidents. We have witnessed three car rollovers within a six-week period and believe that at the current speed limit, we do not think that it's a matter of if something serious is going to happen, it's just a matter of when, and we would like to try to avoid that.

The Traffic Report for this development focuses on the fact that this proposal replaces other housing on the site and hence there will not be a significant change in the numbers. It does not take into account that permanent residents understand the road and driving conditions and also have respect for the neighbours and the safety of all. The new proposal will bring many "one-off" visitors, who may not understand the conditions and who are possibly only focussed on travel times. The Water Park, in particular may bring people who are more "thrill seeking", who are also more likely to travel faster on the roads.

Security and Amenity

We need clarification that a proper fence is going to be erected between us and the development. This is both for our security and to provide a noise barrier. While the report looked at the location of dwellings near the development, it did not acknowledge the presence of our livestock. Milking cows can be affected by external noise, particularly the type that may emanate from the Water Park. While our dairy is fully licenced and EPA compliant, we acknowledge that there will be noise and odours at times from our operations. We are concerned that tenants in a Holiday Park may raise concerns and cause complaints, but we need understanding that we are a long-term existing operation, and any complaints should not be used to impact our livelihood.

Stock Movement

When the original proposal commenced, we spoke to the developers about a proposal to put an underground culvert in to allow the cows to cross the road with safety with the motorists. At the time the developers were quite in favour of the culvert but unfortunately it never eventuated, which was disappointing. A cow culvert would not only be for the safety of our livestock and our workmen, but it would also benefit all the road users including new tourists that will be coming to visit in the future. We believe it should still be given consideration.

We have sent a letter to the Mid Murray Council in relation to our concerns regarding the next stage of the development.

As the adjoining land owner to the development we have been very disappointed that we haven't been contacted personally to discuss any issues that may need to be addressed in relation to it. We would be more than happy to discuss our above concerns with you in the near future.



Subject Land: 'Mannum Waters' Residential Marina
Close Date: 26 March 2021

Name
Contact Number
Email address
Postal Address

Context:
The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village
a good idea.
Concern about extra traffic along Belvedere Rd. need to reduce speed limit to 80km/h
back Belvedere

Comments on the Water Park - Dairy close by. - Cows cross Rd x 2
Concerns re noise - neighbours - need [a day
better fencing - also noise affecting those
who live in the marina
Risk - water licences, possible contamination
and water from park
Additional traffic along Belvedere Rd.

General Comments
Concern re water for use on wetland
area. ELUA - NOT SURE THIS IS OK
MARINA MAY NEED TO BUY MORE WATER.
Concern extra traffic put pressure further
along Belvedere - near north terrace +
down to OTR corner already an issue.

Webb, Lee (AGD)

From: DIT:SPC Applications
Sent: Monday, 29 March 2021 9:34 AM
To: Webb, Lee (DIT)
Subject: FW: Mannum Waters Residential Marina Submission on amendment to EIS
Attachments: 9D442088-C95C-4E05-8A03-702D5412D172.jpeg

State Planning Commission - Applications

Planning and Land Use Services
Attorney General's Department
T 1800 752 664 • E spcapplications@sa.gov.au
Level 5, 50 Flinders Street, Adelaide SA 5000 • PO Box 1815, Adelaide SA 5001



[REDACTED]
Sent: Friday, 26 March 2021 9:47 AM
To: DIT:SPC Applications <SPCApplications@sa.gov.au>
Subject: Mannum Waters Residential Marina Submission on amendment to EIS

Good Morning ,
Please find attached my feedback in regards to the amendment to EIS Communication is key.
First up I think the WaterPark and Caravan Park are a great idea as long as there is consideration to Extra Noise that may occur to residents of the marina(some who have not been advised of planned Impact to any noise on the dairy not so much the people but the cows.
Speed restrictions
Reducing the 100km to 80km close to the new entrance is a start but it needs to come back to before the dairy there are bends and blinds spots plus the cows do crops up to twice a day given the increased traffic and use of Belevedere rd this needs to be considered.
Extra traffic on corners closer to town that already are an issue I'm up near North Terrace ,Showgrounds and the corner near OTR which has been an issue.
Water licences for the water Park and CaravanPark it needs to be very clear that an ongoing water licence must be part of the development.
Use of ELMA water for the wetting of the wetlands and where the pipes sit for draining and filling needs to be considered,there was much conversation on the openly my concern is it could be not done properly for the environment of the wetland and the river,wetting and drying is soi port at but some residents may not like the drying of the wetland due to look and smell.
Please note these are my own opinions having been a Mannum Resident for over 20 years,I am also a Elected Member for the Mid Murray Council(these are my own views)I hav also been contacted by local i and out of the marina.
thank you for taking my submission

[REDACTED]
[REDACTED]
Addit I picked up early on that the Appendix E traffic report was missing from the documents on line and printed copies I did advise the dept and Mannum Waters and got a copy of the appendix.
Some may not have received a copy of this and it is an important document.

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

One would hope that the new Holiday Village complies with all relevant compliance & regulations require to set up a Holiday Village/Caravan Park. This Holiday Village/Caravan Park will be within the environmental zone of the Murray River therefore short term & long term activities, planning, policies, procedures & documentation must be in place to protect the riverbanks, vegetation, bird life, waterways & neighbours. Buildings should be of environmental sustainable materials. This plan needs to be a high standard of presentation & appeal because the Mannum Waters Residential area is not well cared for & needs attention in the presentation area. Has been in this state for way too long.

