Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Wednesday, 12 July 2023 10:51 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

Hello Gab

Please see below representation for the Mount Lofty Golf Club 😊

S

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, July 12, 2023 10:04 AM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

> You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

Not at this stage no

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Wednesday, 12 July 2023 10:52 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

Hello Gab

Please see below representation for the Mount Lofty Golf Resort 😊

S

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, July 12, 2023 10:23 AM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

> You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I do not support any vegetation removal in a biodiversity, extinction and climate crisis

---

What could be done to address your concerns?

Use a brownfield site or do not build

Do you have any other feedback you would like to share about the proposed development?

Focus on what's needed for our survival, not for luxury. We have already done too much damage that we need to restore.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 12 July 2023 4:05 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I have concerns about the location being a single entrance/exit road in a fire risk area. Increasing the population of people at any given time trying to leave via a single exit is concerning.

What could be done to address your concerns?

Consider alternate location with dual entrances/exits

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 12 July 2023 4:30 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I am neutral towards the development

Do you have any concerns about the proposed development?

I am concerned about removing native vegetation and trees

What could be done to address your concerns?

Please make sure the development prioritises keeping and expanding the amount of native habitat and trees in the development

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Thursday, 13 July 2023 9:03 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

Categories: Orange Category

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, July 12, 2023 5:42 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

> You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

It will destroy an area of ecological importance

What could be done to address your concerns?

Don't approve the expansion and destruction of natural area

Do you have any other feedback you would like to share about the proposed development?

The Mount Lofty area has great ecological and cultural importance, and must be protected

---

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Thursday, 13 July 2023 9:03 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: Mount Mount Lofty Golf Resort - redevelopment of Stirling Golf Club

Categories: Orange Category

OFFICIAL

From: [redacted]
Sent: Wednesday, July 12, 2023 5:49 PM
To: DTI:SPC Reps <spcreps@sa.gov.au>
Subject: Mount Mount Lofty Golf Resort - redevelopment of Stirling Golf Club

> You don't often get email from [redacted] Learn why this is important

Hello,

I am writing in regard to the Mount Mount Lofty Golf Resort - redevelopment of Stirling Golf Club. I am firmly against the removal of trees and vegetation.

It is a poor example at a time when the retention of vegetation cover is important in our flight against climate change.

The proposed cleared vegetation lies with the State Significant Native Vegetation Overlay. It is abhorrent that it is viewed that such important vegetation can be simply cleated and offset by contributing to a fund.

Yours sincerely,
[redacted]
[redacted]

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Thursday, 13 July 2023 9:04 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

Categories: Orange Category

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, July 12, 2023 9:25 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

> You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I do not support the clearance of stringybark messmate forest for development of any kind including this golf course in the Adelaide Hills. This type of vegetation community including the undergrowth ecology is extremely important remnant habitat for the many decking woodland bird species in the Adelaide Hills.

What could be done to address your concerns?

Refuse any plans:applications to clear remnant native forests especially stringy bark messmate.

Do you have any other feedback you would like to share about the proposed development?

The cumulative impacts of native vegetation clearance that occurs when many new developments are approved should be a priority consideration when deciding whether a development can go ahead. You only have to look at the aerial mapping to see the extent of remnant vegetation that has already been lost.

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Thursday, 13 July 2023 9:04 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

Categories: Orange Category

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, July 12, 2023 10:34 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

> You don't often get email from notifications@engagementhq.com. Learn why this is important

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

What could be done to address your concerns?

The amount of vegetation clearance is excessive and irresponsible. No justification for clearing irreplaceable rare trees for profit

---

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Friday, 14 July 2023 9:19 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, July 13, 2023 9:59 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - I have family who live in this community and I visit infrequently.

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The change of a natural beautiful area to be a developed resort area that doesn't bring housing or financial updates to the locals as well as affects the nature area.

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Monday, 17 July 2023 8:21 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, July 16, 2023 10:43 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - Was a long term member of the golf club, and lived adjacent the course for several years

---

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

Do you have any other feedback you would like to share about the proposed development?

This is a much needed development for the Stirling area. There is a need for this type of accommodation which I believe will draw more people to the area and further support local businesses.

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Monday, 17 July 2023 8:22 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, July 16, 2023 9:32 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Really? A major development with an extra 200 cars on the top of a hill with only limited access? This is an unacceptable high fire danger. Unnecessary loss of too much green open space . Loss of too much vegetation. This is just to prop up a mediocre golf course when playing golf and courses are failing all over the country. One example is the Belair National Park golf course being abandoned. Throwing good money after bad.

What could be done to address your concerns?

nothing. Can it.

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Monday, 17 July 2023 8:22 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, July 16, 2023 4:20 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

Although I support the upgrade of the golf club facilities, the current proposed development is unacceptable. The loss of native vegetation and the excessive accommodation disregards the Hills environment in respect to low impact tourism and protection of the native vegetation already under threat.

What could be done to address your concerns?

Significantly reduce proposed accommodation plans and provide assurance that there is no loss of native bushland.

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Monday, 17 July 2023 8:23 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: Feedback submitted for Major Development

OFFICIAL

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, July 15, 2023 5:42 PM
To: DTI:SPC Reps <spcreps@sa.gov.au>
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_ass
Submission Id	1247919
Submission Time	15 Jul 2023 5:42 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in

the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping.

Documents

- Fact sheet (PDF, 233 KB)
- Development Report (PDF, 3940 KB)
  - Appendix A - Guidelines (PDF, 773 KB)
  - Appendix B - Detail survey (PDF, 1455 KB)
  - Appendix C - Plan of subdivision (PDF, 564 KB)
  - Appendix D - Architectural drawings (PDF, 30760 KB)
  - Appendix E - Landscape plan (PDF, 8931 KB)
  - Appendix F - Economic analysis (PDF, 644 KB)
  - Appendix G - Tree impact assessment (PDF, 12630 KB)
  - Appendix H - Sustainability strategy report (PDF, 1051 KB)
  - Appendix I - Traffic and access impact statement (PDF, 2431 KB)
  - Appendix J - Waste management and minimisation plan (PDF, 428 KB)
  - Appendix K - Geotechnical investigations (PDF, 1805 KB)
  - Appendix L - Design statement (PDF, 5568 KB)
  - Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
  - Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
  - Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
  - Appendix P - Hazard management plan (PDF, 635 KB)
  - Appendix Q - Bushfire survival plan (PDF, 192 KB)
  - Appendix R - Environmental noise assessment report (PDF, 651 KB)
  - Appendix S - Services infrastructure summary (PDF, 515 KB)
  - Appendix T - Construction environmental management Plan (PDF, 5859 KB)
  - Appendix U - Stormwater management plan (PDF, 5533 KB)
  - Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
  - Appendix W - Letters of support (PDF, 466 KB)
  - Appendix X - Operational environment management plan (PDF, 954 KB)
  - Appendix Y - Bushfire management strategy (PDF, 978 KB)
  - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
  - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
  - Appendix BB - Heritage impact statement (PDF, 1482 KB)
  - Appendix CC - Certificate of title (PDF, 125 KB)
  - Appendix DD - Integrated water management plan (PDF, 7872 KB)
  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
  - Appendix FF - Perfumery detail survey (PDF, 116 KB)
- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	[redacted]
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I support the development
Do you have concerns regarding the proposed development?:	No
What could be done to address your concerns?:	N/A
Other general comments:	I have had an amazing experience at the Stirling Golf Club accommodation and fully support its redevelopment to showcase Adelaide hills and the place itself to the rest of the world.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Greenslade, Georgie (DTI)

From: DTI:SPC Reps
Sent: Monday, 17 July 2023 8:23 AM
To: McMahon, Gabrielle (DTI)
Subject: FW: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

OFFICIAL

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, July 15, 2023 1:57 PM
To: Perkins, Alison (DTI) <Alison.Perkins2@sa.gov.au>; DTI:SPC Reps <spcreps@sa.gov.au>
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I represent a company or organisation affected by the proposal

---

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Yes! Conserve native vegetation and wildlife, rather than remove it.

Do you have any other feedback you would like to share about the proposed development?

Adelaide Hills Council could spend $ on many other facilities, road upgrades and environmental issues, rather than upgrading a golf course, which mainly caters for the wealthy golfer

---

DTI:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 17 July 2023 1:56 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_ass
Submission Id	1248292
Submission Time	17 Jul 2023 1:55 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A

Subject Land:	Golf Links Road
	
	The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping.
	
	Documents
	
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	• Development Report (PDF, 3940 KB)
	  o Appendix A - Guidelines (PDF, 773 KB)
	  o Appendix B - Detail survey (PDF, 1455 KB)
	  o Appendix C - Plan of subdivision (PDF, 564 KB)
	  o Appendix D - Architectural drawings (PDF, 30760 KB)
	  o Appendix E - Landscape plan (PDF, 8931 KB)

- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
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- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Destruction of many regulated and significant trees and habitat. 106/150 trees in the area is far too many.

What could be done to address your concerns?:	Smaller venue would be more appropriate and lessen impact to native vegetation.
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 8:30 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes. I do not think that the proposal as it currently stands takes adequate measures to contribute to the protection of native flora and fauna on the site. This is a large site with important biodiversity assets. Large areas are needed to conserve native flora and fauna and whilst the site is next to the Mt George Conservation park there needs to be a specific native flora and fauna management plan for the site. The site is home to a number of Nationally Endangered

species, including the Bassian Thrush. In addition, and to help protect these natural assets o the site, a feral animal and weed action plan and program will need to be implemented for the site.

What could be done to address your concerns?

A specific plan that undertakes a survey of the biodiversity assets at the site, and then sets aside appropriate land with management for these assets.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 12:59 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Lots: location of main gate, detrimental impact on flora & fauna, noise pollution, subdivision….why do they need to subdivide? To sell/ lease otherwise profit make at a later date? Removal of many significant trees, bushfire access/egress. Detrimental impact on residents mental health and property values.

What could be done to address your concerns?

Relocate main gate, no change to zoning (which is needed for the subdivision to occur), higher priority to ecological sustainability (Flora, fauna, trees, waterways)

Do you have any other feedback you would like to share about the proposed development?

My objective for buying a property here was the quiet pristine environment as well as the wildlife. A development of this size, with clear plans for further development, will permanently destroy this tranquillity and wildlife habitat. The golf course management already shoot wildlife.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 1:20 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Major concerns re traffic along golf links rd, major concerns re subdivision and what that means for current residents and future sales etc and do not want ugly pods being built on a beautiful golf course. We bought in the are 27 years ago for the quiet area. We, as residents were never consulted or advised re this development!

What could be done to address your concerns?

Don’t ruin the grounds with pods. Yes update the club house and current amenities but not to such a monstrous scale. Entry to go off Carey Hully Rd. Golflinks Rd is hardly big enough for two cars travelling in either direction with no footpaths and no resident want’s street lights.

Do you have any other feedback you would like to share about the proposed development?

We will wait and see what eventuates.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 1:30 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Architecturally ugly and much too big. Will involve much destruction of surrounding bush land. Native flora and fauna will be affected. We do t need another coffee shop in the district as there are many. Such a high building is not in keeping with Adelaide hill's development and will be an eyesore. An environmental disaster! An unnecessarily huge development for the benefit of a small number of golfers. It's a high risk bushfire area. It's aesthetically

unfitting for the area. A smaller, more environmentally friendly and architecturally interesting upgrade would be acceptable.

What could be done to address your concerns?

A smaller, less intrusive plan.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 1:38 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Traffic on golflinks road, it is a local and small road which should be for residents only. Bushfire safety Water ways quality Topography with environment and local wildlife Safety of residents and local community during construction and afterwards being able to safely walk on Carey Gully Road Ambient lighting from development Use of Heysen trail and community safety Noise during construction and afterwards from events or functions to local residents Proposed subdivision which would enable separate owners and undermine the use and intent of this zone remaining a local community golf course Adding more traffic and development in the future. The fact no residents have been communicated with to date nor the local communities.

What could be done to address your concerns?

Subdivision rejected. Who knows where this could end up for the local community. Building on existing footprint only with main entrance and exit from Carey gully road Traffic signage and speed signs along Carey gully road Walking path created down golflinks road and Carey gully for local community and trailers. Lighting plan provided for expert review by independent third party Restrictions on noise if occupational and construction when being developed. Independent reports of local wildlife and conservation…. Including waterways considering the zone.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 2:00 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 4:48 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

It's too big for Stirling. It further reduces Stirling from leafy rural area to built up and spoilt. Too much traffic increase. It will not bring any real benefit to the wider community as the tourists it is trying to attract won't care about the rest of the people around.

What could be done to address your concerns?

Reduce the size, reduce the number of visitors

Do you have any other feedback you would like to share about the proposed development?

I am guessing that the accomodation is going to be targetted at the wealthy end of the tourist range, so all this is doing is bringing a single type of tourist, rich gold player type - and Adelaide Hills needs to cater for everyone

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 5:00 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I occupy a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I do not support the development of the hotel and retreat pods. Stirling is a beautiful place which people move to for quiet and serenity. With the introduction of these new facilities and vastly increased parking spots, this will negatively impact the locals and environment. Golflinks Road is barely safe for the current population using the road. The bend near the shed and the narrowing just before are extremely unsafe and cars frequently come around the corner at high speeds over the white line. For an additional 200 cars per day using the road, this is not a safe nor viable option. The removal of native vegetation is also concerning. The landscape is beautiful as is and accommodates many different species of plants and animals. The increased infrastructure, vehicle traffic and people present will negatively affect the animals present and vegetation. I would recommend this initiative is taken to a different golf course which has greater road access and safety.

What could be done to address your concerns?

Stop development of hotel and pods. I believe the improvement of the existing golf course is valid, but not the introduction of commercialised buildings and infrastructure.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 5:16 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

I have no concerns around the development and I'm in full support. I do have concerns that a minority of vocal and highly privileged residents continue to post very negative opinions on noticeboards around the town and in letterboxes previously. They do nothing except to halt progress in this town at the expense of others, and have done

every time (eg the same people who didn't support the Aldi, or the AM/PM petrol station, or the hospital. All of which are appropriate developments for the area which have added to it).

What could be done to address your concerns?

Please continue to support projects like this one.

Do you have any other feedback you would like to share about the proposed development?

No.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 5:30 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 18 July 2023 6:09 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I occupy a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Traffic from the freeway through Pomona Rd,Old Mt Barker Rd, (which is used by children walking home from Stirling East School) Old Carey Gully Rd, Golflinks Rd - destruction of native vegetation , native fauna and animals! And traffic could also increase on the already poor quality and busy Picadilly Rd thru to golf course

What could be done to address your concerns?

Stop the development

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 19 July 2023 12:08 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes - increased traffic in Golf links Road - effect on local flora and fauna from increasing footprint of buildings and pod accommodation. - effect on local accommodation businesses. This development is going to more than double the current accommodation capacity in the hills which will effect small to medium size family accommodation businesses.

What could be done to address your concerns?

Regarding traffic - no access through golf links road and all access through old Carey gully road. Flora and fauna concerns - reduce pod accommodation and try and keep development to existing footprint. Regarding accommodation size. Reduce the number of rooms to something reasonable. Don’t need a 3 - 5 story hotel in Stirling.

Do you have any other feedback you would like to share about the proposed development?

The traffic management is imperative to get right

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 19 July 2023 10:25 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

Do you have any other feedback you would like to share about the proposed development?

No

DTI:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 19 July 2023 9:08 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_ass
Submission Id	1250757
Submission Time	19 Jul 2023 9:08 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A

Subject Land:	Golf Links Road
	
	The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping.
	
	Documents
	
	• Fact sheet (PDF, 233 KB)
	• Development Report (PDF, 3940 KB)
	  o Appendix A - Guidelines (PDF, 773 KB)
	  o Appendix B - Detail survey (PDF, 1455 KB)
	  o Appendix C - Plan of subdivision (PDF, 564 KB)
	  o Appendix D - Architectural drawings (PDF, 30760 KB)
	  o Appendix E - Landscape plan (PDF, 8931 KB)

- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I support the development
Do you have concerns regarding the proposed development?:	No

What could be done to address your concerns?:	I support the development. It will be good for the local economy, create jobs, encourage tourism and provide a great place to stay in the adelaide hills, showcasing the beautiful area.
Other general comments:	A hotel in Stirling will be amazing. I support the development. It will be good for the local economy, create jobs, encourage tourism and provide a great place to stay in the adelaide hills, showcasing the beautiful area. Can’t wait for it to start.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 11:05 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - Golf enthusiast

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

Accommodation to merge into nature & high quality.

What could be done to address your concerns?

Good design principles applied

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 11:18 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 11:28 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any other feedback you would like to share about the proposed development?

I think it's great, the course is in desperate need of a revamp. There's no reason a course in this proximity to Stirling/Aldgate shouldn't attract a lot of good members, it doesn't due to its condition and facilities.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 11:56 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I am neutral towards the development

Do you have any concerns about the proposed development?

I don't care about the development as long as no taxpayer funds are to be put towards the cost. This project should be self sustaining and I do not want taxpayer funds to be put towards something that generates profits for a private entity or subsidises other peoples choice for entertainment.

What could be done to address your concerns?

Do not provide any taxpayer funds towards the development and do not provide any concessional treatment for rates, taxes or any other levies that would normally be applicable to the development and completed project.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 12:08 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Again, there is no proper independent assessment from an Environmental perspective. Removing Significant Trees and destroying the current landscape for more buildings is not environmentally friendly in fact it is totally irresponsible. What are your plans for the displacement of wildlife? The current world is burning up, we are in an Ell

Nino cycle with hotter dryer seasons for Australia and all I'm seeing and hearing from this Govt is build more building !!!!

What could be done to address your concerns?

STOP THE DEVELOPMENT - LEAVE NATURE ALONE

Do you have any other feedback you would like to share about the proposed development?

STAY AWAY

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 12:14 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - How money is spent for public projects.

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Who is Ceilio? Who owns the resort and who will golf course upgrades benefit?

What could be done to address your concerns?

Spend Govt money on publicly accessible projects.

Do you have any other feedback you would like to share about the proposed development?

Does the ordinary South Australian play golf? Are membership fees required to join the golf club?

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 1:12 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Removing precious native vegetation to create a bigger playground for rich people should be rejected automatically.

What could be done to address your concerns?

Zero clearance of remnant native vegetation ('offsetting' is a farce, and will not do anything to remediate the damage). No more clearing!

Do you have any other feedback you would like to share about the proposed development?

Stop putting forward proposals which destroy the main asset base of the Hills - our natural environment - to create un-necessary developments.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 1:06 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Golf courses are a poor use of land in terms of the community. They use up so much space and water for very few people's enjoyment. Expanding the gold course with accomodation (for the few) is not a good use of land that could be used for something that enhances the environment and/or liveability of our communities for all.

What could be done to address your concerns?

Look at turning golf-courses into national parks and gardens but meanwhile at least halt any expansion of them or their facilities.

DTI:SPC Reps

From: [redacted]
Sent: Thursday, 20 July 2023 1:51 PM
To: DTI:SPC Reps
Subject: Mt Lofty Golf Resort Project

> You don't often get email from [redacted]. Learn why this is important

Attention Mr Robert Kleeman, Manager, Crown and Impact Assessment Planning and Land Use Services

My husband and I have lived on Golflinks Road, Stirling for twenty years, which is the longest ever been in one place. This shows how happy we are living in this beautiful location. However we are now very concerned about this proposed development. We have always understood, and believed, this has been a designated catchment area therefore never supposed to have more buildings than there is now. In fact a few years ago the golf course wanted to build a few units at the corner of Golflinks Road and Old Carey Gully Road, but was not acceptable. Added to this is our road is not easy to stay safe when backing out of one's drive, children walking, and taking our dogs for a walk along the road. We have had our postbox, and bins damaged through cars and lorries. In fact one lorry knocked a tree at the bottom of our driveway and thankfully it fell sideways. The council then had to arrange a tree removalist. We can imagine there would be big functions held in this enormous planned build, and suddenly the peace will be gone. We like our neighbours have always loved the tranquil environment, and listening, and seeing the wildlife. We have even had the bandicoot seen around here, which is an endangered species.
My husband and I live at number [redacted] and therefore wish to strongly support opposing this project proposal.
Thank you for listening.
Yours sincerely [redacted]
Sent from Mail for Windows

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 21 July 2023 8:17 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

Do you have any other feedback you would like to share about the proposed development?

This is a great idea. More accommodation and facilities.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 9:57 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - Play golf their on a regular basis.

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Not the development as such. Concerned it's going to favour people with money. Green fees and membership costs will probably soar. just hope common joe doesn't get left behind again.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 6:31 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No.

What could be done to address your concerns?

nil

Do you have any other feedback you would like to share about the proposed development?

If it's going to be done, do it right and take the lead from courses like Augusta.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 5:28 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Yes

What could be done to address your concerns?

Because of the weather limitations the golf course must be well drained and playable for maximum part of year. There must be other links to area eg botanic gardens shuttle, Stirling market 3 mornings a week, the restaurant must be able to compete with Mt Lofty House

---

Do you have any other feedback you would like to share about the proposed development?

Yes it is a great area The marketing must be good eg offer cheap golf for members of interstate golf courses. People staying must be offered free trip to gardens, a winery bus trip.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 20 July 2023 4:42 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

There is too much development in the Adelaide Hills, too much building. It spoils the Hills and makes them a lesser resource for the general population

---

What could be done to address your concerns?

Don't go ahead with the development.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 21 July 2023 3:41 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Open green space is quickly becoming a scarce commodity in the Adelaide metro area. This is an opportunity for the state to repurpose this land as a nature conservancy.

What could be done to address your concerns?

Re-wild this land and conserve it for future generations.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 22 July 2023 10:00 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any other feedback you would like to share about the proposed development?

Fantastic idea and should proceed

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 22 July 2023 2:15 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I am concerned about the density of this development in an area with narrow roads, high bushfire risk. An area near rural properties, The Heysen Trail and conservation areas. The amount of traffic and noise is not suitable to this area.

What could be done to address your concerns?

Reduce the size of the development.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 22 July 2023 3:43 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I am deeply concerned about the proposed removal of 1.8 ha of remnant vegetation, including 56 native trees. Have traditional owners been consulted about that? The Mount Lofty Ranges form one of 15 formally recognised biodiversity hotspots in Australia. The removal of native vegetation on this scale, from a biodiversity hotspot, simply does not meet community expectations. If it were to go ahead as per this proposal, I think it would set a dangerous precedent for future projects. The removal of remnant vegetation for development, and associated payment into the Native Vegetation Fund, should be used as a last resort where there is no other option. That's not the case here.

What could be done to address your concerns?

It seems that most of the native vegetation clearance in this proposed development would be for the site of the 17 accommodation pods. Given the plan also includes a huge accommodation building comprising of 56 units (and the rest) why are these accommodation pods necessary? And why so many? If that number were reduced to say, 8 or 9 pods, you could greatly reduce the amount of native vegetation that would need to be cleared.

Do you have any other feedback you would like to share about the proposed development?

The report mentions the area around the pods would be reduced to a "managed grassland". What does this mean? Would it be a biodiverse habitat with native grasses and forbs, or just some mowed lawn?

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 22 July 2023 6:24 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

Peter just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - I play golf there

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 23 July 2023 7:53 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 23 July 2023 11:03 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

Only regarding the Golflinks road residents' concerns about the narrow road access for construction equipment/trucks that may be using their road

---

What could be done to address your concerns?

Highways Department assist in widening Golflinks road and/or assist in improving access off Old Carey Gully Road.

Do you have any other feedback you would like to share about the proposed development?

So many positives for tourism, employment, major benefits to local businesses (for supplies and tourist business), benefit to further develop the Heysen Trail, cashflow benefit to the Golf Club to improve the golf course and property in general.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 23 July 2023 9:50 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

Do you have any other feedback you would like to share about the proposed development?

Good idea

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 24 July 2023 2:26 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 24 July 2023 2:33 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No I think it is a great idea!

What could be done to address your concerns?

n/a

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 24 July 2023 11:55 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

Golf course will be ignored

What could be done to address your concerns?

And proper golf course plan from an golf course architect

Do you have any other feedback you would like to share about the proposed development?

Will they promise to finish it?

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 25 July 2023 10:10 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any other feedback you would like to share about the proposed development?

I think it would be great.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 26 July 2023 4:59 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

The increase of traffic volume along Golflinks Rd. Despite surveys predicting otherwise, I believe there will be an ever increasing amount of traffic. Golflinks Rd is a narrow winding street, not conducive of this increase. Additionally, the traffic volume will detract from the current quiet environment that us residents enjoy (a reason why we all moved here).

What could be done to address your concerns?

To utilise the already proposed service access road from Old Carey Gull Rd for all traffic, not just service vehicles. This provides access directly to the Golf Course, and has no neighbouring houses affected.

Do you have any other feedback you would like to share about the proposed development?

Apart from this, I think the proposed development is a wonderful idea.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 26 July 2023 5:05 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - I am keen to see habitat retained for rare and endangered species and do not think offset can provide the required structure for these species within 50 years

---

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes, many - firstly making a contribution to the NVC does not necessarily offset anything and does not bring back old trees that take many years to grow and provide the structure required for habitat for a variety of creatures. The understory is understated in the EBS report. Quite simply, planting a few trees in a paddock does not mean we can

go clearing more trees especially in an environment that is already highly modified. Stringy bark trees are struggling in the high rainfall areas of the Mt Lofty ranges and we cannot afford to loose and more and the Manna Gums are endagered!! When we will start prioritising our natural assets! We need to leave something for the next generation. $600k might seem like a fair offset amount now but that is just a number that will seem pitiful in the future when more clearance and the impact of climate change becomes apparent. $600K means nothing to the plants and animals that currently rely on that system for food and shelter. $600K should be invested into restoration by wealthy golf clubs and members not spent on a license to destroy and expand.

What could be done to address your concerns?

Don't approve the development.

Do you have any other feedback you would like to share about the proposed development?

Native vegetation clearance in Stringybark woodlands needs to stop.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 27 July 2023 6:23 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - Play golf

Do you support the proposed development?

I support the development

Do you have any other feedback you would like to share about the proposed development?

Make the course longer

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 27 July 2023 1:36 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I am concerned about possible environmental impacts, particularly native vegetation and habitat removal required for the project and any potential impacts on species protection (due to the proximity) of Mt George Conservation Park.

What could be done to address your concerns?

Alter the plan to avoid the removal of significant trees deemed healthy and vegetation en mass. Design a plan sympathetic to and focusing on the surrounding environment. Investigate potential impacts on waterways Limit lighting to reduce impact of light pollution in nocturnal fauna

---

Do you have any other feedback you would like to share about the proposed development?

I would like to see more consultation with hills community about this project.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 28 July 2023 10:27 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes

What could be done to address your concerns?

Alter the scale/footprint, the accommodation density and the height. Additional traffic on a road not designed to take take it, it's size and alignment is already marginal and will brink significant additional risks to the bordering home owners. Increased pollution in our catchment.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 27 July 2023 4:59 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No.

What could be done to address your concerns?

N/A

Do you have any other feedback you would like to share about the proposed development?

I think this is a great proposal. My parents live in Heathfield and it would be a great facility for them. They also support this proposed development but they do not know how to use the internet. Proposed developments like this add value to the Hills and Adelaide at large. Well considered developments like this mean that we - as the Adelaide Hills community - can maintain our rural nature, without rural having to be synonymous with boring or backwater. I look forward to seeing how this proposal progresses.

DTI:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 28 July 2023 6:35 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_ass
Submission Id	1254745
Submission Time	28 Jul 2023 6:34 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A

Subject Land:	Golf Links Road
	
	The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping.
	
	Documents
	
	• Fact sheet (PDF, 233 KB)
	• Development Report (PDF, 3940 KB)
	  o Appendix A - Guidelines (PDF, 773 KB)
	  o Appendix B - Detail survey (PDF, 1455 KB)
	  o Appendix C - Plan of subdivision (PDF, 564 KB)
	  o Appendix D - Architectural drawings (PDF, 30760 KB)
	  o Appendix E - Landscape plan (PDF, 8931 KB)

	○ Appendix F - Economic analysis (PDF, 644 KB) ○ Appendix G - Tree impact assessment (PDF, 12630 KB) ○ Appendix H - Sustainability strategy report (PDF, 1051 KB) ○ Appendix I - Traffic and access impact statement (PDF, 2431 KB) ○ Appendix J - Waste management and minimisation plan (PDF, 428 KB) ○ Appendix K - Geotechnical investigations (PDF, 1805 KB) ○ Appendix L - Design statement (PDF, 5568 KB) ○ Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB) ○ Appendix N - Cultural heritage management plan framework (PDF, 1152 KB) ○ Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB) ○ Appendix P - Hazard management plan (PDF, 635 KB) ○ Appendix Q - Bushfire survival plan (PDF, 192 KB) ○ Appendix R - Environmental noise assessment report (PDF, 651 KB) ○ Appendix S - Services infrastructure summary (PDF, 515 KB) ○ Appendix T - Construction environmental management Plan (PDF, 5859 KB) ○ Appendix U - Stormwater management plan (PDF, 5533 KB) ○ Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB) ○ Appendix W - Letters of support (PDF, 466 KB) ○ Appendix X - Operational environment management plan (PDF, 954 KB) ○ Appendix Y - Bushfire management strategy (PDF, 978 KB) ○ Appendix Z - Native vegetation clearance data report (PDF, 17855 KB) ○ Appendix AA - Renders of the proposed development (PDF, 4380 KB) ○ Appendix BB - Heritage impact statement (PDF, 1482 KB) ○ Appendix CC - Certificate of title (PDF, 125 KB) ○ Appendix DD - Integrated water management plan (PDF, 7872 KB) ○ Appendix EE - Perfumery landscape pans (PDF, 1334 KB) ○ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	There is significant bushland which will be destroyed for this development. We need green spaces to sustain wildlife. The area is available for many locals to use now, but will be available to very few if the development goes ahead. Golf courses are not bio diverse,

	and have a detrimental effect on the environment. There are many other golf courses and associated developments in the region. Some have even become defiant due to lack of use.
What could be done to address your concerns?:	Keep the green space. Don't over develop the area.
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 28 July 2023 6:35 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I beleive this development would destroy the important habitat for the koalas and other wildlife living in this area

---

What could be done to address your concerns?

Don't allow this development to occur!

Do you have any other feedback you would like to share about the proposed development?

No

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 28 July 2023 6:45 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Far too big. Over development. We do not want big hotels, big car parks or removal of vegetation. This is disrespectful, disgusting & outright offensive to the quiet, country ethos of the local community.

What could be done to address your concerns?

The proposal could be flatly rejected. Small scale accommodation, that requires no removal of vegetation and are respectfully in keeping with the local forest environment (eg 1 or 2 log cabins) & which don't flood the area with more, unwanted tourists, may be more acceptable.

Do you have any other feedback you would like to share about the proposed development?

No.

DTI:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 28 July 2023 10:14 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

1. We are in a day in age where we need to protect nature not further interfere with it 2. Light Pollution for nocturnal native fauna. This can lead to decline in native species 3. It doesn't align with the current community 4. There wasn't sufficient consultation about the proposed development 5. There are large gaps with in the DR showing the correct process has not been followed 6. Creates the sense that if this gets approved then other big

developments can follow. This will ruin our hills commuity and the protected native environment that remains 7. Thigs of importance have not been included in the scope 8. Water Catchment and water quality issues 9. The area does not have the right infrastructure and it would be a large issue to go modifying roads creating further environmental issues 10. It is evident from other recent development proposals that the Hills Community want to reserve it as it is. Its not the right location for big development. It does not fit in with the 11. Under the Department of Environment and Heritage Management Plan for Mount George Conservation Park 2006 it states The eucalypt woodland and forest represents the habitat required by the Southern Brown Bandicoot (Isodon obesulus obesulus), which is considered vulnerable in South Australia under the National Parks and Wildlife Act 1972 and endangered at a national level under the Environmental Protection and Biodiversity Conservation Act 1999. The 2003 land additions also represent the type of habitat required by the Southern Brown Bandicoot. A development like this does not just impact its immediate land but neighboring land 12. Safety issues due to increased traffic 13. Bushfire escape route issues for local residents

---

What could be done to address your concerns?

I support the improvement of Mt Lofty Golf Course within its current building boundaries and in a way that is of no impact to the local area.

Do you have any other feedback you would like to share about the proposed development?

There are flaws in the proposal and it should be returned.

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 31 July 2023 6:28 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No

What could be done to address your concerns?

N/A

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 31 July 2023 5:49 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No concerns at all, it looks like a fantastic development that I would support whole heartedly

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From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 31 July 2023 4:59 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

Yes. I resides in Hoylake Ave off Golflinks for 30 yrs recently selling. I have witnessed many near miss and actual accidents in Golflinks and deaths of wildlife. A Big increase in traffic on Golflinks using current entry is inappropriate. I have real concerns regards the hotel development and the potential impact on the environment, wildlife and watershed. We moved 2 yrs ago but prior to that could not get a second title on our 8 acre property for a single dwelling let alone what is being proposed at the Golf course. Development yes but in an appropriate sensitive way

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What could be done to address your concerns?

Certain areas of the proposal need review ie hotel and site entry. Golflinks is NOT the appropriate main entry

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Do you have any other feedback you would like to share about the proposed development?

Please listen to and understand sensitively the concerns of the current residents.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 3 August 2023 10:26 AM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1256894
Submission Time	03 Aug 2023 10:25 am
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

- Development Report (PDF, 3940 KB)
  - Appendix A - Guidelines (PDF, 773 KB)
  - Appendix B - Detail survey (PDF, 1455 KB)
  - Appendix C - Plan of subdivision (PDF, 564 KB)
  - Appendix D - Architectural drawings (PDF, 30760 KB)
  - Appendix E - Landscape plan (PDF, 8931 KB)
  - Appendix F - Economic analysis (PDF, 644 KB)
  - Appendix G - Tree impact assessment (PDF, 12630 KB)
  - Appendix H - Sustainability strategy report (PDF, 1051 KB)
  - Appendix I - Traffic and access impact statement (PDF, 2431 KB)
  - Appendix J - Waste management and minimisation plan (PDF, 428 KB)
  - Appendix K - Geotechnical investigations (PDF, 1805 KB)
  - Appendix L - Design statement (PDF, 5568 KB)
  - Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
  - Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
  - Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
  - Appendix P - Hazard management plan (PDF, 635 KB)
  - Appendix Q - Bushfire survival plan (PDF, 192 KB)
  - Appendix R - Environmental noise assessment report (PDF, 651 KB)
  - Appendix S - Services infrastructure summary (PDF, 515 KB)
  - Appendix T - Construction environmental management Plan (PDF, 5859 KB)
  - Appendix U - Stormwater management plan (PDF, 5533 KB)
  - Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
  - Appendix W - Letters of support (PDF, 466 KB)
  - Appendix X - Operational environment management plan (PDF, 954 KB)
  - Appendix Y - Bushfire management strategy (PDF, 978 KB)
  - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
  - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
  - Appendix BB - Heritage impact statement (PDF, 1482 KB)
  - Appendix CC - Certificate of title (PDF, 125 KB)
  - Appendix DD - Integrated water management plan (PDF, 7872 KB)
  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

	○ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Environmental impact. Do not destroy vegetation. Too many visitors. Not enough resources. OHS risk fire.
What could be done to address your concerns?:	Do not do this.
Other general comments:	Go to another place in the city.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 4 August 2023 1:15 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1257586
Submission Time	04 Aug 2023 1:15 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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	◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	[redacted]

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	As a former resident of beautiful Golflinks road for 12 years, and a social member of the golf course clubrooms, I know that Golflinks road will be unable to cope with ANY extra traffic and with Emergency Vehicles. (200 parking spaces in an officially designated "Bushfire Last Resort Refuge"which was voted on and selected by Hills residents.) The road is dangerously narrow and twists with no footpaths, parking or lighting. The verge is wild bushland and must remain intact for the sake of flora and fauna conservation. A big sewage pumping station is proposed and that will mean clearance and an eyesore. A hotel is all very well if there is the need for it, (has this been researched? At many social events I saw the clubrooms almost empty.) However, to vandalise over 60 trees, including mature Manna gums which koalas need, and the undergrowth is unconscionable in our Hills. I read that Adelaide has the worst recore in the nation for cutting down our urban trees. With the planet overheated, and CO2 levels rising, please reconsider this action. I strongly oppose cutting down these essential trees for any reason.

What could be done to address your concerns?:	Please officially recheck the size of the footprint for this development for legal reasons. It seems over large and incorrect. There is no need whatsoever for the 17 destructive pods to be put in place, it just seems so greedy and "ugly trailer park". Traffic access must be re evaluated as a priority. Use Carey Gully road and the track behind the pond. Do not damge Golflinks road. and its surrounds. The golf course has been officially voted on and designated as a "Bushfire Last Resort Refuge"by Hills residents. Please check the legality of blocking access via Golflinks Road.
Other general comments:	Above all leave the trees intact.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

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FilesUp: No file uploaded

FilesUp: No file uploaded

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 6 August 2023 10:16 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

I have concerns about the removal of large areas of native vegetation. This is an area of extremely valuable native habitat, providing corridors of vegetation through to Mt George and also providing shelter and hollows for native fauna.

What could be done to address your concerns?

I would like to see the use of solely native species for all revegetation work. I do not think there is a place for non-native vegetation throughout this area.

Do you have any other feedback you would like to share about the proposed development?

I also have concerns about the size of this development and I would prefer to see some 'lower cost' accommodation options (particularly for Heysen Trail walkers) as there is very little of this throughout the Adelaide Hills area.

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 7 August 2023 7:45 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I occupy a local property

Do you support the proposed development?

I support the development

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 7 August 2023 10:35 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

I am concerned about the size of the proposed development and the impact of removing the existing native vegetation, as this will impact the vegetation corridors used by native animals. I also have concerns about this large development in a high bushfire risk area.

What could be done to address your concerns?

Remove less vegetation and only replant native vegetation.

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 7 August 2023 5:20 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I represent a company or organisation affected by the proposal

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Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

SouthEast Freeway is a major zone for vehicular strikes on koalas and kangaroos. Particularly near the Crafers/Stirling interchange and at the Hahndorf and Mount Barker interchanges. There is a major colony of koalas stretching from Crafers to Mount Barker, most concentrated in the Striling/Aldgate region. Destruction of their habitat will not only destroy their food source but will force koalas to migrate away and cross highways and roadways, further endangering the species. The proposed construction will necessitate a large volume of heavy traffic during development and will also increase traffic in and out of the resort, involving smaller regional roads such as Carey Gully Road, further endangering koalas. * If the clearing of koala habitat goes ahead, we request that permission be given to local koala rescue organisations so that we can capture and relocate koalas before they are displaced.

What could be done to address your concerns?

Listen to koala rescue organizations regarding our concerns. Please allow us to rescue koalas from trees planned for removal so that the animals can be safely relocated.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 10 August 2023 8:55 AM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1259894
Submission Time	10 Aug 2023 8:55 am
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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  - Appendix B - Detail survey (PDF, 1455 KB)
  - Appendix C - Plan of subdivision (PDF, 564 KB)
  - Appendix D - Architectural drawings (PDF, 30760 KB)
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  - Appendix X - Operational environment management plan (PDF, 954 KB)
  - Appendix Y - Bushfire management strategy (PDF, 978 KB)
  - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
  - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
  - Appendix BB - Heritage impact statement (PDF, 1482 KB)
  - Appendix CC - Certificate of title (PDF, 125 KB)
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  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

	◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]
Contact number: [redacted]
Email: [redacted]
Postal address: [redacted]
Affected property:

Submission Details

I am: an owner of local property
I am - Other:
My position is: I support the development
Do you have concerns regarding the proposed development?:
What could be done to address your concerns?:
Other general comments:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 10 August 2023 1:34 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The surge in traffic within the vicinity is a significant concern. Old Carey Gully Road poses considerable challenges due to its poor condition and steep gradient, often exploited by reckless drivers for racing purposes, resulting in frequent accidents,. The existing road infrastructure is ill-equipped to accommodate the influx of tourists anticipated from this development. This raises worries about escalated noise levels, environmental degradation, and potential harm to local waterways. The area houses a diverse range of native species, underscoring the need for preservation. Moreover, property values could plummet, and there's apprehension about setting a precedent for property subdivision. This proposal is deeply unsettling and warrants urgent intervention to halt its progression.

What could be done to address your concerns?

Cancel the development. Financial compensation

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 10 August 2023 5:27 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Too big and devastating for the environment

What could be done to address your concerns?

Modest upgrade only

Do you have any other feedback you would like to share about the proposed development?

Bad for Council finances - Golflinks road upgrade costs

Submission regarding Stirling Golf Club " Redevelopment"

I am appalled that a proposal of the size and nature of this is being considered - for the following reasons:

1 - The hotel building is a large mostly glass clad building - impossible to defend from bushfires.
(It is also likely to be uninsureable within a few years due to climate change and increased bushfire risk)

2 - The destruction of native vegetation, particularly for the pods is most concerning. The central hills area has only a small amount of native veg left to protect biodiversiy. This bush provides a buffer for Mt George Conservation Park. It includes a number of large Candlebark – now rare.

3- Golflinks road will need substantial widening to cope with the forecast traffic. This will destroy many trees and will cost Council ratepayers. It will reduce house values along the road and subject residents to increased traffic noise.

4- The development will have adverse affect on water quality in Cox creek due to increased runoff from hard surfaces, pollution from all the the large number of staying visitors.

5 – The sewage existing disposal system will not be capable of handling the volume - adding more pollution.
(Council staff assessment.)

Due to the above facts I do not support the proposed development.

[redacted]

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 10 August 2023 6:25 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I occupy a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

loss of trees, degrading Cox Creek Catchment, and wildife corridor, general environmental damage, council will be liable for upkeep of local roads, traffic problems in local towns

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What could be done to address your concerns?

A development much, much smaller

Do you have any other feedback you would like to share about the proposed development?

CFS will not be able to defend buildings in bushfire! Roads will get clogged during evacuation.

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 11 August 2023 9:17 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I support the development

Do you have any concerns about the proposed development?

No, I have seen the devolpment plans and realise the benifits to the community.

What could be done to address your concerns?

I do not have concerns

Do you have any other feedback you would like to share about the proposed development?

I give it my full support as a local resident, golfer and environmentalist.

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 11 August 2023 1:38 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

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Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - Expert ecologist in Mount Lofty Range birds

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Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

As a conservation scientist who works on threatened bird species in the Mt Lofty Ranges I am opposed to the removal of yet more of our invaluable native vegetation, I therefore oppose this development plan. Given we have already cleared 87% of the Mt Lofty Ranges the clearance of any native vegetation only adds further pressure to our already threatened and declining woodland bird species. From my work over the last six years, I know that Mt George Conservation Park and the surrounding native vegetation supports a number of endangered Bassian Thrush. Constant vegetation clearance around our conservation parks places increased pressures on the populations of birds living within their boundaries and reduces their ability to disperse through the landscape to other isolated vegetation. The Bassian Thrush, with its limited range, relies heavily on the presence of dense understory vegetation and deep leaf litter for foraging. Clearance of any native vegetation would undoubtedly disrupt this habitat, leading to a decline in the Bassian Thrush population and potentially pushing the species closer to extinction. Bassian Thrush are also very vulnerable to buildings, fences, and cars. Several deaths have been reported where Bassian Thrush have hit fences or been hit by cars. A Bassian Thrush was reportedly found stunned after hitting a widow at the Stirling Golf Course already, therefore increased infrastructure and vehicles within this sensitive area is very likely to have a negative impact on this species.

What could be done to address your concerns?

Reduce clearance of native vegetation, not go ahead with development.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 11 August 2023 4:07 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1261588
Submission Time	11 Aug 2023 4:07 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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  - Appendix I - Traffic and access impact statement (PDF, 2431 KB)
  - Appendix J - Waste management and minimisation plan (PDF, 428 KB)
  - Appendix K - Geotechnical investigations (PDF, 1805 KB)
  - Appendix L - Design statement (PDF, 5568 KB)
  - Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
  - Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
  - Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
  - Appendix P - Hazard management plan (PDF, 635 KB)
  - Appendix Q - Bushfire survival plan (PDF, 192 KB)
  - Appendix R - Environmental noise assessment report (PDF, 651 KB)
  - Appendix S - Services infrastructure summary (PDF, 515 KB)
  - Appendix T - Construction environmental management Plan (PDF, 5859 KB)
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  - Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
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  - Appendix X - Operational environment management plan (PDF, 954 KB)
  - Appendix Y - Bushfire management strategy (PDF, 978 KB)
  - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
  - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
  - Appendix BB - Heritage impact statement (PDF, 1482 KB)
  - Appendix CC - Certificate of title (PDF, 125 KB)
  - Appendix DD - Integrated water management plan (PDF, 7872 KB)
  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

	◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	other
I am - Other:	Private citizen whose family live in the area
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Yes 1. The proposed access is via Golflinks Rd. This road is very narrow with no footpath except for a very small section. It is currently hazardous for residents walking their dogs and children walking home. The increased traffic will only increase the danger. Cars presently at certain points have to stop to let cars in the opposing direction past. On rubbish bin collection day there are some sections where you have to pull out onto the other side of the road to avoid hitting the bins. The traffic report estimates an additional 675 daily movements. This is a huge increase in current use. Local wildlife are at an increased risk from this massive increase in use of Golflinks road. Only last week my son stopped traffic on Golflinks road to usher a koala safely off the road. Local users are aware of the need to be careful of local wildlife. There are also state vulnerable Southern Brown Bandicoots in the area. 2. The removal of 106 native trees which include 48 State Rare Manna Gums is of major concern. The majority of the trees for removal are between 14 metres and 25 metres. Many of the these trees contain hollows (42 trees have one or more hollows)that

	potentially house native wildlife especially possums and birds. Koalas are often sighted in the area. The state vulnerable yellow-tailed black cockatoo has been observed within the project area as well as 15 threatened fauna species assessed as highly likely to occur within the project area. The under storey was also assessed as likely to contain 11 flora species listed as threatened.
What could be done to address your concerns?:	1. Scale down the size of the development to only cover the current footprint and already cleared land. 2. Move access to Old Carey Gully Road. 3. Totally remove the 18 pods from the development as they only provide limited beds but entail removal of a lot of native vegetation.
Other general comments:	I am aware that the Golf Club facilities and the current 5 motel units have not been upgraded for a long time but this can be done without destroying rare native vegetation, homes for wildlife and the general amenity of the area for local residents. I was surprised but very heartened by the large number of local residents who attended the public meetings and who opposed the development going ahead in its current form.