Comments on the Water Park

A high minimum water licence should be required. Noise factor with decimal points tested & recorded. Impact on bird life, native animals Dairy cows next door, people in village as well as marina & neighbours. Hours of operation & night lighting. River birds are disappearing around the Mannum area with the build up of activity.

Sewage treatment works - monitored & treatment usage for reclaimed water to a level where it can be used in public areas safely.

General Comments

Belvedere road usage will increase. - Speed limits will need attention with Caravans, Boats & Trucks. Cows cross the road & a Cow Tunnel should be implemented for safety measures. The Dairy farm owners need to be consulted in detail so they are fully informed of departmental reports that may have impact on them. The dairy farm employs people & generates a lot of money into this area. Salinity - Regular testing of water from Holiday Village & Water Park going through wetlands into the river. Wetlands need to be of a suitable design to filter the water before going into the river with water testing occurring on a very regular basis. In general the whole site needs to minimise the water run off from all sites to minimise pollution & salinity to the river.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO 1815 Adelaide SA 5000

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	‘Mannum Waters’ Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

Adjustment of the speed limit on Belvedere Rd from 100 kph to 80 Kph will be required for safe turn into Village

Comments on Adventure Water Park

Adjustment of the speed limit on Belvedere Rd from 100 kph to 80 Kph will be required for safe turn into Water Park

BASIS

Tallwood have failed to consider the impact of the loss of amenity in converting permanent wetlands to ephemeral wetlands on the enjoyment and residential land values of Mannum Waters residents in their Amended Environmental Impact Statement (AEIS) and hence have failed to adequately document the “proponent’s commitment to meet conditions proposed to avoid, mitigate, satisfactorily manage and/or control any potentially adverse impacts of the development on the physical, social or economic environment” as required in the Guidelines to the preparation of the AEIS.

RATIONALE

In developing and marketing the Mannum Waters Marina and Estate, Tallwood P/L created three wetlands as a positive environmental offset to the development. Since the wetlands filled with water, a wide range of native birds and aquatic species have become resident and are a key aspect of the Riverside Living lifestyle that is promoted as a Mannum Waters feature. The constructed wetlands and the ecological role they play are an important addition to the Baseby Linear Wetland and are truly a part of the amenity for land holders and residents of Mannum Waters.

The levy banks created to contain the eastern wetlands are a valuable resource for walking and some cycling, however, the condition of most of these have deteriorated as a result of either flooding (e.g. 2016) and excessive wave activity has exasperated by the flood damage to the western-most levy bank. Reconstruction of these levy banks as proposed in the Amended EIS (to create ephemeral wetlands) should include substantial asset-protection pipes within the levy (above River pool height) to minimise the impact of flooding events.

The wetland edge is approximately 8 metres from adjacent residences, and while residents are prepared to accept the impacts on the wetlands from climate induced droughts or flooding, I am concerned that anaerobic conditions and airborne pests such as mosquitoes will increase if wetland levels fall to exposed the mud substrate as a result of Tallwood's plans to permanently reduce the water levels in the wetlands.

The proposal in the Amended EIS to create ephemeral wetlands from the now fully functioning constructed wetlands could have a permanent detrimental affect on the amenity of my residential property adjacent to the constructed wetlands.

Also, Tallwood has taken pre-emptive action and has already removed at least one pipe, ensuring two-thirds of the constructed wetlands do not receive River Murray flows. This has already resulted in a noticeable drop in water levels in the approved wetlands, and such action should have awaited the approval to Amend the previous EIS and change what had previously been approved.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO Box 1815
Adelaide SA 5000

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name:	
Contact Number:	
Email address:	
Postal Address:	

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

We are not against the project proceeding but wish for due consideration to be given to the following conditions both during construction and when in operation:

1. The prevention of wind borne dust, smoke and odour from impacting the lives and property of the occupants of the marina.
2. A suitable curfew for noise both during construction and when in operation, especially loud music. It should be at least comparable with the conditions in place for marina residents.

Comments on the Water Park

1. The prevention of wind borne dust, smoke and odour from impacting the lives and property of the occupants of the marina.
2. A suitable curfew for noise both during construction and when in operation, especially loud music. It should be at least comparable with the conditions in place for marina residents.

General Comments

That the currently inadequate 15 amp supply of electric power to the individual berths at Mannum Waters Marina should not be further impacted by the increased power requirements of this proposed development.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO 1815 Adelaide SA 5000

Mannum Waters Residential Marina
Submission on Amendment to the EIS

Applicant:	Tallwood Pty Ltd
Nature of Development:	Amendment to EIS – Holiday Village and Water Park
Development Type:	Major Development – Variation to an Approval
Subject Land:	'Mannum Waters' Residential Marina
Close Date:	26 March 2021

Name	
Contact Number	
Email address	
Postal Address	

Context:

The staged construction of the approved residential marina development commenced in 2010. The proponent now wishes to add a holiday village and adventure water park to the eastern end of the site.

Comments on the Holiday Village

As a landholder in Mannum Waters (32 Spoonbill Crt) with an intent to build in the future I have read the proposed Plan and support the Holiday Village and Water Park, as articulated in the Plan.

Comments on the Water Park

As above.

General Comments

Further greening of the Mannum Estate is required and a bike track linking the Holiday Village/Mannum Waters to the main town of Mannum would be great.

Mini golf is always popular – similar to West Beach Caravan Park.

A partnership with BBQ buoys similar to the River Torrens would provide the opportunity for holiday makers without a boat to be on the river – in a zoned area.

Scan and email to: majordevadmin@sa.gov.au or

Post to: Minister for Planning and Local Government,
Attention: Robert Kleeman
Planning and Land Use Services – Attorney-General's Department
GPO Box 1815
Adelaide SA 5000