Supporting Documents

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From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 11 August 2023 5:40 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes - concerned about the impact on native vegetation and fauna and do not think this is adequately addressed by the consultants' reports. I have additional concerns regarding the bushfire hazard and potential requirement for additional fuel hazard reduction in adjoining Mount George Conservation Park. Local access roads would not be capable of handling the additional vehicles from the resort, as well as local residents, in the event of an evacuation under a bushfire emergency. If these roads are widened it would result in further native vegetation clearance and potentially moves the problem further away.

What could be done to address your concerns?

Stop the development.

Do you have any other feedback you would like to share about the proposed development?

Not at this time.

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 11 August 2023 6:55 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The destruction of many significant trees including old gum and other natives for an ugly car park.

What could be done to address your concerns?

Redesign the car park away from the trees

Do you have any other feedback you would like to share about the proposed development?

This proposal is against the policy of reducing greenhouse emissions because the trees absorb co2 and removing them and replacing with cars will further add to climate warming.

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 12 August 2023 10:49 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]ompleted Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I have many concerns about the proposed development and the impact it will have on the surrounding environment. Impact on the employment- I work for a small family business that has accomodation on Hoylake Avenue. If the proposal goes ahead and a new hotel and pods are built directly opposite. The loss of customers may mean the business has to close and I lose my job. Impact on the koalas- Koalas are often found in the tree in and around the golf course. I see them almost daily hanging out in the gums. A development of the size will drive all of the Koalas away, the sound pollution while building works are going on. The heavy duty vehicles and the loss of environment. They may become isolated to small pockets of trees surrounded by open areas or urban development. The removal of trees can cause stress to an individual Koala. Impact on the nocturnal fauna- the introduction of artificial light into their environment can disrupt behaviours and negatively affect their health. Pollution of the watershed zone- the importance of the quality and water is so important to our survival and health. With such a large influx of people to the area the demand of the water supply will be great. If the land cannot be subdivided for houses how is it possible to subdivide it for a 3-5 storey hotel and pods 105 rooms total. Surely the impact of 200+ people plus all the staff needed to run a place like this is far more damaging than a couple of houses. The amount of water needed will be huge, the use of storm water doesn't seem feasible for that sheer volume of people. What is going to happen in the height of summer. Impact on the local infrastructure- the thought of Golflinks road being used for even 100 people a day is ridiculous this proposal will mean far more than that. The road is poorly maintained and barely wide enough for 2 cars. I walk the road as a pedestrian, love the peace and quiet. This will all be destroyed by this proposal. The subdivision is a massive worry, although they say the intention is not to build houses. What happens when the golf course doesn't make money. It could be chopped up and turned into housing. The character of the Adelaide hills, is open green spaces. This project goes against that. The community that this project is greatly going to impact have not been consulted prior to the lodging of this development.

What could be done to address your concerns?

Do not subdivide-The subdivision seems like the first stage of dividing up the green space for urbanisation. Losing the charm and character of the area. Don't build the hotel- currently the golf course has 5 rooms the new proposal will have 105. This would almost certainly put me out of a job. Do not remove any trees- the Adelaide hills encompasses a highly valued natural environment with an important responsibility to ensure sustainability for all species. Do not have any extra outdoor artificial light.

Do you have any other feedback you would like to share about the proposed development?

Please think about the local community and the knock on effects to small family run businesses that could be destroyed by this massive development. The inclusion of

subdivision proves this is stage one in there plans of completely redefining our green spaces.

From: [redacted]
Sent: Saturday, 12 August 2023 2:41 PM
To: DTI:SPC Reps
Subject: Mount Lofty Golf Estate Pty Ltd development submission

> You don't often get email from [redacted] Learn why this is important

[redacted]
A private citizen

My position is:
I oppose the development

Although not a resident of the area, I regularly go for walks in the golf course and neighbouring Mt George Conservation park. I am concerned about the environmental impact of the proposed development which does not appear to have been adequately assessed so far in the development proposal; including specifically pollution of the watershed zone, the impact on native flora and fauna, loss of habitat and removal of significant trees.

There are immeasurable benefits of sustaining and conserving this unique landscape and its rich biodiversity and in particular avoiding any further risk to threatened species. Apart from the essential role that natural environments like this are playing in climate change mitigation- something that is of utmost concern for the Adelaide hills region which is extremely vulnerable to bushfire threat- this environment is supportive of community health. Not just for local residents but for many Adelaide residents like myself who visit this area for access to nature, fitness and recreation.

I'm concerned about the lack of attention that has been paid to the impacts on Koala habitat and nocturnal fauna who will be impacted by noise and light pollution.

I would recommend more extensive community consultation before any further approvals are issued and more rigorous assessments of environmental impact.

Kind regards,
[redacted]

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 12 August 2023 10:48 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: IMG_09991.JPG

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1261925
Submission Time	12 Aug 2023 10:47 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents**

- Fact sheet (PDF, 233 KB)
- Development Report (PDF, 3940 KB)
    - Appendix A - Guidelines (PDF, 773 KB)
    - Appendix B - Detail survey (PDF, 1455 KB)
    - Appendix C - Plan of subdivision (PDF, 564 KB)
    - Appendix D - Architectural drawings (PDF, 30760 KB)
    - Appendix E - Landscape plan (PDF, 8931 KB)
    - Appendix F - Economic analysis (PDF, 644 KB)
    - Appendix G - Tree impact assessment (PDF, 12630 KB)
    - Appendix H - Sustainability strategy report (PDF, 1051 KB)
    - Appendix I - Traffic and access impact statement (PDF, 2431 KB)
    - Appendix J - Waste management and minimisation plan (PDF, 428 KB)
    - Appendix K - Geotechnical investigations (PDF, 1805 KB)
    - Appendix L - Design statement (PDF, 5568 KB)
    - Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
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    - Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
    - Appendix P - Hazard management plan (PDF, 635 KB)
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    - Appendix U - Stormwater management plan (PDF, 5533 KB)
    - Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
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    - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
    - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
    - Appendix BB - Heritage impact statement (PDF, 1482 KB)
    - Appendix CC - Certificate of title (PDF, 125 KB)
    - Appendix DD - Integrated water management plan (PDF, 7872 KB)

	○ Appendix EE - Perfumery landscape pans (PDF, 1334 KB) ○ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Yes. I am concerned that the Development Report is both incomplete and non compliant. 1. Reports Not Available - I am concerned that various reports were not available at the public consultation sessions and possibly not even reported on yet as we, the residents, were not able to view these. The reports not provided were SA CFS Bushfire Report, a social impact report and a report on the water catchment etc., from SA Water. 2. Personal Impact - I am concerned as a resident of the area the impact the development will cause my family and our future residency of the area. We decided to reside in this area for the peace and quiet and having a motel/function centre right next door creates several social problems, most of all bringing crime and alcohol induced issues. We enjoy the beautiful surrounding open areas of the golf course and I'm worried by placing pods around the area it will destroy it's beauty and serenity. 3. Public notification - I am concerned that the developer did not, at any stage, send notification, nor did they contact us and the local residents in the area to advise of their pending development

	application as per requirement and I also note in the DR it mentions local residents were notified which is untrue. 4. Safety along Golflinks Road - I am also extremely concerned regarding the safety of Golflinks Road and it's adjoining side streets. Unfortunately, the road is not wide enough now nor is it safe for me to even walk my dog so it most certainly will not be a safe road with more traffic intended if the development goes ahead. There are no footpaths, no street lights nor is there any room to widen the road. Several times I have nearly been hit head on from a car coming around a blind corner and many a time it has been a very close call as to whether both cars would be able to pass each other.
What could be done to address your concerns?:	I think the developer needs to go back to the drawing board, reassess their plans for redevelopment and to reconsider the size, location and follow the correct planning protocol and really be realistic to the areas wants and needs. Yes, I agree that the Stirling Golf Clubhouse and surrounding area is way over due for an upgrade / major renovation and I am not in disagreeance, but not to such a magnitude as the proprosed development. I think the developer has a lot of research ahead of them before the can even propose anything close to this development.
Other general comments:	Other concerns continued. 5. Local Wildlife - Currently we have various forms of wildlife that roam the area including koalas, kangaroos, lots of native parrots and birdlife and venison. I am concerned with all the vegetation and tree removal that this will be to the detriment of the animal wildlife and will eventually destroy their habitat therefore we lose them in the area. 6. Bushfire Factor I am also concerned as to what will happen in a bushfire or a catastrophic situation? We, the residents, are a tight knit group and have procedures in place if a day is called catastrophic. How will the developer or leaser facilitate a mass evacuation of possibly over 200 people without endangering local residents.

Supporting Documents

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 13 August 2023 2:27 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262003
Submission Time	13 Aug 2023 2:26 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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  - Appendix AA - Renders of the proposed development (PDF, 4380 KB)
  - Appendix BB - Heritage impact statement (PDF, 1482 KB)
  - Appendix CC - Certificate of title (PDF, 125 KB)
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  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

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Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	I have concerns about the removal of native vegetation and the impact this will have on local fauna - particularly the Stringy Barks, Candlebark Gums and the Manna Gums. Further to this, I don't feel reassured by the developers commitment to offset the removal of the vegetation because they have not demonstrated good stewardship of the land up to this point. Blackberries run rife throughout the whole property and are not appropriately managed, despite being a responsibility of land-owners. And there is a space, which can be viewed from the Hans Heyson trail, that has been used to burn off material and has been left in an appalling state with burned barrels and canisters left around the place. Anyone who treats their land in such a way currently is not going to show the care and respect required moving forward, and this is deeply concerning.
What could be done to address your concerns?:	The developer could change the proposed building location of the tourist accommodation and private retreats so that they don't need to remove native vegetation, particularly the Stringy Barks, Manna Gums and Candlebark Gums. The developer could also demonstrate they care and respect the land by

taking care of the existing issues (such as blackberries, and cleaning up their burn-off site).

Other general comments:

Supporting Documents

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From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 13 August 2023 3:47 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I am concerned about the loss of native vegetation which would result if the proposed development, or any other development, were to go ahead. In particular, I consider that this or any other development on this land will lead to a loss of many significant Eucalypts (including E. Dalrympleana incorrectly omitted from supporting reports), and seriously risk a reduction in the level of biodiversity of associated flora and fauna biodiversity. Furthermore, I am most concerned about the effect of the proposed development on the level of biodiversity and public amenity within the adjoining Mount George Conservation Park.

What could be done to address your concerns?

The proposed development, or any other development should be rejected.

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 13 August 2023 4:33 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

This space would be better used for conservation than another unnecessary resort for wealthy people.

What could be done to address your concerns?

Don’t bud a resort and instead restore the site for conservation purposes. Particularly as the site currently supports habitat for the threatened Bassian Thrush.

Do you have any other feedback you would like to share about the proposed development?

Governments still only understand economic development and under value our natural spaces. Every development that threatens nature conservation is another nail in the coffin for the survival of species, including humans, on the planet.

[redacted]

Dear Mr. Kleeman,

I am writing to you to submit my representation regarding the proposed Mount Lofty Golf Resort development.

A redevelopment would be a fantastic addition to the tourism offerings of the location and provide an important economic stimulus to the Adelaide Hills.

I also believe it must be done in a fashion that mitigates impacts to the surrounding community.

I have a number of concerns in this regard.

I note the detailed Traffic and Access Impact Statement provided and have the following questions:

The report notes Golflinks Rd has a width of 'approximately 5.5m to 6m'. This road is narrow, and includes blind corners, tree trunks protruding into the path, a winding nature, absence of shoulders, absence of street lighting, and regular fog. There is a complete absence of meaningful qualitative information in the report. There are inherent dangers with this road, not considered with an increase in traffic.

The report notes Golflinks Rd, as a 'local road', should reasonably have a capacity of up to 1500 vehicles per day. Golflinks Rd is not a standard suburban local road and additional traffic will generate disproportionate risks. Employing such metrics is an oversimplification that diminishes the importance of safety for local residents who use it on a daily basis.

- The report notes AHC data records 444 vehicles per day currently using Golflinks Rd, plus an additional 350 to 675 proposed. This effectively doubles traffic and will have a significant impact on amenity of the locality.

- Golflinks Rd does not have a footpath. Local residents and bushwalkers regularly use this route and must walk on the roadway. This road is an inherently dangerous stretch of road to walk on as it currently stands. I note pedestrian access (and in turn access to public transport) is not at all addressed by the Traffic and Access Impact Statement.

  The *30 Year Plan for Greater Adelaide* includes three Targets on this theme; Target 2 seeks to improve public transport accessibility from homes; Target 3 seeks to improve uptake of walking and public transport; Target 4 seeks walkable neighbourhoods. Increasing traffic on the only access road for the whole neighbourhood hinders, not progresses, these Targets. Decisions made now will bake-in this arrangement for the foreseeable future.

- The development is in a high bushfire risk area. If this occurred, CFS assets would be deployed into the area, while at the same time the resort is attempting to evacuate hundreds of people, likely including by bus. Golflinks Rd is a no through road and all traffic must pass through to Old Carey Gully Rd. As above, there are particularly narrow and winding sections which will not support heavy vehicles passing in opposite directions,

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particularly fleeing panicked guests unfamiliar with the area. This is an absolute recipe for disaster and puts my home, family and community at risk.

Who will be responsible if it is discovered after the fact that Golflinks Rd was not appropriate to support firefighting and resort/resident evacuation simultaneously?

- An alternative for the proponent to consider is primary access through Old Carey Gully Road (where a secondary entrance is proposed). This removes the traffic issue from a residential local road. I suggest this would also remove a great deal of potential opposition from local residents to the proposed development.

I am also concerned about the proposed subdivision of the existing land parcel. At the information session held at 6pm on 25 July, URPS could not provide a reasonable explanation for why this was proposed beyond commercial leasing considerations. Nor was it clear whether this would create the potential for further development. The opaque nature of the community engagement naturally leads to concerning assumptions being made. The golf course is subject to a Gazetted open space proclamation, preventing subdivision of the land.

- Why are the developer's commercial considerations acceptable grounds to subdivide (and therefore promote increased land use intensity) in an environmentally sensitive water shed location?

I also note there is a complete absence of a Social Impact Statement in the Development Report, as required under the Guidelines Document. Sadly, this speaks clearly to the general contempt the Proponent appears to hold for the local community. There has been no attempt at early community consultation, notification has been ineffectual, and the information session held at 6pm on 25 July created more questions than answers. The fact the owner/developer could not present personally, and use a contracted proxy to face the community, speaks volumes.

The developer has further conducted a mail out to local residents, with a response to issues raised in the information session. The information in this pamphlet is contradictory to their Development Report and has only served to create more confusion and uncertainty.

I look forward to the proponent's consideration and response.

Yours sincerely,

[redacted]

[redacted]

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 13 August 2023 7:02 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262052
Submission Time	13 Aug 2023 7:02 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

- Development Report (PDF, 3940 KB)
  - Appendix A - Guidelines (PDF, 773 KB)
  - Appendix B - Detail survey (PDF, 1455 KB)
  - Appendix C - Plan of subdivision (PDF, 564 KB)
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  - Appendix CC - Certificate of title (PDF, 125 KB)
  - Appendix DD - Integrated water management plan (PDF, 7872 KB)
  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

	◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	We are in close proximity to this proposed developement and the traffic situation will triple from current flow also the noise from facility will increase dramatically which will impact on humans and wildlife.
What could be done to address your concerns?:	Dont allow this developement to go ahead.
Other general comments:	Roads in this area are already degrading causing drainage problems and heavier traffic would increase this problem. Pollution into creeks and watercourses wuold be impacted.

Supporting Documents

FilesUp: No file uploaded

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From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 7:53 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

These developments are chipping away at habitat that local and endangered birds rely on. We can't rely solely on conservation reserves for these birds to live on. We've already cleared 87% of the mount lofty ranges. Please don't clear more! Our wildlife can't afford it.

What could be done to address your concerns?

Don't clear any vegetation for this project. Do it on land that has already been cleared for your golf courses. You already have so much cleared land I can't see why you need to destroy more for this development.

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 9:58 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The negative impact of the development to native biodiversity will be significant. The site is known to play host to endangered bird species such as the Bassian Thrush. Losing additional bush land will put undue pressure on biodiversity, which is already existing in reduced pockets of vegetation as a result of historic significant clearing.

What could be done to address your concerns?

Ensure no native vegetation is cleared for this development. All new development should be undertaken within the original footprint of the Golf Club.

[redacted]

Minister for Planning,
Attention: Robert Kleeman, Manager, Crown and Impact Assessment
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001

Re: Submission to the Stirling Golf Course Redevelopment proposal

I am writing in relation to the proposed re-development of the Mount Lofty Golf club into a resort including hotel and pods, clubhouse, pro-shop and administration areas, update to golf course and 200+ car spaces.

While I am not opposed to an upgrade of the existing facilities, the scale of this proposal is completely inappropriate and unacceptable for the location. I am in **strong opposition** to the proposal for the following reasons:

1. **Legality**. The development proposed at the Stirling Golf Club is unlawful, in that it contradicts a legal instrument. The 1975 Proclamation in the Government Gazette prevents subdivision of the land and requires that any activity be in keeping with the open space character. The proposed subdivision is therefore not allowable and the scale and intensity of this development and the removal of a large number of trees and areas of vegetation is not in keeping with open space.

2. **Impact on native vegetation**. The Mount Lofty Ranges has been largely cleared of the vegetation which existed prior to European settlement. There is now less than 13% of the original vegetation remaining which is inadequate for the long-term viability of our native plants and animals. Any loss of native vegetation is to be avoided, and we need to start returning native vegetation to increase the coverage. The Ecological Flora & Fauna Assessment report suggests that the loss of vegetation is irrelevant as the area is adjacent to Mount George Conservation Park. This is a flawed analysis. Firstly, we cannot rely on the formal conservation estate for the survival of biodiversity, there is simply far too small a percentage of the remaining vegetation which is formally protected. Secondly, areas adjacent to formal conservation areas are critical to increasing the size of these areas and thereby reducing the degrading edge effects. The smaller the area remaining, the larger the edge:area and therefore the bigger the impact from adjacent threats. Furthermore, the Mount Lofty Ranges is one of 15 Biodiversity Hotpots recognised in Australia. There are a

large number of endemic and threatened plants and animals that are of national significance on this site, existing because of the largely natural and low impact nature of the current land use. Sensitive species, such as Rakali, live on site, and would be significantly impacted by a development of this scale and intensity.

The other major concern regarding native vegetation is the conflicting information provided in relation to the removal of native vegetation and the clearance offset amount. The report outlines the clearance associated with the development and the clearance offset that would be applicable. This report identifies the clearance of 106 trees and 1.716ha of vegetation at a total offset cost of $615,436.80. In contradiction to this, on the YourSay website, it states that "about 1.8 ha of native vegetation is proposed for clearance and a total of 57 scattered trees". The offset amount stated is $439,095.19. This conflicting and contradictory information makes it impossible for community members to accurately judge the scale and impact of the development.

3. **Impact on Endangered fauna**. This area is known habitat for the Nationally Endangered Bassian Thrush, and is likely to support the Southern Brown Bandicoot. Around 12 months ago I personally picked up one of these threatened birds at the clubrooms, after it stunned itself by flying into a window. A vet treated it and returned it to the site. As a nationally endangered bird, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of this population at this location.

4. **Watershed protection**. This development is located in a very sensitive area of water catchment. In the "Protecting drinking water quality into the future —priority areas and land use compatibility in Adelaide's Mount Lofty Ranges Watershed" the relationship between land use change and water quality is highlighted. The MLR Watershed provides around 60% of Adelaide's drinking water and there is no analysis in the Development Report as to how water quality will be impacted during construction or operation of this development.

5. **Bushfire hazard**. It is hard to believe that a development of this scale is being proposed in this extreme bushfire risk location. The number of Catastrophic fire days and bushfires is only going to increase with climate change. Having this many people staying at this location carries a very high risk to the guests and also to local residents who will be trying to evacuate along with potentially 200 other cars. There is conflicting information in the Bushfire report and this issue does not appear to be sufficiently addressed. Furthermore, I am concerned that with this asset being built adjacent to Mount George Conservation Park, the vegetation in the park will become an asset protection zone which will require management to reduce the fuel load, which will lead to a further loss of habitat and biodiversity.

6. **Amenity**. Those of us who live in the Adelaide Hills chose this location for its smaller population, less traffic, less noise and light, the native vegetation and natural environment. A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area. Furthermore, the Stirling Golf Club is currently a local community resource through the golf

links, venue for events and casual gatherings, and the EFM gym. This proposal will remove this community resource and replace it with a resource primarily for non-locals. There are very few resources such as this in the local area and this proposal is prioritising tourists over the local community who have supported this venue for decades.

I strongly oppose this proposal and I believe the information provided is flawed, inadequate and inconsistent.

Yours sincerely,

[redacted]

[redacted]

14/8/2023

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 11:36 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

My concerns are that the proposed is too big and destructive. It must be scaled back in size and scope to be as fitting to our community and do the least amount of damage to environment and habitat.

What could be done to address your concerns?

Simply scale back the development to only improve upon current footprint and not add quite the scale of accommodation proposed. A commercial district is unnecessary with Stirling so close.

Do you have any other feedback you would like to share about the proposed development?

Residents all over the AHC are heavily restricted as to what can be developed, there is simply no good reason for the scale of this project and it conflicts with all of the councils intended preservation of the Hills region.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 14 August 2023 1:46 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262383
Submission Time	14 Aug 2023 1:45 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

- Development Report (PDF, 3940 KB)
  - Appendix A - Guidelines (PDF, 773 KB)
  - Appendix B - Detail survey (PDF, 1455 KB)
  - Appendix C - Plan of subdivision (PDF, 564 KB)
  - Appendix D - Architectural drawings (PDF, 30760 KB)
  - Appendix E - Landscape plan (PDF, 8931 KB)
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  - Appendix Q - Bushfire survival plan (PDF, 192 KB)
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  - Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
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  - Appendix DD - Integrated water management plan (PDF, 7872 KB)
  - Appendix EE - Perfumery landscape pans (PDF, 1334 KB)

	◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an occupier of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	My main concern is that of safety along the proposed entrance to the golf course along Golflinks Road. The amount of traffic that this development will encroach on our road is going to be massive. We hardly have enough room for two cars going either way let alone a passenger bus nor is there enough room with extra traffic if a bushfire breaks out.
What could be done to address your concerns?:	Downscale the whole proposal. Pods on the golf course are not necessary and take away the gift shop and cafe. By building this you will be taking away much needed finances for the actual centre township of Stirling. Instead of making it a five storey building with all the bells and whistles why not make it into a two storey building, create a nice wellness/dayspa. Yes there will be extra traffic but the noise pollution will be limited dramatically as it will be a place of quiet and tranquility which it is now.
Other general comments:	

Supporting Documents

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 14 August 2023 4:46 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262532
Submission Time	14 Aug 2023 4:45 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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  - Appendix B - Detail survey (PDF, 1455 KB)
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  - Appendix Q - Bushfire survival plan (PDF, 192 KB)
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	○ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	*** CONTINUED *** 4. A large number of native trees will be removed to make way for the self contained pods. There is no mention anywhere in the proposal of the Koalas which occupy and feed on those trees. It is the native fauna which draws many of the visitors to the Adelaide Hills yet the detrimental effect of this development on the Koalas and other fauna is totally ignored. 5. The proposal would see this huge development located in the water catchment area of Cox's Creek which passes through the Mount George Conservation Park, Bridgewater and Mylor and into the Mt Bold Reservoir. Any contamination either during construction or once in operation could have devastating effects on these areas downstream and indeed the wider area which sources it's water from Mt Bold. Despite this there is absolutely no comment from SA Water in the proposal. 6. Despite the know issues with overhead powerlines having the potential to cause bushfires, the proposal does not rule out using overhead lines to provide power to the development. It should be mandated that any additional or replacement power infrastructure be located

	underground. 7. It would be very unlikely all of the proposed accommodation would be utilized on a continuing basis - especially given the poor state of the golf course. I am concerned that if this is the case the accommodation could be used as medium- and long-term residential dwellings. 8. The proposal includes the rezoning of the land into three allotments. This opens the way for future separate developments (whether this would require legislation changes or not) and would further erode the open space character of the site.
What could be done to address your concerns?:	4. Remove the self-contained pods from the development plan and keep to the footprint of the existing gold club buildings. 5. A report from SA Water should have been obtained before public consultation so all the relevant information is available. 6. It should be a condition of approval that any new or additional power infrastructure be installed underground to minimize the bushfire ignition risk. 7. A condition of approval must be that the accommodation may only be used as short-term hotel style accommodation and not be used as permanent residential accommodation now or in the future. 8. Subdivision of the land must be prevented at all costs. The developer purchased the land knowing the existing restrictions and should not be allowed to modify them to benefit their financial position at the detriment to the environment and local residents.
Other general comments:	

Supporting Documents

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 14 August 2023 4:19 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262512
Submission Time	14 Aug 2023 4:19 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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	○ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
[redacted]	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	1. Living [redacted] of the entrance to the current golf course and hence the new development we have at no stage received any direct correspondence from the developers regarding their plans for the golf course. Only due to the diligence of local residence were we made aware that the development was out for public consultation. 2. Golf Links road is a narrow semi-rural, dead-end street currently servicing a limited number of houses and the minimal current flow of traffic associated with the golf course. In places it is so narrow that two cars can barely pass each other, and given there are no footpaths my children have to walk on the roadway while making their way to and from the school bus stop. Additionally, there are a number of blind bends in the road through which on countless occasions I have encountered vehicles coming around on the wrong side of the road either due to excessive speed or just inattention. The traffic management plan for the current development proposal only includes a generic quantative study of increased traffic flows on the road, without even considering the unique circumstances of the particular

	road. In its current configuration it would be impossible for a car and a large vehicle e.g. delivery truck or coach to pass each other on Golf Links Road, and likewise it would not be possible for a long or articulated vehicle to navigate a number of the blind bends without a part of the vehicle crossing the center line of the road. 3. The current development plan does not consider the light pollution which will emanate from the development. There are currently no major light sources within the golf course or even street lighting in the vicinity meaning after hours we as residents and the local fauna enjoy total darkness. This is one of the current attractions of the area and the development plan does not even mention the loss of this amenity - let alone propose measures to address it. *** TO BE CONTINUED***
What could be done to address your concerns?:	1. Reject the current submission until genuine public consultation has occurred. 2. Relocate the entrance of the golf course to a location along Old Carey Gully Road and keep all development related traffic off Golf Links Road. 3. Perform an adequate light study and include a condition of approval that all lights will be extinguished by 10pm.
Other general comments:	The current development plan fails to address all of Plan SA's guidelines and should have been rejected upon submission. There is not adequate information for local residents to properly understand the complete proposal and the process should be halted until this information is made available and adequate time made available for consideration.

Supporting Documents

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 14 August 2023 7:20 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: 1300KOALAZ-Submission-14.08.23.pdf

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262631
Submission Time	14 Aug 2023 7:20 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents**

- Fact sheet (PDF, 233 KB)
- Development Report (PDF, 3940 KB)
    - Appendix A - Guidelines (PDF, 773 KB)
    - Appendix B - Detail survey (PDF, 1455 KB)
    - Appendix C - Plan of subdivision (PDF, 564 KB)
    - Appendix D - Architectural drawings (PDF, 30760 KB)
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	◦ Appendix EE - Perfumery landscape pans (PDF, 1334 KB) ◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]
Contact number: [redacted]
[redacted] [redacted]
Postal address: [redacted]
Affected property: Koala Population

Submission Details

I am:	other
I am - Other:	1300KOALAZ representative
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	1300KOALAZ have significant concerns for the local koala population in regards to the proposed development. Please see attached.
What could be done to address your concerns?:	1300KOALAZ have made several recommendations. Please see attached.
Other general comments:	

Supporting Documents

FilesUp: 1300KOALAZ-Submission-14.08.23.pdf, type application/pdf, 296.6 KB
FilesUp: No file uploaded
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FilesUp: No file uploaded
FilesUp: No file uploaded

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 8:42 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: J[redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The removal of native habitat and the increase of cars driving to the area It seems another activity for a few rich golfers without any consideration for the community and their needs

---

What could be done to address your concerns?

Stop the proposed update and keep the sparse native habitat which is precious to us all now and our future generations And for the good of our wonderful planet

---

Do you have any other feedback you would like to share about the proposed development?

It’s the same old story Rich multinationals lining their own pockets for a handful of rich without thinking of long term solutions that could potentially help all of the surrounding communities Stop the greed and standup to what you know is right

---

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 9:06 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

Other (please specify) - I have family who reside on Golflinks Road with an overview of the Golf Course

---

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes, the roads are narrow and not designed for the increased traffic which would be needed to make the proposal viable. The increase traffic throughout the area could become a massive bush fire hazard. The environmental aspects of vegetation destruction and huge tree removal will have massive impacts to flora and fauna, particularly koalas and bird life in the area. The height and number of proposed apartments and hotel will create an unnatural visual impact to the locals and the beautiful Adelaide Hills. Locals and visitors live and go to the area to be immersed in the natural bushland environmental for a variety of natural healthy activities away from large infrastructure.

What could be done to address your concerns?

Tell me who is the individual/company behind this proposal. By 2030 the company expect the community benefit will be 12.8 Billion. In anyone's space that's a lot of money and I have considerable difficulty in understanding where this contribution will come from. Is it the total of construction and purchase costs plus employment costs for the unknown years ahead? The annual return to give this massive benefit would have to be in the multi millions and I don't see how the detail on the anticipated road traffic and individual/business customer expenditure is able justify this return. I can only therefore expect this initial proposal to be the beginning of a much larger destruction of the local environment in the future to justify such an expenditure for an appropriate return.

Do you have any other feedback you would like to share about the proposed development?

The Adelaide Hills are not there to be denuded and developed into large resorts! The Adelaide Hills are for protecting the environment for flora and fauna to flourish for the benefit of future generations.

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 10:08 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes...detrimental impact on: endangered native flora and fauna, waterways, access & egress along Golflinks Rd. Light and noise pollution both on resident population and wildlife population. Over commercialisation so close to conservation reserve....see comments about impact on endangered flora & fauna. The need for subdivision concerns me....I think there are hidden agendas and there are distractions, sleight of hand and subterfuge tactics to disguise the true purpose of these actions.

What could be done to address your concerns?

Refuse development permission/approval.

Do you have any other feedback you would like to share about the proposed development?

I recognise the need for tourism & accomodation for Main Street businesses.....move the development to the main shopping precinct where the infrastructure already exists, and business owners would support the development.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 8:28 AM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Mount-Lofty-Golf-Estate-concerns-Andrew-Maeder-.docx

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262699
Submission Time	15 Aug 2023 8:27 am
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents**

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	◦ Appendix EE - Perfumery landscape pans (PDF, 1334 KB) ◦ Appendix FF - Perfumery detail survey (PDF, 116 KB) • Public notice (PDF, 61 KB) **Make a representation** Online form
Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an occupier of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	My main concern are: ACCESS TO THE SITE: Golf Links Road is a dead-end street that is already heavily used by the current residents as well as the golfers that currently play on the course. LIGHT POLLUTION: the proposal fails to include and plan for the lighting of the site,.Light pollution from such a large development, will completely change mine and the other adjacent property owners current Rural outlook. SUBDIVISION: The reasons provided in the public meeting that it would make it easier to lease out the hotel, if it was on a separate title, do not make any commercial sense. GOLF TOURISM: They advocate that this is a vital part of their plan, and something that is lacking in the area. However their proposal has no plan for improvements to the Golf course, either during the building or following. A SOCIAL IMPACT STATEMENT; There is no dedicated social impact statement in the report, as I understand is required for this type of application. MANAGING WATER ON THE SITE: The proposer of this project indicates in their flyer that Adelaide Hills Council have indicated that the wastewater

What could be done to address your concerns?:	systems can accommodate the proposed development, however having attended the last Council Meeting when this project was discussed that is not the position of the Adelaide Hills Council. REMOVAL OF VEGETATION AND THE PODS; the proposal sees the clearing of a major number of trees and undergrowth to accommodate 17 "pods" GETTING A BUILDING AS PLANNED: I have major concerns that the final building if approved will not be as architecturally planned as proposed. with rising costs the delivered building will be cut back and not fit into the site as proposed. ACCESS TO THE SITE: widen golf links road, which would not be favoured by the current residences, who wish to enjoy their current quiet lifestyle. Changing the main access to the golf course to be via OLD Carey Gully Road, which would require a major realignment of the golf course, which is not considered by the current proposal. REMOVAL OF VEGETATION AND THE PODS: remove the Pods from the proposal, with the size of the proposed hotel, is there an actual need on the site for this additional accommodation options. LIGHT POLUTION: providing a consultancy report showing the impact of lights proposed may go some way to addressing my concerns, but if it was provided along with an opportunity to comment on the report at a future public consultation. SUBDIVISION: Do not subdivide, the developer and their consultants have made no sensible justification for this step, the development as proposed or even modified is not affected by this plan to subdivide the land, thus it should be rejected. GOLF TOURISIM: Detail what the proposal is going to do for golf tourism, including a plan and budget for improvements. WHERE IS THE SOCIAL IMPACT STATEMENT: engage consultants to undertake a dedicated Social Impact Statement and provide an opportunity for public comment. MANAGING WATER ON THE SITE: the work done to date at the proposers' public comments do not align with the discussion I heard at the Adelaide hills Council, and more work should be undertaken prior to any planning approval being considered.
Other general comments:	Overall the project is too large for the rural site proposed. It will be an extremely large building in a rural and residential setting in the Adelaide Hills. I am not against development, but projects in this area should be in keeping with the nature of the site and sympathetic to existing and adjacent landholdings.

Supporting Documents

[redacted]

FilesUp: application/vnd.openxmlformats-officedocument.wordprocessingml.document, 17.0 KB

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From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 15 August 2023 8:40 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

I have many concerns. These include safety along Golflinks Road, the proposed size of the development, the lack of communication by the developer, the removal of natural vegetation, the impact the development will have on the environment, the lack of openness at the Community Consultation and finally the non compliance of the Development Report.

What could be done to address your concerns?

Go back to the drawing board and build a smaller scale development incorporating the local environment and current needs of the area. Maybe build a wellness centre eg day spa. Certainly upgrade of the clubhouse is in desperate need but not to the size of the proposal.

Do you have any other feedback you would like to share about the proposed development?

Better research by both the Developer and PlanSA would have saved a lot of trouble and having residents up in arms. Better communication with all concerned could be a thought for moving forward.

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 15 August 2023 8:53 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I am neutral towards the development

Do you have any concerns about the proposed development?

Its size puts too much pressure on the environment - roads, flora and fauna, noise, water etc. It also looks to subdivide which is unnecessary. Its size puts the hotel (and it's included shops) as the the primary producer making the golf course ancillary which is against the land use planning and development code guidelines. The development report is missing key items such as night light impact, traffic safety report, cost/benefit analysis and lacks depth e.g. the site selection and visual impact analysis have no basis for their methodology.

What could be done to address your concerns?

Downsize the development, redo the development report, probably using a different company, engage with local residents.

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping
Assessment Level:	Development Report
Subject Land:	Stirling Golf Club, 35 Golf Links Road, Stirling
Phone Number:	1800 752 664
Close Date:	16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property ✓
	Occupier of local property
	A representative of a company/other organisation affected by the proposal
	A private citizen
Other:	

**Submissions will be made available for public inspection and will be included in the proponent's Response Document (to be released for public information at a later date).

My position is:

- ☐ I support the development
- ☑ I support the development with some concerns
- ☐ I oppose the development
- ☐ Neutral

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, GPO Box 1815, Adelaide SA 5000

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

- Traffic on Golflinks Rd - This road is narrow & dangerous, could not cater for any increase in traffic - it barely copes now.
- A disputed number of significant trees to be removed
- Subdividing the land - could result in future subdivisions over time, we understand the land is not zoned to be subdivided
- Minimal / if any improvements to the Golf course which is in dire need of upgrade
- Pods: which will be visible from Golflinks Rd including 24 hour lighting - this also imposes the footprint beyond the existing footprint
- Issues of water quality to Cox Creek which is a major feeder to Mt Bold.

What could be done to address your concerns?

- Use Carey Rd as the main entrance.
- Review approved / agreed number of trees to be removed (& particularly significant trees)
- Property to remain one title
- Ensure the upgrade of the golf course is included in the DR with adequate work & detail to be provided to address drainage issues, septic et
- Pods not to be allowed in Area -ie to be removed
- Review impacts on Cox Creek in detail ie a SA Water report / review in full.

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, GPO Box 1815, Adelaide SA 5000

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

- The lack of engagement with CFS, evacuation plans etc
- The disregard for the state of the golf course which needs significant upgrades to attract people on an ongoing basis
- The lack of detail around the impacts on Cox Creek, including an SA Water Report
- No Social impact statement
- No lighting impact report
- The disregard for the longer term impacts of subdividing the land - This would be devastating for us as residents of Golflinks Rd for 30 years. This land should be preserved as an open space for generations to come. Subdividing the land, adding pods destroys why residents have purchased their homes in this area, is not in keeping with the surrounding rural land, destroys the unique characteristics of this location.

The is also serious concern in relation to the danger for residents, by using Golflinks Road as the main entrance to the venue. This road is narrow and already dangerous - based on current use - additional vehicles pose further concerns & could result in serious accidents.

The DR is disrespectful, ill considered. There is no genuine consideration to the residents, or the environment, is at best tokenistic in its intent to offer any level of empathy to the local community, in terms of the impact on day to day living.

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 11:12 AM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major
Submission Id	1262812
Submission Time	15 Aug 2023 11:11 am
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB)

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Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]
Affected property:	

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	Pollution of the Watershed Zone, Impact on Koalas, General Environmental Impact.
What could be done to address your concerns?:	Independent reports addressing this issues
Other general comments:	Provided this proposal is carried out with careful consideration in relation to the local environment of the Adelaide Hills precinct with no adverse effects on the local residents then the surrounding communities can only benefit from the development. More people visiting Stirling and surrounds will bring further opportunities for business and jobs in the area.

Supporting Documents

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping
Assessment Level:	Development Report
Subject Land:	Stirling Golf Club, 35 Golf Links Road, Stirling
Phone Number:	1800 752 664
Close Date:	16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property
	Occupier of local property
	A representative of a company/other organisation affected by the proposal
	A private citizen / local resident / regular use of the area.
Other:	

**Submissions will be made available for public inspection and will be included in the proponent's Response Document (to be released for public information at a later date).

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☒ I oppose the development
- ☐ Neutral

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

I think this development is on a huge scale, it is not required; not necessary and not appropriate for the Adelaide hills area.
It will drastically change the landscape.
— 3-5 storeys high? – no domestic residence would be allowed this. The residents will lose their privacy.
— 100 rooms? – are these even likely to be at 100% occupancy the whole year.
— The access road is narrow, quiet, ~~secta~~ ~~secluded~~ secluded – we travel this weekly to go to swimming lessons at the Retreat; this road WILL NOT COPE.

What could be done to address your concerns? → DO NOT PROCEED.

— Noise pollution – traffic, running of equipment required to operate such a giant complex (24 hrs a day)
— Visual pollution. We live in the Hills because it is quiet, relatively un-developed, a chance to get back to nature. This will ruin the area.
— Loss of trees / habitat for wildlife. Why do we do this to our wildlife? We have species facing extinction.
= We own a medical practice in the city. The next door land was bought and developed (last 2 years) by a developer. Despite assurances that any damage to our property would be fixed by the developer; they have 'washed their hands' of any liability for what now is a large damage bill for us. We have no faith in developers to act in a responsible and considerate manner with integrity. They will finish the job, walk away and the hills residents will

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

or a costly legal battle (as is the case with us).

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

be left with a scar ~~on~~ on the environment. Just because we can develop; doesn't mean we should. Why is this development so massive? Why has it even made it this far? Why do developers with large budgets have so much power? I find it very distressing that there seems to be a drive towards building bigger, better structures when what we have is adequate and will suffice.

Please don't destroy our environment. It's why we all live in the hills. We love the serenity; the lack of lights at night; the sounds of wild life, the vista of hills, trees, open land. We do not need more industry in our backyard. There is plenty of accommodation at mt Lofty house. ~~Plc~~ People wanting a 'hills experience' can go there and stay.

[redacted]

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 1:45 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1262923
Submission Time	15 Aug 2023 1:44 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
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- Appendix CC - Certificate of title (PDF, 125 KB)
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- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an occupier of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	As a Consulting Arborist and also holding a Diploma in Arboriculture, I'm worried about the proposed redevelopment of the Stirling Golf Course and surrounding areas by the Mt Lofty Golf Estate Pty Ltd., destroying the native vegetation with the removal of the multiple Indigenous Eucalyptus Viminalis and Eucalyptus Oblique. This is in respect to their age and size with the amenity and ecological value that they hold in the area. These trees form native vegetation and are important to the ecosystem within the area as a part of a wildlife corridor these trees are important for migrating birdlife. This will also be detrimental to the koala existence in the area.
What could be done to address your concerns?:	I'm sure that the 'pods' which are to be constructed within the golf course can either be minimalised to have the design/location amended or not even necessary as to not destroy these trees.
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 15 August 2023 2:33 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I occupy a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

1.NO native vegetation should be removed - at all - especially by developers. At the risk of sounding like Joni Mitchell, why are developers allowed to 'pave paradise and put up parking lots,etc' in the

environmentally fragile Adelaide Hills? Saying that is acceptable to clear 1.8ha of native vegetation and 57 scattered trees as long as $439,095.19 is paid into the Native Vegetation fund beggars belief. Is the 100 years or so it will take for any of the native trees planted in this development to become habitat trees really only worth half a million dollars to the Government? This vegetation is home for our wildlife and, to say that it's OK because there is a Conversation Park nearby is ridiculously short-sighted . 2. I have no issue with the golf club renovating their current building, as it is a bit rundown, but not to the extent of a development that needs 200 carparks. The idea of increased noise and traffic pollution must be upsetting for the current residents and the light pollution at night is likely to disturb the native animals. I am also concerned at the thought of an increased number of drink-driving as a result of people leaving the development after an event.

What could be done to address your concerns?

I would love to see the Government protect what is left of the native vegetation and the native animals that live there. If the development does go ahead, I would like the Developer made to leave the native vegetation - including the 57 scattered trees and to put the carparking underground. Golfers could consider the trees a challenge. Do we know whether the native animals that lost their homes in Mt Barker have started to move to the area around the Stirling Golf Course?

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 3:40 PM
To: DTI:SPC Reps
Subject: Mount Lofty Golf Course

[You don't often get email from [redacted]Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr Kleeman,

I am opposed to the proposed Mt Lofty Golf Course development because of its scale and the impact this will have on the wider Stirling community, the immediate community and on the wildlife of the area which includes Mt George Conservation Park and Woodhouse Scout and Conference Centre with its natural land and waterscape + acres of native vegetation. This is a high impact proposal and it should be built in an area where such impacts will not be as damaging as they will be here.

The area is also at risk from wildfires and to place 2-300 visitors in such a risky situation seems negligent; particularly in view of the narrow road access. There is no quick escape route and there is plenty of high fuel load forest and vegetation nearby and almost surrounding the proposed development. Remember what happened to the tourist resort in Flinders Chase National Park in Kangaroo Island!

Yours sincerely,

[redacted]

[redacted]

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 6:23 PM
To: DTI:SPC Reps
Cc: [redacted]
Subject: Submission to the State Planning Commission on the Mount Lofty Golf Estate Pty Ltd Development Report
Attachments: Submission to State Planning Commission on the Mount Lofty Golf Estate Pty Ltd Development Report.docx

> You don't often get email from [redacted] Learn why this is important

Minister for Planning
Attention: Robert Kleeman, Manager, Crown and Impact Assessment
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815 ADELAIDE SA 5000
Or via email to: spcreps@sa.gov.au

Dear Robert,

A attach a submission, it is but a sketch of this huge issue but I would be happy to extend the information I give and the arguments I make.
I note that the members of the State Planning Commission are distinguished experts in their field of planning and some related matters. but to consider this huge issue of clearance , additional expertise from environmental and climate science is needed.

When this submission goes onto the government's web site I do not wish my name redacted- it is important that the public is aware of the expertise of those making statements.

Many thanks
All the best
[redacted]

[redacted]

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 15 August 2023 6:43 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes. The size of this development is not in keeping with the Adelaide Hills natural environment appeal that attracts tourists to this region and will impact the surroundings in many ways, negatively

affecting the native fauna, water catchment, and local residents. With its rich biodiversity and unique landscape the Adelaide hills has a very important responsibility to ensure its sustainability for future generations to enjoy this also. I am in favour of a development at this location, however, it needs to be considered, sympathetic and aligned with residents and the environment we live in. Major developments like this one need to be contained within urban environments. My concerns are: 1. KOALAS . The removal of a considerable amount of mature trees, particularly manna gums, will impact significantly on the koala population. Paying a fine and replanting seedlings will not feed the koalas or give them anywhere to live. 2. WATERSHED. The impact on, and potential contamination of Cox Creek in the Adelaide water catchment area, should be a major concern for the State Government . Water security for the driest state in the driest continent is paramount! I could not see an SA water report in the Development Report addressing this issue. The Developer has stated that "Watershed area" is outdated terminology and that land division should be allowed. This sets a very dangerous precedent in the Adelaide Hills area and I believe that our natural waterways should be protected. 3. ACCESS via Golflinks road is inappropriate for heavy traffic or for large vehicles, as this is a narrow, dead-end road, barely able to allow two cars to pass in some areas. There are also no footpaths, so an increase in traffic would be detrimental to the local residents walking to school, the bus stop or walking their dogs. Widening of the road would also require the removal of even more native vegetation exacerbating the problems listed above of reduction of habitat for native fauna (koalas) and increasing the light pollution for residents and animals. Fire risk and evacuation during a bushfire are also a considerable concern for all the local residents on this narrow dead end road. 4. COMMUNITY ENGAGEMENT As a local resident I have received only one flier outlining the proposal, arriving in my mailbox halfway through the consultation process. There has been no other engagement with local residents that I have heard of. As per the guideline documents on the Plan SA website, the Development Report (DR) is required to contain a social impact report that describes the characteristics and demographics of the local and regional community (including neighbouring land owners and land uses) and the impacts on affected groups of people (such as their way of life, life chances, health and culture). This has not been included in the report. There has effectively been no community consultation in which the Developers could say they met this criteria. Any social impact within the Application, being minimal information, only notes "neutral" or "positive" impacts. The flier I received is blatant propaganda, stating that the current title on which the Golflinks stands is outdated, and on the basis that the proclamation will be revoked. "The land will suitably assess future development". What does this mean? It also states that "SA water and AHC have been consulted during this public notification period...and have indicated these existing infrastructure can support this proposed development. " This was definitely not the position of the council at the last meeting held on 8/8/2023! 5. THE SUBDIVISION of the land should not be a requirement for the development, and on the surface it only appears to be a way to sell off separate parcels for further development. It is also contrary to the 1975 title under which the Golflinks resides which states that there will be no subdivision but must be retained as an open space recreational area. 6. LIGHT POLLUTION will be another major factor particularly with the proposed pods. This will affect the native anilmals in the area and negatively impact their health and welfare. 7. REMOVAL OF VEGETATION AND THE PODS; the proposal sees the clearing of a major number of trees and undergrowth to accommodate 17 "pods" these structures if built on this cleared land will be visible for a significant distance as they plan to be located along the spine of the hill adjacent the golf course club house as it currently is located, while there are some small accommodation buildings here now, this plan has these extended over a much larger area. With fire regulations many trees would need to be removed to make these new buildings fire safe. In the proposal they argue that this is a limited area of the site but fail to mention that as the site is a golf course, but much vegetation has already been removed to make way for the golf course holes. As a percentage of the remaining vegetation the proposed removal would be a significant percentage, possibly as high as 30 to 40% of the uncleared area. This does not even consider the impact of the removal of these trees will have on native fauna, particularly Koalas.

What could be done to address your concerns?

What could be done 1. More community engagement. Asking what would be suitable and appropriate in this environment. The residents are not against development but the scale of the development. 2. Following the planning guidelines. I.e. Getting SA water approval for sewerage upgrades. Involving the Adelaide Hills Council in consultation regarding the use of Golflinks Road as appropriate or inappropriate access to the development. 3. Considering alternative access routes to the development ie Davenport road, off Carey Gully road. 4. Removing the need /stipulation to subdivide. 5. Retaining the development to the existing building footprint as we believed was a stipulation of the sale. 6. Not removing any further trees and native vegetation. 7. Taking into consideration the effect of light pollution on the nocturnal animals and the local residents.

Do you have any other feedback you would like to share about the proposed development?

I am not anti development and would love to see something of this nature in a more urban environment, (ie the Stirling Hospital site) or something more in keeping with the natural Hills environment at the Mt Lofty Golflinks such as a Wellness Retreat where people can enjoy the fabulous natural environment and the wildlife that we find neighbouring the Mount George Conservation Park.

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 8:10 PM
To: DTI:SPC Reps
Subject: Proposed Mount Lofty Golf Estate expansion

You don't often get email from [redacted] Learn why this is important

To the State Planning Commission,

In relation to the proposed Mount Lofty Golf expansion, I have some deep concerns about the impacts to the native vegetation and wildlife. I cannot understand that considering that SA leads the world in animal extinctions and so little of the natural vegetation remains, that there is any justification in clearing mature trees including Manna Gums listed as rare under the NPW Act and impacting on 15 threatened fauna species (under either the NPW Act or the EPBC Act).

This is an clear opportunity to reject this proposal and highlight the value of the native vegetation, especially when less than 13% of pre-colonisation vegetation in the Mount Lofty Ranges remains. This vegetation provides a buffer to the Mt George Conservation Park and should be retained and protected.

I strongly request that due to impacts on rare flora species, 15 threatened species, likely impacts on Mt George CP that this proposal is not approved. The development report states that the proposed development results in a neutral environmental impacts due to an offset being paid. I'm at a loss of how money can offset the loss of threatened and rare species. These species are beyond monetary value. What is more important here, car parks and new buildings or our natural capital? Extinction is forever.

I am happy if you would like to contact me for more comments.

Yours Sincerely,

[redacted]

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 8:14 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Stirling-golf-club-submission-2023.docx

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263165
Submission Time	15 Aug 2023 8:13 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

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- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
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- Appendix CC - Certificate of title (PDF, 125 KB)
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- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	My concern is around the amount and type of native vegetation proposed to be cleared for this project. The biodiversity across the Mount Lofty region is considered to be high and is formally recognised as one of 15 Commonwealth biodiversity hotspots. The proposed destruction of native flora in this project, and the resultant impact on native flora, is not in line with the Australian Governments 'Strategy for Nature' 2019-2030. The vegetation proposed for clearance includes the Manna Gum, classified in South Australia as 'Rare'. Ten fauna species listed as threatened under the EPBC Act as known or likely to occur within 5 kilometres of the Project Area, consisting of eight birds and two mammals. Of these, four fauna species (2 birds and 2 mammals) were assessed as likely to occur within the Project Area based on survey effort, recent records and suitable habitat. An additional 30 fauna species listed as threatened under the National Parks and Wildlife Act 1972 have records within 5 kilometres of the Project Area. Of these, 27 threatened fauna species were assessed as relevant to the proposed project.
What could be done to address your concerns?:	High habitat value vegetation must be protected at all costs. The majority of vegetation proposed for clearance appears to be for the development of 'pods', that are proposed to provide 17 single rooms for guests. In comparison, the hotel is proposed to include 56 rooms and 32 multi-room apartments. I argue that the 'pods' provide an insignificant amount of accommodation compared to the hotel and the ongoing value of the native vegetation. Given the insignificant amount of accommodation provide by these 'pods' and subsequently negligible impact on the project, we propose that these are removed from the proposed project plan.
Other general comments:	

Supporting Documents

FilesUp: Stirling-golf-club-submission-2023.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 18.7 KB

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FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 8:18 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Stirling-golf-club-submission-2024.docx

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263171
Submission Time	15 Aug 2023 8:17 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

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- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	I am concerned about the amount and type of native vegetation proposed to be cleared for this project. The biodiversity across the Mount Lofty region is considered to be high and is formally recognised as one of 15 Commonwealth biodiversity hotspots. The proposed destruction of native flora in this project, and the resultant impact on native flora, is not in line with the Australian Governments 'Strategy for Nature' 2019-2030. The vegetation proposed for clearance includes the Manna Gum, classified in South Australia as 'Rare'. Database searches identified 10 fauna species listed as threatened under the EPBC Act as known or likely to occur within 5 kilometres of the Project Area, consisting of eight birds and two mammals. Of these, four fauna species (2 birds and 2 mammals) were assessed as likely to occur within the Project Area based on survey effort, recent records and suitable habitat. An additional 30 fauna species listed as threatened under the National Parks and Wildlife Act 1972 have records within 5 kilometres of the Project Area. Of these, 27 threatened fauna species were assessed as relevant to the proposed project.
What could be done to address your concerns?:	High habitat value vegetation must be protected at all costs. The majority of vegetation proposed for clearance appears to be for the development of 'pods', that are proposed to provide 17 single rooms for guests. In comparison, the hotel is proposed to include 56 rooms and 32 multi-room apartments. We argue that the 'pods' provide an insignificant amount of accommodation compared to the hotel and the ongoing value of the native vegetation. Given the insignificant amount of accommodation provide by these 'pods' and subsequently negligible impact on the project, we propose that these are removed from the proposed project plan.
Other general comments:	

Supporting Documents

FilesUp:	Stirling-golf-club-submission-2024.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 18.7 KB
FilesUp:	No file uploaded
FilesUp:	No file uploaded
FilesUp:	No file uploaded
FilesUp:	No file uploaded

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 8:43 PM
To: DTI:SPC Reps
Cc: [redacted]
Subject: Submission Re Mt Lofty Golf Resort Development Plan - From Friends Of Mt George CP & local groups
Attachments: MtLoftyGolfResortDevelopment-Submission -FOMG&otherGps-15Aug2023.pdf

You don't often get email from [redacted] Learn why this is important

To Whom it may concern please find attached A submission re the Mt Lofty Golf Resort Development Plan application

On Behalf of:
Friends of Mt George CP,

Deanery Landcare Group

Bridgewater Friends of Cox Creek

Friends of Woorabinda Bushland Reserves

Friends of Mark Oliphant Conservation Park

Friends of Scott Creek Conservation Park Inc

Aldgate Valley Landcare Group

Mylor Parklands Bushcare Group

The Field Naturalists Society of SA Inc

Contact for communications

[redacted]

President, Friends of Mt George Conservation Park
[redacted]

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 8:45 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: [redacted]

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263177
Submission Time	15 Aug 2023 8:44 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

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- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	See attached letter regarding concerns
What could be done to address your concerns?:	See attached letter regarding concerns
Other general comments:	I am not opposed to considered and sympathetic improvement to the existing golf course buildings and infrastructure. But the scale of this development is ill-considered to the environment, community, and flora & fauna. Over and above this, it does not comply with its land title.

Supporting Documents

FilesUp: [redacted].docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 26.3 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 8:51 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Stirling-Golf-Club-redevelopment.pdf

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263180
Submission Time	15 Aug 2023 8:51 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

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Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]

Contact number: [redacted]

[redacted] [redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	See attached document.
What could be done to address your concerns?:	See attached document.
Other general comments:	See attached document. Views expressed are my own and of Carissa Wong who also resides at this residence.

Supporting Documents

FilesUp: Stirling-Golf-Club-redevelopment.pdf, type application/pdf, 2.5 MB

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FilesUp: No file uploaded

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 9:28 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Submission-Mt-Lofty-Golf-Estate.docx; kangaroo-with-joey.jpg; kangaroos-1.jpg; trees-scale.jpg

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263198
Submission Time	15 Aug 2023 9:27 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB)

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Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]
Contact number: [redacted]
Email: [redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	My family and I live on [redacted], while we are not opposed to redevelopment on the existing footprint, we do have serious concerns about the scale and nature of the proposed development. - Golflinks Road Golflinks Road is very narrow and unsafe. It is not at all suitable for pedestrians and because of this my wife doesn't feel safe walking with my daughter along this road. I walk with our dog down this road every day, there are no footpaths and even with the existing levels of traffic we have often had near misses with cars. The width of the road is not suitable at several points to accommodate cars coming in both directions and it is necessary to stop and allow the oncoming car through before proceeding. Golflinks Road is not suitable for the current traffic and pedestrians, and it certainly isn't suitable for the additional traffic from this proposed development. - Construction The Development Report says that large vehicles associated with the construction would 'desirably' enter and exit via the Old Carey Gully Road. However, it fails to mention the fact that the current bridge over Cox Creek is not currently suitable for large vehicles. Golflinks Road is a small narrow local road used by residents and families and it is not suitable for large construction vehicles. - Removal of Native Trees The proposed development contains plans to remove 106 native trees and the understory which include 48 State Rare Manna Gums. The majority of the trees for removal are 14 metres or more with many between 20 (65ft) to 25 (82ft) metres. We often see native animals that live in these trees, including kangaroos, wallabies, koalas, and echidnas (see attached photos from the area to be cleared). I also believe the number of trees for removal has been under counted and this number is significantly higher. The 16 proposed 'pods' require the removal of the majority of these trees.
What could be done to address your concerns?:	In order to support the development the following conditions would need to be met: - If this development goes ahead the proponent must use their own road directly from Carey Gully Road and not Golflinks Road, this is the only safe and suitable option. - All construction vehicles must be required to use ONLY Old Carey Gully Road and the bridge and road must be upgraded to make this suitable BEFORE construction begins. Golflinks Road is a small narrow local road used by residents and families and it is not suitable for large construction vehicles. - The existing footprint of cleared land is more than sufficient for the redevelopment and it should not require the clearing of additional native trees on the edge of an important conservation park. The proposed 'pods' result in the needless destruction of our native bushland and the koalas, kangaroos, possums, echidnas, and other fauna that live there. The buildings should be built on the existing footprint without clearing large areas of native trees.

Other general comments:	The Development Report estimates that the development will add an additional 675 trips per day on this road. My calculations using the same methodology estimate an additional 1264 trips per day. Golflinks Road is not suitable for the current traffic and pedestrians, and it certainly isn't suitable for the additional traffic from this proposed development. APPENDIX I – Traffic and access impact statement (P. 17) “The RTA’s “Guide to Traffic Generating Developments” (the RTA Guide), and its subsequent updates, are documents commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The RTA Guide identifies the following peak period trip generation rates applicable to this development: - tourist accommodation – 0.4 trips per unit; - high-density apartment dwellings – 0.5 trips per dwelling; and - restaurant/café/function room – 5.0 trips per 100 m^2 gross floor area This would equate to a theoretical increase of approximately 675 additional daily movements.” - How has the number of 675 additional daily movements been calculated? - When I redid these calculations using the same methodology, I calculated 1262 daily trips? - Also, The RTA (Roads and Traffic Authority) is a NSW agency that hasn’t existed since 2009. - Why is it appropriate to use their guide as a basis for determining the forecast traffic generation for this development? - When was this guide last updated?

Supporting Documents

FilesUp: Submission-Mt-Lofty-Golf-Estate.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 18.0 KB

FilesUp: kangaroo-with-joey.jpg, type image/jpeg, 7.4 MB

FilesUp: kangaroos-1.jpg, type image/jpeg, 4.5 MB

FilesUp: trees-scale.jpg, type image/jpeg, 5.8 MB

FilesUp: No file uploaded

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 9:34 PM
To: DTI:SPC Reps
Subject: Stirling/Mt Lofty Golf Club Resort Proposal
Attachments: Submission - Stirling Mt Lofty Golf Resort Proposal Walking SA.docx

> You don't often get email from s[redacted] Learn why this is important

Dear Sir/Madam

Please find Walking SA's submission attached.

Yours sincerely,

[redacted]
[redacted]
walkingsa.org.au
facebook.com/walkingSA
Ph 0457 006 620 | office@walkingsa.org.au
Office | 4/25 Leigh Street, Adelaide SA 5000

Sent from Mail for Windows

walkingsa.org.au
Ph 0457 006 620 | office@walkingsa.org.au
Level 4, 25 Leigh Street, Adelaide SA 5000

PlanSA
spcreps@sa.gov.au

15 August 2023

Dear Sir/Madam,

RE: Stirling/Mt Lofty Golf Resort Proposal – Opposition

Thank you for the opportunity to make this submission.

Walking SA represents all forms of walking in South Australia, including walking for recreation, transport and health. As the peak body, Walking SA, represents over 5000 members and 25,000 supporters, and gives voice to the wider active walking community of approximately 700,000 South Australians.

Walking SA holds a view that this area of the Mt Lofty Ranges is a critical biodiversity environment, forming part of any already diminished native vegetation cover of the Mt Lofty Ranges. The Proposal fails to appropriately respond to the sensitivities and amenity value of its location.

Walking SA strongly opposes the Mt Lofty Golf Resort Proposal (the Proposal) on the following grounds:

1. **The Proposal is inappropriate to the sensitivities of its location**

   The Proposal is neither sensitive to the critical nature of its environment or of a scale appropriate to the location. Instead, the Proposal deals with the location as a distinct parcel of land by arguing the negative impacts of the development are somehow offset by the attributes of the adjoining Mt George Conservation Park. In doing so, the Proposal fails to recognise the critical nature of contiguous parcels of land for the preservation of biodiversity. It is not reasonable to maintain that the limited parcel of protected land that makes up the Mt George Conservation Park can be the counter for the removal of adjacent native bushland.

   The scale of the Proposal diminishes the high value natural environment of the site. Arguably, a resort that includes a hotel, pods, clubhouse, pro-shop and administration areas, along with an update to golf course and 200+ car spaces does not respond appropriately to the intrinsic value and sensitivities of the site.

2. **The Proposal negatively impacts the remaining native vegetation cover**

   Since European settlement, the Mount Lofty Ranges has been cleared of its indigenous vegetation at increasingly alarming rates. Now, less than 13% of the original vegetation cover remains. This is a death by a thousand cuts to the limited native vegetation cover. Rather than develop on its current footprint, the Proposal expands the built form further into the natural environment. A better proposal would maintain the buildings on the current footprint and develop in a way that adds to the native vegetation cover rather than continuing to deplete it.

3. **The Proposal negatively impacts on threatened flora and fauna**

The proposed area of development is a known habitat for a range of threatened species including the Nationally Endangered Bassian Thrush. In addition, Manna gums, the main floral species to be cleared under this development proposal, are listed as rare under the National Parks and Wildlife Act SA (1972).

The proposed clearance of land consequently reduces the natural habitat, and would negatively impact an already fragile environ for threatened flora and fauna in this location.

4. **Walker visitation and amenity**

The Proposal recognises that the Heysen Trail, a premier walking trail, passes through the golf course. It also recognises its high volume of walkers. This section of the trail also crisscrosses with the National Trust's Pioneer Women's Trail (not referenced in the Proposal) and is part of the larger trail network. The Pioneer Women's Trail honours the early Europeans who settled in Hahndorf, and supplied Adelaide with fresh produce at a time when most foodstuffs had to be imported into South Australia. Within weeks of their arrival in 1839, 'the women and girls were walking the rough bush track to Adelaide, 35km away. They left the village at midnight, carrying baskets of vegetables and dairy products on their backs or on yokes across their shoulders."[i]

The amenity of the Mt George Conservation Park and its surrounds, including this section of the Heysen and Pioneer Women's Trail, holds special significance for the South Australian community. Many people use the trail network on a daily basis and others participate in the annual pilgrimage to trace the steps of our women pioneers. Research supports the prevalence of walkers as an unrivalled 89% of all park visitors.[ii] Despite this, the Proposal generally addresses the trail as an access issue without regard to the amenity of the bushland setting forming an integral part of the trail experience. As a result, the Proposal fails to address the *Statewide Trails Strategy* intended to utilise trail experiences as a means to put South Australia on the tourism destination map, ultimately, as "a leading destination for trail experiences"[iii]. The Trails Strategy seeks to align with a series of existing Government Policy including *Parks 2025 Strategy*, Department for Environment and Water; *Regional Development Strategy*, PIRSA, and *Regional Visitor Strategy 2025*, SA Tourism Commission. The Proposal should respond appropriately to the impact of the development on these walking trails and the trail experience.

Conclusion

Walking SA would be happy to clarify or expand on any aspect of this submission.

[redacted]
Executive Director
Walking SA

[i] See https://www.nationaltrust.org.au/hahndorf-pioneer-womens-trail-history/
[ii] Statewide Trails Strategy 2022-2032
[iii] Statewide Trails Strategy

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 9:35 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263199
Submission Time	15 Aug 2023 9:35 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

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- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	My family and I live on [redacted] near the Stirling Golf Club on Golflinks road. I am not opposed to there being an upgrade to the current buildings at the golf club, but I feel the scale of development that is being planned will have a negative impact on local residents day to day and also the local wildlife and natural environment. Golflinks road is already a narrow road and it is unsuitable for the increased amount of traffic calculated in the development report. I do not support the use of Golflinks Road during construction for trucks, trades or guests to access the proposed hotel site. Our local environment is home to many species of wildlife including Koala's. The proposal to remove so many large trees from the area would greatly impact the wildlife and their natural habitat. I do not support the removal of trees to build pods for accomodation.
What could be done to address your concerns?:	If major construction commences, a new road should be built to access the hotel and golf club buildings. Entering the site from Old Carey Gully road would be more suitable for larger amounts of traffic and trucks. The redevelopment should be focused on the existing buildings and not the removal of trees to clear land for pod accomodation.
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

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FilesUp: No file uploaded

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 9:42 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263203
Submission Time	15 Aug 2023 9:42 pm
Submission IP Address	[redacted]

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Nature of Development:	N/A
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Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]

Contact number: [redacted]

Email: [redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	The site has an Open Space Proclamation registered on the Title to preserve the land as open space and to prohibit the land being divided into allotments and used for any purpose not in keeping with its character as an open space. The proclamation was made by the Governor of South Australia on 10 July 1975 under section 61 part VI of the revoked Planning and Development Act 1967. Even though the Proclamation predates current legislation it remains in force under legislative transitional provisions. This Proclamation serves to give the local community reassurance that this area cannot be sub-divided and all uses will be cognisant of its important natural values. The Development Report (DR) guidelines provided by the State Planning Commission (DR-A-Guidelines), for which the SPC provides a seven (7) dot point list of the 'broader assessment and investigations' that are required for the proposal. The Proponent's Development Report should 'detail any expected environmental, social and economic effects of the development, and the extent to which the development is consistent with the provisions of the Planning and Design Code, State Planning Policy and any matter prescribed by the Regulations under the Act.' The Development Report has made minimal reference to the Planning and Design Code, which is an important document in the assessment of the application. This area is known habitat for the Nationally Endangered Bassian Thrush and potential habitat for a range of other Nationally Threatened species, including the Southern Brown Bandicoot. As a nationally endangered species, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of these populations at this location. A guide of 80m2 is given in DPF 1.2). The Proponent's Development Report outlines plans for: a 212m2 restaurant; a 186m2 sports bar; and a 189m2 gallery and café. All are well in excess of the 80m2 guide.
What could be done to address your concerns?:	A more comprehensive review and assessment of the Development Report should be undertaken. Should the DR be approved, Proponent should also undertake a collaborative and open engagement program with the local community to investigate a design and construction solution that delivers a sympathetic solution.
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 15 August 2023 10:26 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: review-koala-habitat-assessment-criteria-and-methods-2021.pdf; myefo-koala.pdf

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263212
Submission Time	15 Aug 2023 10:26 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
- Appendix C - Plan of subdivision (PDF, 564 KB)
- Appendix D - Architectural drawings (PDF, 30760 KB)
- Appendix E - Landscape plan (PDF, 8931 KB)
- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Yes, 1. Golflinks Rd is not able to support increased traffic during or after development if approv Currently, caution is required when driving along Golflinks Road. 2. Noise and light pollution affe fauna (curfews following noise abatement times need be listed) 3. The destruction of 86 manna (important habitat and food source for Koalas) are mentioned in the developer report, however, not mentioned. Listed as an endangered species, the Federal Government is investing $50millio stop the extinction of koalas species. https://www.dcceew.gov.au/environment/biodiversity/threatened/species/koalas/listing-under environmental-law#:~:text=The%20koala%20(combined%20populations%20of,have%20any%20impacts%20t https://www.environment.sa.gov.au/topics/plants-and-animals/living-with-wildlife/koalas/koal conservation-and-management 4. My neighbours and I cannot find the names of the developers lack of transparency makes me nervous. I must, therefore, ask if ICAC legislation is being follow throughout the process, if not, why not? 5. The distinct absence of a social impact statement in development report is worrying. The contradiction of the proponent in the development report st "importance of the golf club" while spruiking additional car parking for the perfumery on the actu course. 6. I have serious concerns about sewerage overflow. Not only the potential burden of po Cox's Creek and Mt Bold Reservoir, also the devastating effects on flora in the path of such a spi mentioned in the development report is a hydrology assessment from SA Water. 7. My neighbou serious concern's regarding this development setting a precedent for other developments in sim topographic areas throughout South Australia
What could be done to address your concerns?:	1. With or without approval, upgrade Davenport Road for accessibility to the Golf Course, while Adelaide Hills Council ownership of that road. 2. Return the development report to the proponen a major development not be allowed. What would be acceptable is an improvement to the existi 3. Consultation with the residents be compulsory 4. Advise the name and financial status of the 5. Publicise the State Government's Minister for the Environments policy on conserving habitat f within a 10km radius of Cleland National Park
Other general comments:	The golf club is not an area not fit for major commercialisation. The future for Tourism lies in the development of eco-friendly areas around the state. High rise motels and penthouses do not att tourists, flora fauna and surrounding ecosystems do. There are adequate alternatives for accom and employment in Stirling. Currently, a resident in a water catchment area cannot have an addi bathroom installed in their home. Mt Lofty Golf Club Estates development contradicts and disap locals with its application. More BnB's would open for accommodation should a second or third were allowed to be constructed in one's home. I trust this information is a service to the State Pl Commission and The Minister. I remain. Sincerely Yours, [redacted]

Supporting Documents

FilesUp:	review-koala-habitat-assessment-criteria-and-methods-2021.pdf, type application/pdf, 2.5 MB
FilesUp:	myefo-koala.pdf, type application/pdf, 552.6 KB
FilesUp:	No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Please accept this submission regarding the proposed re-development of the Mount Lofty Golf club.

This proposed redevelopment is for a resort that would include hotel and pods, clubhouse, pro-shop and administration areas, update to golf course and 200+ car spaces. I consider the scale of this proposed redevelopment to be completely inappropriate and unacceptable for the location, and I strongly oppose the proposal.

I also believe there to be factual errors contained in the Native Vegetation Assessment and in the Arborist Report, and that there are legal impediments to the proposed re-development, as well as unacceptable risks to native flora and fauna.

My detailed reasons are as follows:

Impact on native vegetation, birds and fauna.

Background: The Mount Lofty Ranges have been largely cleared of the vegetation which existed prior to European settlement. There is only 13% of this vegetation remaining, and clearance is still continuing. This clearance and its continuation grossly threatens the long-term viability of our native plants and animals, as evidenced by the yearly diminution of the numbers and health of remnant populations and individuals of endangered species, and the progressive reclassification of the Conservation Significance of a growing number of our small birds, indigenous plant and animal species that were once considered Common, to now be classified as Vulnerable, Endangered and Critically Endangered. Iconic examples are birds like the Scarlet Robin and Bassian Thrush, and mammals like the Southern Brown Bandicoot and reptiles like Rosenberg's Goanna and the Pygmy Copperhead. Each of these is known or has been previously recorded in the vegetation associations and vicinity of the proposed re-development.

This tragic state of our natural environment is directly related to human changes to (and elimination of) existing natural habitats, even more so elimination of habitat of a scale like this proposed development.

To improve this situation, which threatens our survival as a species as well as the rest of biodiversity, loss of native vegetation has to be stringently avoided, and as a society we have agreed that **proposals to diminish significant native vegetation must be made to pass rigorous tests**.

This proposal for the Mt Lofty Golf Club is factually flawed, threatens biodiversity, and fails to demonstrate sufficient criteria and accuracy to warrant support let alone approval.

One flawed analysis is that the Ecological Flora & Fauna Assessment report suggestion that the loss of vegetation is irrelevant as the area is adjacent to Mount George Conservation Park. Environmentally speaking this is a blatantly unsound argument. Firstly, we cannot rely on our formal conservation estate for the survival of biodiversity; there is simply far too small a percentage of the remaining vegetation which is formally protected. Secondly, areas adjacent to formal conservation areas are (as opposed to being disposable as the report suggests) actually **critical** to increasing the size of remnant areas, and thereby reducing the degrading edge effects. Environmentally it is well accepted that the smaller the area remaining, and the more isolated, the larger the edge:area ratio and therefore the bigger the impact from adjacent threats. And of course the lesser the ability to support populations of our growing numbers of Rare, Vulnerable and Endangered species.

Council is justifiably a proud custodian of its part of the Mount Lofty Ranges, as **one of 15 Biodiversity Hotpots recognised in Australia**. There are a large number of endemic and threatened plants and animals that are of national significance on this site, existing because of the largely natural and low impact nature of the current land use. Local experts tell that sensitive species, eg the Brown Toadlet and Rakali (native Otter) live on site – these and others would be significantly impacted by a development of this scale and intensity.

Impact on Nationally Endangered fauna.

This area is known habitat for the Nationally Endangered Bassian Thrush, and almost certainly supports the Nationally Endangered **Southern Brown Bandicoot** (past and current records in the vicinity - Biological Database of SA). As Nationally Endangered species, all populations are critical and this development through clearance of habitat and the level of activity on the site would significantly impact on the viability of populations at/close to this location.

As Council may be aware, the **Federal Government** has contributed $250,000 through its Environment Restoration Fund to the **Bandicoot Superhighway Project**, aiming to improve the conservation status of this iconic animal in the Southern Mt Lofty Ranges, it being the last of its kind in SA (reduced from 8 Bandicoot and related species once found in SA). This project comprises key partners the Hills and Fleurieu Landscape Board, Green Adelaide, the Sturt Upper Reaches Landcare Group and the Commonwealth Government. Other partners include the University of Adelaide, National Parks and Wildlife Service SA, the Nature Conservation Society of SA and Friends of Parks SA.

Conflicting and incorrect information

I have been informed of other major concern in the proposal regarding native vegetation:

Clearance Offset amount

The conflicting information provided in relation to the removal of native vegetation and the Clearance Offset amount: The report outlines the clearance associated with the development and the clearance offset that would be applicable. This report apparently identifies the clearance of 106 trees and 1.716ha of vegetation at a total offset cost of $615,436.80. In contradiction to this, on the YourSay website it states that “about 1.8 ha of native vegetation is proposed for clearance and a total of 57 scattered trees”. The offset amount stated is $439,095.19. This conflicting and contradictory information makes it impossible for community members to accurately judge the scale and impact of the development.

Descriptions of the native vegetation:
I understand that the *Native Vegetation Clearance Mount Lofty Golf Estate Data Report Clearance under the Native Vegetation Regulations 2017 9 May 2023 Prepared by EBS Ecology* states:
P10-11 Summary of total of clearance
“A total of 1.716 ha of native vegetation is proposed for clearance, including: 0.261 ha of VA A1a – *Eucalyptus viminalis* ssp. *viminalis* and *Eucalyptus obliqua* over *Acacia melanoxylon* and **degraded understorey.**

Concerningly, later in the report, P28, the detailed description of the condition of VA A1a changes to the Vegetation was in **very good condition** … as below,
*"…Woodland dominated by an overstorey of Eucalyptus viminalis ssp. viminalis (Manna Gum) and Eucalyptus obliqua (Messmate Stringybark). Mid storey species include Acacia melanoxylon (Blackwood) and Leptospermum continentale (prickly Tea-tree). The ground cover was dominated by Acrotriche serrulata (Cushion Ground-berry) and Lepidosperma semiteres (Wire Rapier-sedge). Vegetation was **in very good condition**…*

Incorrect analysis of vegetation associations & native vegetation species.

The report identifies 5 different areas of natural remnant vegetation that are all identified as being *Eucalyptus viminalis ssp. viminalis +- Eucalyptus obliqua*. Local community environmental experts have examined the trees and advised that at least several stands are either *Eucalyptus dalrympleana* and *E. obliqua +/- E. viminalis* Open Forest over.., or *E. obliqua +/- E. dalrympleana* Open Forest or Tall Open Woodland ….

This presumed misidentification is most concerning and if presumed correct brings into question the overall accuracy and validity of the analysis and conclusions, as the Mt George CP and Mt Lofty Golf Course area is well known for its stands of mature *Eucalyptus dalrympleana* (aka locally as Candlebark) trees in various areas including across the Golf Course, and down Golf Links Rd and in Mt George CP.

I am informed that viewings of the photos taken of the trees assessed for removal in the Arborist report by local experts again confirmed their conclusion that at least many if not the majority of the trees identified as *Eucalyptus viminalis* spp. *viminalis* are actually *Eucalyptus dalrympleana*. In addition to general concerns over the accuracy of the report, **the likely misidentification of the Candlebark**s prevents a calculation being made re the area proposed to be cleared of this association vs. the total amount that exists overall in the contiguous native vegetation areas within the Mt George Conservation Park and the Mt Lofty Golf Course area. I am told that it is possible that the **clearance proposed would represent up to 50% of the total Candlebark cover on the two properties**, the clearance of which will have an immediate effect on the conservation of this major and Rare tree species and the various species with which it interacts, has associations and provides habitat. All pockets of remnant *Eucalyptus dalrympleana* and *Eucalyptus viminalis* of both subspecies are under immediate threat of loss or clearance in a number of different ways in the Mt Lofty Ranges, where the Mt George CP and the Mt Lofty Golf Course form a key conservation area.

We need careful and accurate assessments of the possible consequences of native vegetation removal. If a mistake of this size and impact can be made when assessing this vegetation for destruction, it does not instil confidence in relying on the accuracy of rest of the vegetation assessment as presented.

Individual Tree Reports Governing Retention or Removal of Trees

There are a total of 106 scattered remnant, native trees recommended for destruction that include remnant tree species, *Acacia melanoxylon*, *Eucalyptus obliqua*, *Eucalyptus viminalis* ssp. *viminalis* (a large proportion of which appear to actually be *E. dalrympleana*), *Eucalyptus viminalis* ssp. *cygnetensis*, and *Exocarpos cupressiformis.*

The majority of these trees are long-lived remnant trees that include two species rated Rare in SA. A

local expert familiar with them tells me a large proportion are 20- 30m tall, with girths of 2- 3m, which may have been growing here before European settlement and have avoided dying or being cut down ever since then. It seems these magnificent trees are being assessed for clearance on factors such as their "useful life expectancy" and whether they have dead wood in their canopy, etc. The fact that long-lived Candlebarks, Messmate Stringybarks and Manna Gums have dead branches and damaged trunks where a myriad of hollows form over time that are used by birds, possums, bats and other small mammals and reptiles is not credited as valuable habitat in this report is completely astounding, and in my view quite damning.

This development centred (and in my opinion quite ignorant) view is completely at odds with the idea of conserving tree cover wherever possible and that trees are a vital part of the surrounding ecosystem, offering food, shelter and nesting habitat for native fauna and also provide vital physical benefits such as sequestering carbon and contributing to lowering temperatures, slowing rainfall runoff and retaining moisture in their vicinity. Not to mention their amenity value, much valued by the community at large.

The Stated Intention to Rehabilitate or Restore Degraded Areas:

"*The rehabilitation or restoration of some areas that are impacted by the clearance of native vegetation will be achieved through revegetation, with a preference for species local to the Adelaide Hills. Some areas will not be able to be rehabilitated due to CFS constraints and the need to maintain specific bushfire attack level ratings."*

To quote another local expert, and I concur: The chances of doing this effectively seem low when reading the intended list of suitable species to use in plantings post development, as witnessed by the list of species that includes misspelt and non-existent species and "deemed to be local" native species. A number of the latter, while being native to the Mt Lofty Ranges, do not occur in this area and some of the others may be nursery varieties. It also includes a list of exotic tree species, presumably to be used to replace the magnificent remnant aged tree specimens that will be felled.

I operate a business that preforms revegetation with local natives and would also add that I consider the revegetation list to be quite inadequate in terms of accurate and in depth research into appropriate local species / the variety of species needed.

Amenity

Those of us who live and work in the Adelaide Hills chose this location for its smaller population, less traffic, less noise and light, and the beauty, amenity and value of the native vegetation and natural environment. A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area. The Golf Club is currently a local community resource - the golf links, gym, and as venue for casual connections as well as events. This proposal will take away these things and replace a valuable community resource with a resource primarily for non-locals, prioritising tourists over the local community who have used and supported this venue for a very long time.

Non-compliance

Finally, I am given to understand that the 1975 Proclamation in the Government Gazette prevents subdivision of the land. It follows that the development proposed would be unlawful in that it

contradicts a legal instrument; I also understand that this requires that any activity be in keeping with the open space character. As the scale and intensity of this development and the removal of a large number of trees and areas of vegetation is not in keeping with open space the proposed subdivision would consequently not be allowable.

I strongly oppose this proposal and I understand and believe the information provided to be flawed and inconsistent, and demonstrably insufficient to justify the proposal.

[redacted]

[redacted]

[redacted]

Minimal Disturbance Bushcare

[redacted]

[redacted]

15.8.2023

DHUD:SPC Reps

From: [redacted]
Sent: Tuesday, 15 August 2023 11:06 PM
To: DTI:SPC Reps
Subject: Submission from [redacted] re the Mt Lofty Golf Club proposal
Attachments: Submission [redacted]Mt Lofty Golf Club.docx

> You don't often get email from [redacted] Learn why this is important

Submission attached.
Thank you for your consideration.

Cheers
[redacted]

[redacted]
Minimal Disturbance Bushcare
[redacted]
[redacted]

Aldgate Valley Landcare Group

Working together to conserve the natural beauty of Aldgate Valley.

[redacted]
Chair, Aldgate Valley Landcare Group Inc.
PO Box 212
ALDGATE SA 5154

aldgatevalleylandcare@gmail.com
0408 804 677

The Secretary
State Planning Commission
spcreps@sa.gov.au

Tuesday, 15 August, 2023

Re: Mount Lofty Golf Estate and Resort Development

Dear Secretary

I am writing to express our group's concern about the proposed destruction of native vegetation involved in this proposal – including the removal of numerous established trees, and the clearing of remnant native understorey.

We are distressed to learn that such a major clearance is proposed in such a vulnerable ecosystem. The clearing would have a major impact on the habitat of endangered native species such as the southern brown bandicoot and the Bassian thrush, and would irreversibly diminish the beauty, amenity and biodiversity of the region.

Such loss and fragmentation of the local ecosystem cannot be compensated via any level of offsets payment, and must be rejected. Please be advised of our strong opposition to the proposal as it currently stands.

Yours sincerely

[redacted]
(Chair, Aldgate Valley Landcare Group Inc.)

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 10:44 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

1. Impact on Native Vegetation - There is now less than 13% of the original vegetation remaining in the Mt Lofty Ranges. It is irresponsible of the current government to approve large scale clearances or projects that impact on remnant vegetation stands. Clearance of native vegetation is the biggest threat to native species extinction and Australia has one of the worst extinction rates in the world! 2. State Listed flora that will be impacted by the project - The following flora species listed under the NPW Act were determined as likely to occur in the Project Area: - Acacia gunnii (Ploughshare Wattle) – State Rare; - Deyeuxia densa (Heath Bent-grass) – State Rare; - Deyeuxia minor (Small Bent-grass) – State Vulnerable; - Dianella longifolia var. grandis (Pale Flax-lily) – State Rare; - Eucalyptus viminalis

ssp. viminalis (Manna Gum) – State Rare and observed within the Project Area; - Gastrodia sesamoides (Potato Orchid) – State Rare; Page 27 of 122 - Rytidosperma tenuius (Short-awn Wallaby-grass) – State Rare. An additional 30 flora species listed under the NPW Act were assessed as possible to occur within the Project Area based on survey effort, recent records and suitable habitat. 3. Bushfire risks - Given the recent fires in the hills, a development of this scale in a high fire risk zone is being approved. Where are the traffic management plans to move this many people in and out of the area if a fire occurs? The roads and entry/exit points to the area are limited and it only takes one car accident for everyone to be trapped. 4. Endangered fauna - This area is known habitat for the Nationally Endangered Bassian Thrush. As a nationally endangered bird, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of this population at this location. 5. Threatened fauna that will be impacted by the development - A total of 15 threatened fauna species listed under the EPBC Act and/or NPW Act were assessed as highly likely / known or likely to occur within the Project Area based on survey effort, suitable habitat and recent records: - Bassian Thrush (Zoothera lunulata halmaturina) – nationally Endangered and State Rare; - Beautiful Firetail (Stagonopleura bella samueli) – nationally Endangered and State Rare; - Chestnut-rumped Heathwren (Hylacola pyrrhopygia parkeri) – nationally Endangered and State Endangered; - Common Brushtail Possum (Trichosurus vulpecula) – State Rare and observed within the Project Area; - Elegant Parrot (Neophema elegans elegans) – State Rare; - Grey-headed Flying-fox (Pteropus poliocephalus) – nationally Vulnerable and State Rare; and • Jacky Winter (Microeca fascinans fascinans) – State Rare; - Little Eagle (Hieraaetus morphnoides) – State Vulnerable; • Peregrine Falcon (Falco peregrinus macropus) – State Rare; - Scarlet Robin (Petroica boodang boodang) – State Rare; - Southern Brown Bandicoot (Isoodon obesulus obesulus) – nationally Endangered and State Vulnerable. - Square-tailed Kite (Lophoictinia isura) – State Endangered; - White-winged Chough (Corcorax melanorhamphos) – State Rare; - Yellow-footed Antechinus (Antechinus flavipes) – State Vulnerable; and - Yellow-tailed Black Cockatoo (Zanda funerea whiteae) – State Vulnerable and observed within the Project Area. 6 . Amenity - A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area.

What could be done to address your concerns?

There is a lack of detail in the URPS Development Report about the development impacts nor is it impartial in it's assessment of those impacts. The ratings detailed in Section 2.4, Table 2 (page 15) need to be reviewed. There is a lack of detail and data to support the ratings given. The following items are currently listed as positive/neutral should be listed as negative: - Improvement to landscape quality - given the level of clearance detailed, how can this be a positive outcome? Protection of remnant habitats is far more valuable that creating man-made 'natural' environments. There are no details for how this is being planned or will be monitored to ensure it's success, therefore how can a positive rating be given? Based on what data? - Vegetation removal - The latest research is clear that biodiversity offsets offer no value to remnant ecosystems. They simply serve as an easy way out for developers. and it is the local communities and native animals that suffer as a result. There are numerous case studies across Australia to support this. It is disappointing that in 2023 this is still being considered as a viable option for vegetation management. Protection of the remnant vegetation needs to be a priority environmental action in this plan. - Improvement to water quality - management of hard surface run-off and contaminated stormwater from increased human use not discussed and/or managed. Huge impact on pristine natural systems in this upper hills catchment. - Increased traffic - traffic management in the event of a bushfire needs to be documented. It only takes one car accident for everyone in the local area to be trapped. - Increased number of people in High Risk Bushfire Area - this is not sufficient and does not consider evacuation

of such a high number of people off the site. - Social and behaviour issues from highly populated developments. - these need to be documented as increasing tourism often results in increased crime rates, noise and light pollution, destruction of local property and traffic issues. This proposal is in breach of the Adelaide Hills Council Development Plan 2019, which states: PRINCIPLES OF DEVELOPMENT CONTROL: 1. Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas. 2. Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced. 3. Development should not significantly obstruct or adversely affect sensitive ecological areas... 4. Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity. 5. The rural character, scenic amenity and bushland of the south Mount Lofty Ranges should be conserved and enhanced. Biodiversity and Native Vegetation 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species. 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna 39 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following: (a) provides an important habitat for wildlife ... (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities. (c) provides an important seed bank for locally indigenous vegetation. (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture. 40 Native and other vegetation should not be cleared if it is associated with or integral to a site of scientific, archaeological, historic, or cultural significance.

Do you have any other feedback you would like to share about the proposed development?

It is unclear how this proposal has received initial approval and proceeded to the public consultation stage, given it's non compliance with the Adelaide Hills Council Development Plan 2019, and the unaddressed impacts on the adjoining residents/community, bushfire risks, and environmental impacts. The development report by URPS lacks impartiality and provides blatant support for the proposal and contains numerous inaccuracies. It is 2023, yet the planning decisions being made in this proposal are a repeat of the poor planning decisions made in the 1900s. There really is no excuse not to do better.

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 10:59 AM
To: DTI:SPC Reps
Subject: Stirling/Mt Lofty Golf Course Proposal
Attachments: Submission Stirling Golf Resort Walking SA.docx

You don't often get email from hahndorfnationaltrust@gmail.com. Learn why this is important

Please find attached a submission opposing this development
Thank you

[redacted]

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 11:13 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

1. Impact on Native Vegetation - There is now less than 13% of the original vegetation remaining in the Mt Lofty Ranges. It is irresponsible of the current government to approve large scale clearances or

projects that impact on remnant vegetation stands. Clearance of native vegetation is the biggest threat to native species extinction and Australia has one of the worst extinction rates in the world. 2. State Listed flora that will be impacted by the project - The following flora species listed under the NPW Act were determined as likely to occur in the Project Area: - Acacia gunnii (Ploughshare Wattle) – State Rare; - Deyeuxia densa (Heath Bent-grass) – State Rare; - Deyeuxia minor (Small Bent-grass) – State Vulnerable; - Dianella longifolia var. grandis (Pale Flax-lily) – State Rare; - Eucalyptus viminalis ssp. viminalis (Manna Gum) – State Rare and observed within the Project Area; - Gastrodia sesamoides (Potato Orchid) – State Rare; Page 27 of 122 - Rytidosperma tenuius (Short-awn Wallaby-grass) – State Rare. An additional 30 flora species listed under the NPW Act were assessed as possible to occur within the Project Area based on survey effort, recent records and suitable habitat. 3. Bushfire risks - Given the recent fires in the hills, a development of this scale in a high fire risk zone is being approved. Where are the traffic management plans to move this many people in and out of the area if a fire occurs? The roads and entry/exit points to the area are limited and it only takes one car accident for everyone to be trapped. 4. Endangered fauna - This area is known habitat for the Nationally Endangered Bassian Thrush. As a nationally endangered bird, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of this population at this location. 5. Threatened fauna that will be impacted by the development - A total of 15 threatened fauna species listed under the EPBC Act and/or NPW Act were assessed as highly likely / known or likely to occur within the Project Area based on survey effort, suitable habitat and recent records: - Bassian Thrush (Zoothera lunulata halmaturina) – nationally Endangered and State Rare; - Beautiful Firetail (Stagonopleura bella samueli) – nationally Endangered and State Rare; - Chestnut-rumped Heathwren (Hylacola pyrrhopygia parkeri) – nationally Endangered and State Endangered; - Common Brushtail Possum (Trichosurus vulpecula) – State Rare and observed within the Project Area; - Elegant Parrot (Neophema elegans elegans) – State Rare; - Grey-headed Flying-fox (Pteropus poliocephalus) – nationally Vulnerable and State Rare; and • Jacky Winter (Microeca fascinans fascinans) – State Rare; - Little Eagle (Hieraaetus morphnoides) – State Vulnerable; • Peregrine Falcon (Falco peregrinus macropus) – State Rare; - Scarlet Robin (Petroica boodang boodang) – State Rare; - Southern Brown Bandicoot (Isoodon obesulus obesulus) – nationally Endangered and State Vulnerable. - Square-tailed Kite (Lophoictinia isura) – State Endangered; - White-winged Chough (Corcorax melanorhamphos) – State Rare; - Yellow-footed Antechinus (Antechinus flavipes) – State Vulnerable; and - Yellow-tailed Black Cockatoo (Zanda funerea whiteae) – State Vulnerable and observed within the Project Area. 6 . Amenity - A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area.

What could be done to address your concerns?

There is a lack of detail in the URPS Development Report about the development impacts nor is it impartial in its assessment of those impacts. The ratings detailed in Section 2.4, Table 2 (page 15) need to be reviewed. There is a lack of detail and data to support the ratings given. The following items are currently listed as positive/neutral should be listed as negative: - Improvement to landscape quality - given the level of clearance detailed, how can this be a positive outcome? Protection of remnant habitats is far more valuable that creating man-made 'natural' environments. There are no details about how this is being planned or will be monitored to ensure its success, therefore how can a positive rating be given? Based on what data? - Vegetation removal - The latest research is clear that biodiversity offsets offer no value to remnant ecosystems. They simply serve as an easy way out for developers. and it is the local communities and native animals that suffer as a result. There are numerous case studies across Australia to support this. It is disappointing that in 2023 this is still being considered as a viable option for vegetation management. Protection of the

remnant vegetation needs to be a priority environmental action in this plan. - Improvement to water quality - management of hard surface run-off and contaminated stormwater from increased human use not discussed and/or managed. Huge impact on pristine natural systems in this upper hills catchment. - Increased traffic - traffic management in the event of a bushfire needs to be documented. It only takes one car accident for everyone in the local area to be trapped. - Increased number of people in High Risk Bushfire Area - this is not sufficient and does not consider evacuation of such a high number of people off the site. - Social and behaviour issues from highly populated developments. - these need to be documented as increasing tourism often results in increased crime rates, noise and light pollution, destruction of local property and traffic issues. This proposal is in breach of the Adelaide Hills Council Development Plan 2019, which states: PRINCIPLES OF DEVELOPMENT CONTROL: 1. Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas. 2. Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced. 3. Development should not significantly obstruct or adversely affect sensitive ecological areas... 4. Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity. 5. The rural character, scenic amenity and bushland of the south Mount Lofty Ranges should be conserved and enhanced. Biodiversity and Native Vegetation 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species. 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna 39 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following: (a) provides an important habitat for wildlife ... (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities. (c) provides an important seed bank for locally indigenous vegetation. (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture. 40 Native and other vegetation should not be cleared if it is associated with or integral to a site of scientific, archaeological, historic, or cultural significance.

Do you have any other feedback you would like to share about the proposed development?

It is unclear how this proposal has received initial approval and proceeded to the public consultation stage, given its non-compliance with the Adelaide Hills Council Development Plan 2019, and the unaddressed impacts on the adjoining residents/community, bushfire risks, and natural environment. The Development Report by URPS lacks impartiality and provides blatant support for the proposal and contains numerous inaccuracies. It is 2023, yet the planning decisions being made in this proposal are a repeat of the poor planning decisions made in the 1900s. There really is no excuse not to do better.

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 11:47 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

The impact on the native vegetation and fauna seems very contradictory. One document says that 57 trees will be removed and the other says 106. The company may be trying to deliberately confuse people so they can get away with clearing more land. They are creating these accommodation pods in one of the best areas of native vegetation on the property so that they are 'surrounded by nature' but this is the area that they are proposing to remove the most trees. Also they are removing the entire understory in this area for the bushfire risk to the pods and creating and a man made grassland (probably using non-native species) to combat this . The Adelaide Hills is a Forest/ Woodland habitat structure, not a grassland therefore completely changing the aesthetic of the hills. Quite a lot of

birds, reptiles and possibly mammals utilise the understory in this area for shelter and food, where will they go once buildings are there? The report also downplays the impact on native vegetation and fauna by using the term neutral when it is a significant negative impact to remove trees and the associated understory, especially when so many trees they are planning to cut down have hollows which are an important resource not only for birds but possums as well. We should be trying to maintain as many hollows as possible as they take around 100 years to form and are incredibly hard to replace. The report also downplays what fauna species are utilising the site stating that they probably wont be there as there is much better vegetation in the nearby Mount George Conservation Park. This is not the case, species would be more likely to use this area as a stepping stone to dispersal to other nearby areas. Especially newly fledged adult birds looking for their own territory away from their parents.

What could be done to address your concerns?

I think they should rethink the whole pod accommodation area ideally completely removing it from the proposal. This is the biggest area of concern for me as it has the most habitat clearing of the whole proposal, not only removing 57 or 106 trees but the entire understory.

Do you have any other feedback you would like to share about the proposed development?

I do like how they are going to return the creek into more of natural creekline to hopefully reduce flooding. We did try and plant riparian species along this creekline several years ago but most of them got washed away in a flooding event. Hopefully they use native species and it works this time.

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 11:54 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

This areas should not be subdivided or developed as it is contrary to the character of the area. There are also rare tree species that will be damaged.

What could be done to address your concerns?

Prevent this developmwnt going forwqard in its current form.

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 11:56 AM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

1. Impact on Native Vegetation - There is now less than 13% of the original vegetation remaining in the Mt Lofty Ranges. It is irresponsible of the current government to approve large scale clearances or

projects that impact on remnant vegetation stands. Clearance of native vegetation is the biggest threat to native species extinction and Australia has one of the worst extinction rates in the world. 2. State Listed flora that will be impacted by the project - The following flora species listed under the NPW Act were determined as likely to occur in the Project Area: - Acacia gunnii (Ploughshare Wattle) – State Rare; - Deyeuxia densa (Heath Bent-grass) – State Rare; - Deyeuxia minor (Small Bent-grass) – State Vulnerable; - Dianella longifolia var. grandis (Pale Flax-lily) – State Rare; - Eucalyptus viminalis ssp. viminalis (Manna Gum) – State Rare and observed within the Project Area; - Gastrodia sesamoides (Potato Orchid) – State Rare; Page 27 of 122 - Rytidosperma tenuius (Short-awn Wallaby-grass) – State Rare. An additional 30 flora species listed under the NPW Act were assessed as possible to occur within the Project Area based on survey effort, recent records and suitable habitat. 3. Bushfire risks - Given the recent fires in the hills, a development of this scale in a high fire risk zone is being approved. Where are the traffic management plans to move this many people in and out of the area if a fire occurs? The roads and entry/exit points to the area are limited and it only takes one car accident for everyone to be trapped. 4. Endangered fauna - This area is known habitat for the Nationally Endangered Bassian Thrush. As a nationally endangered bird, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of this population at this location. 5. Threatened fauna that will be impacted by the development - A total of 15 threatened fauna species listed under the EPBC Act and/or NPW Act were assessed as highly likely / known or likely to occur within the Project Area based on survey effort, suitable habitat and recent records: - Bassian Thrush (Zoothera lunulata halmaturina) – nationally Endangered and State Rare; - Beautiful Firetail (Stagonopleura bella samueli) – nationally Endangered and State Rare; - Chestnut-rumped Heathwren (Hylacola pyrrhopygia parkeri) – nationally Endangered and State Endangered; - Common Brushtail Possum (Trichosurus vulpecula) – State Rare and observed within the Project Area; - Elegant Parrot (Neophema elegans elegans) – State Rare; - Grey-headed Flying-fox (Pteropus poliocephalus) – nationally Vulnerable and State Rare; and • Jacky Winter (Microeca fascinans fascinans) – State Rare; - Little Eagle (Hieraaetus morphnoides) – State Vulnerable; • Peregrine Falcon (Falco peregrinus macropus) – State Rare; - Scarlet Robin (Petroica boodang boodang) – State Rare; - Southern Brown Bandicoot (Isoodon obesulus obesulus) – nationally Endangered and State Vulnerable. - Square-tailed Kite (Lophoictinia isura) – State Endangered; - White-winged Chough (Corcorax melanorhamphos) – State Rare; - Yellow-footed Antechinus (Antechinus flavipes) – State Vulnerable; and - Yellow-tailed Black Cockatoo (Zanda funerea whiteae) – State Vulnerable and observed within the Project Area. 6 . Amenity - A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area.

What could be done to address your concerns?

There is a lack of detail in the URPS Development Report about the development impacts nor is it impartial in its assessment of those impacts. The ratings detailed in Section 2.4, Table 2 (page 15) need to be reviewed. There is a lack of detail and data to support the ratings given. The following items are currently listed as positive/neutral should be listed as negative: - Improvement to landscape quality - given the level of clearance detailed, how can this be a positive outcome? Protection of remnant habitats is far more valuable that creating man-made 'natural' environments. There are no details about how this is being planned or will be monitored to ensure its success, therefore how can a positive rating be given? Based on what data? - Vegetation removal - The latest research is clear that biodiversity offsets offer no value to remnant ecosystems. They simply serve as an easy way out for developers. and it is the local communities and native animals that suffer as a result. There are numerous case studies across Australia to support this. It is disappointing that in 2023 this is still being considered as a viable option for vegetation management. Protection of the

remnant vegetation needs to be a priority environmental action in this plan. - Improvement to water quality - management of hard surface run-off and contaminated stormwater from increased human use not discussed and/or managed. Huge impact on pristine natural systems in this upper hills catchment. - Increased traffic - traffic management in the event of a bushfire needs to be documented. It only takes one car accident for everyone in the local area to be trapped. - Increased number of people in High Risk Bushfire Area - this is not sufficient and does not consider evacuation of such a high number of people off the site. - Social and behaviour issues from highly populated developments. - these need to be documented as increasing tourism often results in increased crime rates, noise and light pollution, destruction of local property and traffic issues. This proposal is in breach of the Adelaide Hills Council Development Plan 2019, which states: PRINCIPLES OF DEVELOPMENT CONTROL: 1. Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas. 2. Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced. 3. Development should not significantly obstruct or adversely affect sensitive ecological areas... 4. Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity. 5. The rural character, scenic amenity and bushland of the south Mount Lofty Ranges should be conserved and enhanced. Biodiversity and Native Vegetation 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species. 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna 39 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following: (a) provides an important habitat for wildlife ... (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities. (c) provides an important seed bank for locally indigenous vegetation. (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture. 40 Native and other vegetation should not be cleared if it is associated with or integral to a site of scientific, archaeological, historic, or cultural significance.

Do you have any other feedback you would like to share about the proposed development?

It is unclear how this proposal has received initial approval and proceeded to the public consultation stage, given its non-compliance with the Adelaide Hills Council Development Plan 2019, and the unaddressed impacts on the adjoining residents/community, bushfire risks, and natural environment. The Development Report by URPS lacks impartiality and provides blatant support for the proposal and contains numerous inaccuracies. It is 2023, yet the planning decisions being made in this proposal are a repeat of the poor planning decisions made in the 1900s. There really is no excuse not to do better.

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping
Assessment Level:	Development Report
Subject Land:	Stirling Golf Club, 35 Golf Links Road, Stirling
Phone Number:	1800 752 664
Close Date:	16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property ✓
	Occupier of local property
	A representative of a company/other organisation affected by the proposal
	A private citizen
Other:	

**Submissions will be made available for public inspection and will be included in the proponent's Response Document (to be released for public information at a later date).

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☑ I oppose the development
- ☐ Neutral

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

What could be done to address your concerns?

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 12:20 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Impact on Native Vegetation - There is now less than 13% of the original vegetation remaining in the Mt Lofty Ranges. and most of it is highly fragmented. Where we have a remnant of any size and quality

we should do everything we can to protect and maintain it. Impact on At Risk Flora - There are seven plant species listed as rare or vulnerable that were determined to likely occur in the Project Area and a further 30 deemed possible. Significant remnants are our best chance of conserving art risk species. Impact on At Risk Fauna - A total of 15 threatened fauna species listed under the EPBC Act and/or NPW Act were assessed as highly likely / known or likely to occur within the Project Area based on survey effort, suitable habitat and recent records. The proposed development is in the Adelaide Hills national biodiversity hot spot and range of the Adelaide Hills declining bird populations; remnant vegetation of any quality and/or quantity within these areas is of highest importance. There is insufficient regard and mitigation for these impacts in the current report and proposal.

What could be done to address your concerns?

There is a lack of detail and regard for the environmental impact of the proposed development in the URPS Development Report and proposal. The ratings detailed in Section 2.4, Table 2 (page 15) need to be reviewed. There is a lack of detail and data to support the ratings given. Protection of existing native vegetation should be a priority in the proposal and a strong commitment to avoid clearance. There is no evidence that offsets replace or even part compensate for the clearance of remnant vegetation, in contrast most of the scientific literature provides clear evidence to the contrary. To offset is a policy decision made to facilitate clearance, it is not a genuine act of reparation. Protection of the remnant vegetation and the species at risk that it supports need to be a priority environmental action in this plan.

Do you have any other feedback you would like to share about the proposed development?

I believe with proper regard for the natural assets of this site and their value to both the local environment and community and treating these as an asset and/or inspiration for design for the proposal rather than something to be designed over and offset we would see a far more beneficial and engaging proposal. A development of which we could be proud, a unique and beautiful destination of national and even international interest, as others have done when inspired by their surrounds versus ambivalent or hostile. We can do better in 2023.

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 16 August 2023 12:23 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development
Attachments: Submission-Stirling-Golfcourse.docx

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263576
Submission Time	16 Aug 2023 12:23 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
- Appendix C - Plan of subdivision (PDF, 564 KB)
- Appendix D - Architectural drawings (PDF, 30760 KB)
- Appendix E - Landscape plan (PDF, 8931 KB)
- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	This road already requires a high degree of caution and defensive driving in order to be safe and avoid accidents. The traffic assessment provided by developers does not address road users beyond consideration of vehicles. Vehicles pose a very real risk, and the impact of vehicles on other road users must also be included as part of this assessment. An increase in traffic volume (including service vehicles) on this road will significantly reduce the liveability of this small community, destroy the aesthetics of the immediate area, put wildlife in further danger and threaten the day to day safety of our families and impact the usability of the area by the broader community (i.e. accessing Mount George Conservation Park, walk path to Bridgewater and/or the Heysen Trail). Visual impact and screening, impact on Golflinks Road not clearly demonstrated. Light pollution risk not quantified with reasonable potential to impact our health and the health of native fauna. Studies have shown that increased light at night impacts quality of sleep & increases the likelihood of a range of chronic diseases. There are minimal areas in this region where native animals can refuge, the level of this development and impacts of unnatural night-time lighting and noise will significantly reduce the viable habitat in the area and contribute to a decline in species. Noise pollution will increase. Currently there are a handful of nights through summer where my family is unable to sleep until the event at the golf course has ended (e.g. 11pm to midnight). We do not have air conditioning and use fans while sleeping with windows open to capture the cool night-time breeze. There will be an additional cost impost on residents to compensate for this development (light & noise). Reduction of native vegetation – the 4% clearing of land statement made by proponents is a duplicitous representation. The proposed subdivision is contrary to existing laws & should not be approved under any circumstances.
What could be done to address your concerns?:	Primary access from Carey Gully Road would be far more serviceable and appropriate, diverting large vehicles and high volume traffic from the narrow residential road. It is not unheard of for a golf course to include crossing an internal road, or in fact a main road - the Wilmington Golf course crosses the main highway without significant impact on golfers. The developers stated that use of the internal road would decrease the aesthetics of the golfers experience – we urge you to take into account not only the residential and community aesthetics in your decision making, but the higher order priority of overall community safety. No increase in light external to property ie soft pathway lighting only. Sound proofing and limited hours for events to reduce noise. Assurance of visual representation of the proposed major construction (primary building/hotel) and development from Golflinks Road. The drawings have been prepared from an on-site viewpoint and, while their discussion is that the

Other general comments:	development follows the natural topography of the land, there has been no demonstration of this as constructed, from either the Golflinks Road perspective or from the closest residence. Assurance that additional screening will be planted adjacent to the closest properties, to fully screen the view of the Hotel, and demonstrate to what degree the Hotel will be visible (prior to and post additional screening). Significantly limiting reduction of existing vegetation. Greater measures must be taken to prevent and minimise the clearing with retention of all old growth trees. Minimise removal of dead old growth trees (for nesting hollows). There were no artist impressions or other representation that demonstrate the level of light pollution and impact on residents and native species. There is a real concern that the proposed increase in night-time activity and events will become a daily or at least, twice weekly impact. There is a real cost to the community – in loss of sleep, along with the monetary impact of air-conditioning installation and running, and other reinforcement of residential properties that may be required to combat the intrusion of both excess light and noise. The removal of large trees is excessive and should not be supported. Under no circumstances should dead, large trees be approved for removal – we oppose the developers position that these trees are of no significant value. Dead trees offer nesting hollows that allow our native fauna to breed and continue to thrive. Further removal of our native vegetation will continue to place native species at threat. Further to this, Golflinks Road should not be widened, as there are a number of significant trees that have prevented widening of the road to date. These trees should not be removed to accommodate a development with an alternate primary entry option. At the community information session I attended, there was no rationale for why subdivision was required. The historical gazettal preventing subdivision is in place as a protection to the community and the environment. To approve this subdivision will be to approve progressive whittling away of our serene, natural environment. To be clear, at no time has the developer or a representative of the developer attended our property, nor left evidence of their attendance, in order to consult on the social impact of their proposal or discuss measures that will reduce the impact.

Supporting Documents

FilesUp:	Submission-Stirling-Golfcourse.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 19.4 KB
FilesUp:	No file uploaded
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Mt Lofty Golf Course Development

I am opposed to the proposed re-development of the Mt Lofty Golf Course on a number of grounds.

The scale of the development is much too large and definitely not appropriate for an area proclaimed by law as open space. If the Government supports this development it is in breach of its own laws.

The extent of removal of trees and other vegetation for the development and to ameliorate bushfire risk will have a severs and detrimental effect on local biodiversity. These plants and animals already struggle to exist and breed successfully.

Bushfire risk is already very high for this area and is projected to increase rapidly with climate change. With Adelaide Hills properties likely to become uninsurable by the early 2030s – only 7-10 years away – why is this development being considered? It will put many more people at risk as local roads are narrow, winding and do not provide an easy escape route.

If a major fire erupts in the area will the CFS volunteers be protecting the developers' interests or local residential properties? They cannot do both.

[redacted]
[redacted]
Stirling SA 5152

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 1:04 PM
To: DTI:SPC Reps
Subject: Mt Lofty Golf Course submission
Attachments: Mt Lofty Golf Course sub.docx

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am opposed to this development as per the attached document.

--
This email has been checked for viruses by Avast antivirus software.
https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avast.com%2F&data=05%7C01%7Cspcreps%40sa.gov.au%7C1bc80a9db31448bce54608db9e0999a1%7Cbda528f7fca9432fbc98bd7e90d40906%7C1%7C0%7C638277536431664885%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000%7C%7C%7C&sdata=lPclkf7rurLaXMKqME2dKrJ9fy%2FH2mlSlyCOCDjaulE%3D&reserved=0

TreesForLife

Take action for the land you love
5 May Terrace
BROOKLYN PARK SA 5032
p 08 8406 0500
e info@treesforlife.org.au
w treesforlife.org.au

16 August 2023

Proposed Development of Mt Lofty Golf Resort
Minister for Planning
Attention: Robert Kleeman, Manager, Crown and Impact Assessment, Planning and Land Use Services, Department for Trade and Investment
Attention: spcreps@sa.gov.au

Re: Mount Lofty Golf Resort - redevelopment of Stirling Golf Club

Dear Minister,

Thank you for the opportunity to comment on this proposed development.

Trees For Life is a community-based conservation organisation that works to protect and restore native vegetation, raise awareness about nature and empower people to take action for the South Australian landscapes we all love. We have a supporter base of around 6000 members including 2000 active and passionate volunteers.

Trees For Life is opposed to the clearance of native vegetation as part of the proposed redevelopment of Stirling Gold Club.

Clearance of native vegetation is the biggest threat to native species extinction and Australia has one of the worst extinction rates in the world. In a planet facing the twin crises of climate and biodiversity, nature protection and restoration must be an urgent priority.

The Southern Mt Lofty Ranges is recognised as a biodiversity hotspot[1]. Yet despite the global Significance of biodiversity richness, this region has suffered extensive clearance of native vegetation since European settlement - to the extent that there is now less than 13% of the original vegetation remaining. This level of vegetation cover is inadequate for the long-term viability of our native plants and animals.

South Australia's native vegetation regulatory regime fails to account for the cumulative impact of ongoing clearance, and fails to adequately apply the mitigation hierarchy.

According to the URPS *Development Report – Mount Lofty Golf Estate*, nearly 1.8ha of native vegetation will be removed to facilitate this development, including 57 scattered trees. Of particular significance and concern is the evidence that numerous Nationally and State listed threatened fauna species have been assessed as highly likely/known to live within the project area. <u>All populations of these species are critical and this proposed development, through clearance of habitat and the level of activity on the site, will impact on the viability of these populations.</u>

[1] https://www.tern.org.au/biodiversity-hotspots-and-their-threats-identified/

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w treesforlife.org.au

Species at risk through this development include:

- the nationally Endangered and State Endangered Chestnut-rumped Heathwren (*Hylacola pyrrhopygia parkeri*),
- nationally Endangered and State Rare Bassian Thrush (*Zoothera lunulata halmaturina*) and Beautiful Firetail (*Stagonopleura bella samueli*);
- the nationally Vulnerable and State Rare Grey-headed Flying fox
- nationally Endangered and State Vulnerable Southern Brown Bandicoot *(Isoodon obesulus obesulus*)
- the State Rare *Eucalyptus viminalis spp.viminalis*
- many other Rare plants

As stated in the EBS Ecological Flora and Fauna Assessment

….vegetation that remains in the Project Area is of high habitat value as it provides a corridor for movement to better quality vegetation. Additionally, the remaining remnant scattered trees contain a significant number of hollows, likely to be utilised by less conspicuous or nocturnal species and utilised for nesting, either by birds or other fauna[2]:

While noting the efforts of the proponents to incorporate environmentally sensitive design and landscaping features, we dispute the argument that the impacts of clearance and site activity associated with construction can be mitigated or 'offset'.

We urge the Government to require the proponents to put forward an alternative, low impact development that eliminates the need for native vegetation removal.

Thank you again for the opportunity to comment.

Yours sincerely,

[redacted]

[redacted]
Chief Executive Officer

[2] https://plan.sa.gov.au/__data/assets/pdf_file/0010/1239922/Mount-Lofty-Golf-Estate-DR-O-Ecology-Fauna-and-Flora.pdf, pviii

Mount Lofty Golf Estate - Public Submission in opposition

Written by
[redacted]

[redacted]

Supported by local Residents, Stirling SA 5152 identified at the end of this submission

The Office for Design and Architecture South Australia Principles of Good Design (ODASA) states that:

> *"Good design is contextual because it responds to the surrounding environment, and contributes to the existing quality and future character of a place"*
>
> *"Good design is inclusive and universal because it creates places for everyone to use and enjoy, by optimising social opportunity and equitable access".*
>
> *"Good design performs well because it realises the project potential for the benefit of all users and the broader community".*
>
> *"Good design is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing"*

A group of local Stirling Residents have dedicated the past six weeks assessing the Mount Lofty Golf Estate Development Report ("DR") including Appendices A through to FF and the associated guidelines. The Residents have worked tirelessly with thorough and relentless examination, at the expense of time with our families, weekends and our jobs. Noting that populating or reviewing DR's are not our full time jobs. Ultimately, the Residents have assessed and completed work that the Proponent, Plan SA and the State Government have failed to do prior to publishing the Mount Lofty Golf Estate DR on their website. The South Australian public should never have been presented a DR that lacks basic mandatory detail which, should it have been included, would have clearly highlighted the Proponent's careless, invasive and disproportionate failings, including social exclusion and environmental ignorance that this DR presents to all those who have read it.

The following timeline, with supporting detail, highlights the exhaustive efforts of local Residents, and the non-compliance of the proponents DR with the guidelines set out specifically by the State Planning Commission.

Residents want to see improvement of the local Golf Course and its amenities but stress that any improvement must be sympathetic, considered, measurable, legislatively compliant, supported by local business and not to the permanent detriment of the existing environment and community which the proposed development sits within.

Stirling Residents request the ability to write additional public submissions on the following detail missing from the Development Report;

- **Lighting plan and future pollution**
- **Pedestrian Safety**
- **Traffic Safety**
- **Infrastructure changes, including sewerage and waste management;**
- **Impact on the local koala population and other endangered flora and fauna**
- **Waterways, including hydrology report from SA Water; and**

- **Head of CFS report, including management and maintenance of the development and its visitors/guests for Bushfire Management and safety.**

The Local Area

The existing Stirling Golf Club, with an 18 hole course, was established in 1925.
117 acres was purchased in 1924 for the present site that later became Royal Adelaide.
The land at that time was used for farming, grazing cattle and accommodated South Australia's only perfume factory. The 117 acres comprised a cottage, sheds, stables and outbuildings (cows and sheep left on the fairways as natural hazards). On 23rd January 1925, Mount Lofty Golf Club was declared. On 1st April 1929 it became Mount Lofty Golf Club Estate and in 2013 changed its name to the Stirling Golf Club.

Stirling Golf Club, 12th August 2023

The allotment is approximately 100 acres of open space surrounded by native vegetation, closely bounding the Mt George Conservation Park with close proximity to Cleland Conservation Park and the Mt Lofty Botanic Gardens. There is an existing clubhouse, five double motel rooms ancillary to the Golf Club and an existing 18 hole golf course.

Local residents acknowledge that the Stirling Golf Club in its current form does not meet its full potential and requires some considered improvement.

The Stirling Golf Club is approximately 3km from the Stirling township, set in semi-rural landscape, abundant with native wildlife, surrounded by local Residents and Community. There is an insurmountable amount of native wildlife that call this area home, including threatened and endangered species. There are threatened tree communities and pivotal other tree species which are proposed for removal which are the key food sources for endangered koalas.
There are no footpaths, no streetlights and no construction higher than two stories.
At night the area is blanketed in natural darkness. The Stirling Golf Club currently omits zero light pollution at night. This is one of the key reasons tourists flock to the Adelaide Hills and Residents and Community live here.

The Golf Club has been previously owned by local's for generations, to ensure the Golf Club and its amenities remains sympathetic, respectful and measured within the open space, community and Adelaide Hills that surrounds it. It isn't a pro golf course, but more so for local community members

There is no township within or surrounding the Golf Club, only a tight knit Residential community along Golflinks Road, Carey Gully Road, Spring Gully Road and dotted throughout Mt George.

Local Residents concerns are multiple and are following;

Other concerns which are briefly mentioned below and some of which are further expanded upon in this Submission are;

- DR notes extensively any impact as neutral or positive. It deflects the key details within the Appendices and attachments showing contradictory detail and in fact negative impacts which aren't addressed in the DR; and
- Information in the Appendices that when read supplies further context and raises key concerns regarding the proposed DR.
- No lighting plan included in the DR. Any form of lighting is going to impact local residents and nocturnal wildlife. Currently there is limited light pollution in the area. Any lighting that is over and above the existing golf club footprint would be detrimental and not sympathetic to the area. Having any lighting of the golf course itself would change the landscape as right now, there is natural darkness over the course at night.
- Limited to no public transport available, occasional buses but limited taxi's available and Uber do not often come outside the township of Stirling. Locals have had to pick children up from the township late at night/early in the morning. This has further impacts of Driving Under the Influence chances and lack of legal enforcement in the town creating safety concerns for local community and Residents.
- Bushfire area – building in a High Risk Fire area. This development puts people's lives at risk, both residents, locals and visitors. The DR does not adequately address this. Local Residents were advised at the Consultation on 25 July by the Proponents Representative and Plan SA that a separate CFS Bushfire report was being done in parallel with the Public Consultation period. Which would not be made available to the public. This is another example of key risks and requirements that has not been adequately addressed by the Proponent and as Local Residents living in this area, Bushfire safety and having measured reactions when there is a Bushfire is panda mount to individual and community safety**. Local Residents demand that this report be made available for Public Consultation.**
- Use of Golflinks – not to be used for this development, during or after construction. Residents are strongly against any use of Golflinks road for a development of this scale due to existing road constraints, current safety concerns already occurring and the traffic report included in the DR being misaligned with South Australian Legislative requirements.
- Safety for the public – no current established walkways, crossing zones or footpaths.
- Subdivision – could result in different owners and then zoning implications and further developments for solely economic gain.
- Septic and sewage system – Residents are not able to subdivide their properties, nor are some residential homes able to add 1 additional bathroom due to the local infrastructure already being at and over capacity. How is a development of such size going to be able to meet Legislative, Council and SA Water requirements, especially when key fundamental reports weren't included in the DR. Information that has been provided is contradictory and unsatisfactorily addresses the required construction methodology needed.

Environmental impacts;

- Manna gums being removed which koalas feed on.
- Candle bark gums being removed which are a Nationwide threatened community of trees.
- Endangered birdlife and their nests within Mount George and Golf Club trees being removed.
- Local residents noted Platypus have been known to live in local waterways.
- Impact to local wildlife both on local roadways, interfered with during construction resulting in them leaving the space or being killed during construction and future use of development.
- Removal of established 100 year old trees to make way for development, but will then plant low mature plant life which will take 100 years to regrow. Offering $450k compensation – how does this equal contextual design?
- Location of the Golf Club is an “extreme” environment where a high level of rainfall and current climate impacts stability of trees. As location is on slanting soil, removal of future trees could cause further destruction of other trees that were previously protected by larger area of coverage.
- Development Report states removal of trees and plant life within 35 metres of any building. This removes a high portion of the existing vegetation. Altering the landscape and therefore views from residential homes and, flora and fauna. Once the development is built, there is then further opportunity for the owners to have more vegetation removed that doesn’t require approval due to being within a high fire risk rated area which is semi-rural and outside the township boundaries of Stirling.
- Wildlife lost near roadways as a result of increase in traffic and lack of safety utilised.
- Future years paying for the sins of the Father as a result of this development.
- Waterways: there is no SA Water report provided with the DR. Considering this development is located in the watershed zone, including the Environment Food Production Area of which Cox Creek runs directly through, it is inappropriate considering the importance that water within this zone flows into the Mt Bold reservoir and is used for Adelaide Hills and the Adelaide Plain.
- Leeching of septic infrastructure into the existing waterways and hydrology of the soil.
- Contamination of the soil as a result of construction.

Golf Course

- What occurs to the club if this development goes ahead? The lease of the Golf Club expires in and around mid 2024. impacting the use of this Recreational zone for which it is proclaimed to be of use for the community. Resulting in economic impacts and purpose of this Zone being for Pubic Purpose (Recreation & Sport).
- DR notes that during events, buses can park on the course ways.
- How is the existing drainage of the course going to be addressed, as this course is within a high water table area?
- Long term plan of the golf course seems contradictory with the Certificate of Title where the DR is heavily based on economic gain through tourist accommodation with a golf course ancillary, whereas the Certificate of Title notes the Golf Course being the primary zone for Open Space and Recreational purposes with accommodation being ancillary.
- Noise implications: the area is quiet. Future functions will disrupt wildlife and neighbours. DR notes that there wouldn't be any noise intrusion but based on functions that occur at Woodhouse, local residents refute this statement in DR as true.
- No report with a level of detail was included in the DR regarding the short and long term improvements to the course, which is baffling considering the importance this course has to the zoning requirements and the local community.

Lighting

The ODASA design guidelines refer to the context discussions regarding the reinforcement of the relevant character. The height of the proposed buildings is not in keeping with local character, and will be unnecessarily and excessively exaggerated by any lighting impacts. Including the negative impact this would have to local and nocturnal wildlife.

Page 47 of the DR states that;

> *"The existing land uses will be intensified as part of the proposed development. To determine whether the level of intensification is appropriate, a cumulative impact assessment which takes into account the amenity of neighbouring properties was undertaken. Regard was had to visual, noise, traffic and lighting impacts. A summary of this assessment is provided below:*
>
> *Lighting - The Proponent has not yet designed the lighting system - they are willing to accept a condition of consent which seeks the provision of a lighting plan and demonstrates compliance with the relevant standards in this regard. For the purposes of this assessment - it is assumed that the lighting system could operate within acceptable levels if it is designed to comply with relevant standards. The lighting impacts associated with the proposed development can be managed to result in neutral environmental impact.*

To state that an impact assessment must take into account lighting impacts, yet has not been included does not enable the public to adequately consider or address any concerns. The fact that the Proponent has not yet designed the lighting system is unacceptable considering the significant amount of time the Proponent has had e.g. 3 years to address this. Whilst the public has had only 6 weeks to provide comment. This is gross negligence and should not have been acceptable by Plan SA.

The Department of Environment and Energy's 'Natural Light Pollution Guidelines for Wildlife' 2020 is some 111 pages long. It states that;

> *"Natural darkness has a conservation value in the same way that clean water, air and soil has intrinsic value. Artificial light at night is increasing globally by about two per cent per year.;*
> 1. *Animals perceive light differently from humans and artificial light can disrupt critical behaviour and cause physiological changes in wildlife*
> 2. *Consequently, artificial light has the potential to stall the recovery of a threatened species. For migratory species, the impact of artificial light may compromise an animal's ability to undertake long-distance migrations integral to its life cycle.*

Appendix O, page iv, Ecological Flora and Fauna Assessment states;

> ***"Matters of National Environmental Significance***
> *The PMST report identified 36 threatened species and 13 migratory species protected under the EPBC Act) which may be relevant to the Project Area".*

The Department of Environment's, "*Matters of National Environmental Significance, Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999",* states that;

> *"Under the EPBC Act an action will require approval from the Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance"*

Contradicting the Proponent's careless comment stating;

> *"The lighting impacts associated with the proposed development can be managed to result in neutral environmental impact"*

Local residents strongly refute this position by the Proponent and the acceptable oversight by Plan SA by allowing the DR to be sent out for public consultation without being adequately addressed prior to public consultation is unacceptable. Further, Residents remain firm that the construction of the development in an area of complete natural darkness will irrevocably change a matter of national environmental significance. Of which is deemed “a pretty sensitive area” and “is a nice little quiet area” as commented on 5AA by James Sexton community leader and Chairman of Business MT Barker and Chair of the Regional Development Australia Adelaide Hills, Fleurieu & Kangaroo Island. Local and community Residents being tax paying citizens, have worked hard in order to live in this semi-rural area so they can walk around at night with native wildlife with no light intrusion and look out their window at night and see natural darkness. There are no streetlights or light obtrusions (excluding immediate residential homes), so the development of a;

- 3-5 level tourist accommodation building comprising 56 units, 15 two bedroom serviced apartments, 15 three bedroom serviced apartments and 2 penthouse serviced apartments. Together with, back of house, plant storage and maintenance areas, function room, restaurant and external terrace, sports bar, gallery and cafe and wellness centre.
- 17 Private retreats – ‘Pods’ and 1 back of house service Pod.
- Adaptive reuse of the Local Heritage Perfumery building as a retail, cafe and multipurpose function space.
- Golf course facilities building - 2-5 level building comprising function facilities, cart storage and clubhouse, pro-shop, administration areas, gym and change rooms.
- Retention of the 18-hole golf course with improvements.
- Car Parking, access and waste management including a total of 200 car parking spaces in two car parking areas.
- Subdivision of the land (1 into 3) allotments to formalise the areas for tourist accommodation, golf course facilities building and balance of the site for leasing purposes.
- Stormwater detention basin, creek and lake restoration activities including planting natives in the beds, erosion control works and creek crossings.
- Construction of entry wall and new entry signage at the existing Golflinks Road entry;

Detrimentally and categorically changes the natural darkness and its visible landscape forever.

Local Residents are aggrieved that the Proponent has negated responsibility and shown callous disregard for the significant Social, Environmental and Conservation impact this construction will have. Of which local Residents were advised by the Proponent’s FAQ’s brochure placed in letterboxes on 4 August 2023 (refer Appendix that;

> *“The Department for Trade and Investment’s Planning and Land Use Services has advised that the draft Development Report (which was also reviewed by state government agencies and the local council) was suitable for public exhibition……”*

Clearly identifying that there may be political leniency for economic gain for the Proponent, despite guidelines and requirements being required but not met. How is it that other Major Developments were able to achieve these requirements prior to going out to Public consultation but not this DR?
It will be clearly shown throughout this submission the lack of conformance and therefore, reinforcing the Proponents comments made in the FAQ brochure is attached.

Example of Stirling Golf Club (Natural Darkeness), 6th April 2023,

As per The Department of Environment's, *Matters of National Environmental Significance, Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999,*

> *"If there is scientific uncertainty about the impacts of your action and potential impacts are serious or irreversible, the precautionary principle is applicable. Accordingly, a lack of scientific certainty about the potential impacts of an action will not itself justify a decision that the action is not likely to have a significant impact on the environment."*

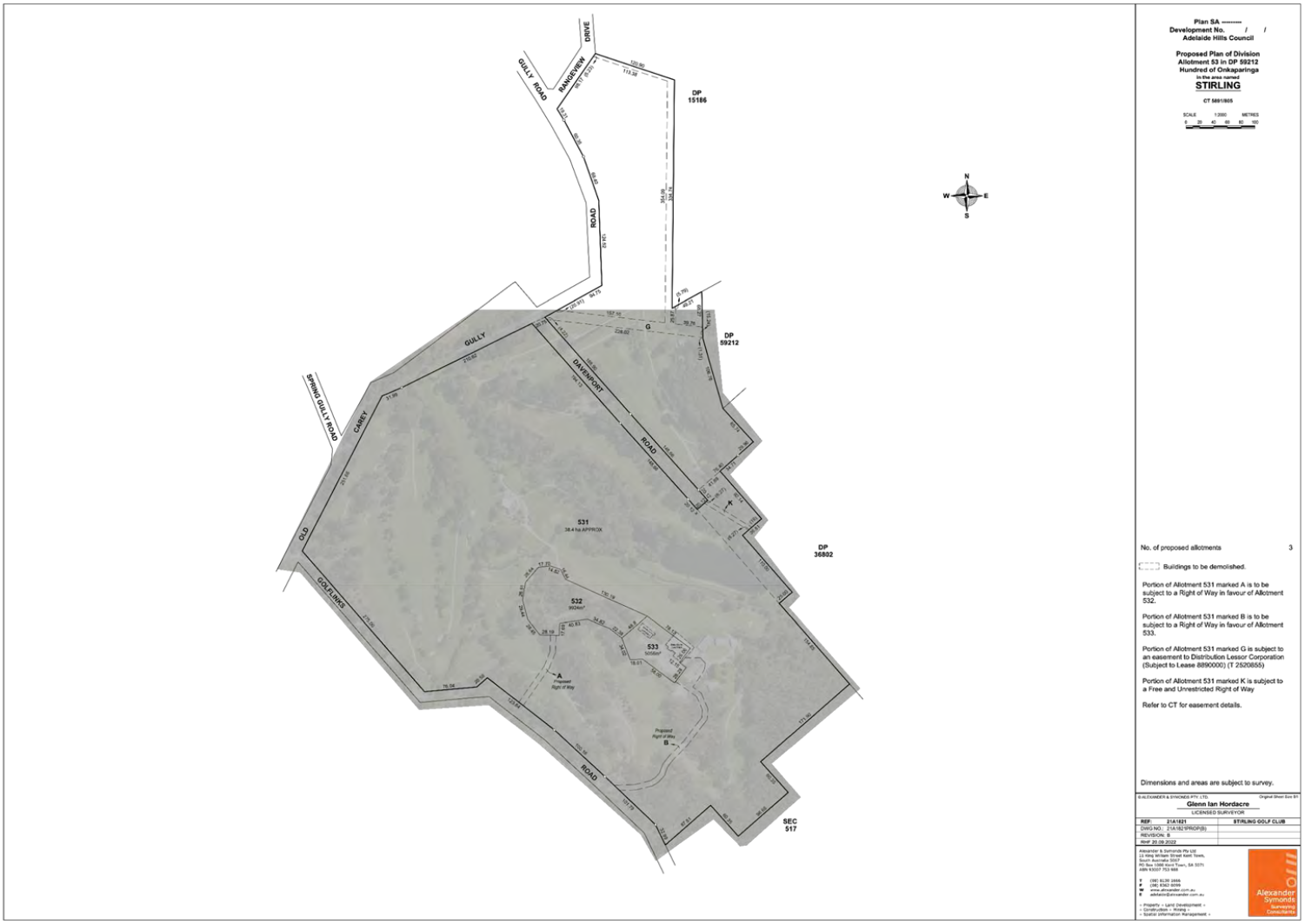
Residents demand the right for a lighting plan to be provided and be open for public consultation and submissions.

Residents demand the Department of Environment and the Minister for Planning and Minister for Environment assess the gross underestimation of the impact of the lighting on the area of natural environmental significance with known migratory species which are protected under the EPBA Act and provide a report for Public Submission as well.

Land Use and Subdivision

The land use intention of the Recreational and Public Purpose Zone is to provide Public Purpose Recreational facilities (golf course) with ancillary land uses such as tourist accommodation being subordinate in scale to the golf course. This Zone does not envisage amendable land uses and zoning requirements such as a separate function room (function venue), gallery, wellness centre etc.

The tourist accommodation in the DR dominates the site, which does not utilize the existing footprint and is not subordinate to the principle Recreational use (golf course). This DR cements the golf course as subordinate to the overall Resort and facility, which given its scale and the collective land uses such as the large function venue, serviced apartments, gallery and wellness centre does not represent community 'Recreational' zoning land uses. More so its intent is for single economic gain for its current owners and their investors.
Given the development does not align with the existing Zoning requirements, it negligently represents inappropriate zoning land use and considering its astronomical scale, further emphasises why the built form is not appropriate in this location.



Appendix C (from DR), Plan of Subdivision

The proposed development included a subdivision of the land (1 into 3) allotments to formalise the areas for tourist accommodation, golf course facilities building and balance of the site for leasing purposes and would occur after the Development was built.
The three subdivisions are proposed as follows;

- Allotment 532, with an approximate area of 9,924m2 together with a right of way ‘A’, comprising the tourist accommodation building and pods.
- Allotment 533, with an approximate area of 5,056m2 together with a right of way ‘B’, comprising the golf club and facilities building.
- Allotment 531, with an approximate area of 38.4 hectares, comprising the balance of the golf course, subject to easements ‘A’ and ‘B’.

As per the Planning and Design Code under the Planning, Infrastructure and Development Act 2016, 35 Golflinks Road is zoned as Recreation or Public Purpose (Recreation & Sport) per the Development Act 1993.A Recreation zone requires development associated with or ancillary to the primary purpose of structured, unstructured, active and / or passive recreational facilities. Further, Tourist accommodation is to be of a scale that is subordinate to the principal recreational use of land.

The proposed subdivision does not comply with the current Recreation zoning of the land whereby;.

- Allotment 532 will comprise tourist accommodation building and pods on a separate certificate of title which is **not ancillary to the primary purpose of the recreational facilities.**
- Allotment 533 will comprise the golf club and facilities being a 3-5 story hotel building, function space, restaurant and sports bar. On a separate certificate of title which is **not ancillary to the primary purpose of the recreational facilities.**

PLANNING AND DEVELOPMENT ACT, 1966-1975: SECTION 61 PART VI—HUNDRED OF ONKAPARINGA

SOUTH AUSTRALIA to wit } *Proclamation by His Excellency the Governor of the State of South Australia*

(L.S.) M. L. OLIPHANT

BY virtue of the provisions of the Planning and Development Act, 1966-1975, and all other enabling powers, I, the Governor of the State of South Australia, being satisfied that it is desirable in the public interest to preserve the land defined in the schedule hereto as an open space, do hereby with the advice and consent of the Executive Council and on the application of the owner of the said land declare that such land shall not be divided into allotments or used for any purpose not in keeping with its character as an open space.

THE SCHEDULE

Comprising portion of blocks 337, 338 and 339 and portion of section 1118 and 1133 in the hundred of Onkaparinga, county of Adelaide, being the whole of the land contained and described in certificate of title register book, volume 3794, folio 59 and being an area of land comprising 45·96 hectares.

Given under my hand and the public seal of South Australia, at Adelaide, this 10th day of July, 1975.

By command,

G. R. BROOMHILL, for Premier

S.P.A., 50/803/2

GOD SAVE THE QUEEN!

July 10, 1975: The South Australian Government Gazette

F

Land division supports the provision of recreational facilities

With Deemed-To-Satisfy-Criteria and Designated-Performance-Features specified as;

"Land division is for the purposes of:

- *the creating of a public road or a public reserve; or*
- *a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures"*

Through concerted discussion with Adelaide Hills Local Council, local Residents sought to understand why a subdivision would be proposed if the Proponent seeks to use the land for its intended zoning purpose, especially in an Environment Food Production Area and Watershed zone where existing Residents are not able to subdivide. Subsequent information was provided whereby the Proponent's explanation in requesting the subdivision to the Council was/is (copy of email can be provided with approval from Adelaide Hills City Council);

"*to enable leasing/sale of various components to investors*"

Local Residents are very concerned and definitely opposed to any subdivision which changes the Public Purpose (Recreation & Sport) but in particular solely for the owners and its investor's economic gain. Previously the Proponent, through strategic supporting statements in its DR sought support from Adelaide Hills Tourism, South Australia Tourism Commission, Chair of Business Mt Barker stating that this development would substantially add intrinsic value to local business and the community. It is poignant and crucial however that based on the information provided to Council that the Proponent doesn't seek to support local business or local tourism but instead seeks the sale of the land into separate titles for immediate financial gain for its investors. Of which could then be sold into parcels of land for other developers, again for financial gain. There are key reasons that the 1975 gazette resulting in key Certificate of Title considerations were placed regarding the Golf Club's open space and the Proponents DR definitely doesn't meet or achieve the longer term zoning or use of the land area. Nor does the Proponent appear to be invested in the engagement of the Adelaide Hills, the community, its local Residents or supporting local business.

This creates broader concern because throughout numerous media outlets and articles this development was supported by the Chair of Adelaide Hills Tourism, South Australia Tourism Commission, Chair of Business Mt Barker noting the economic gain for tourism and local business.

Local Residents engaged with the Stirling Business Association ("SBA") chair Simon Jones regarding the DR during the Public Consultation period, of which the SBA originally advised that they supported the development 2 years ago when it was considerably smaller in scale, was measured and sympathetic with the area and its environment, had lower social impact to local Residents and did not expand beyond the existing footprint either by width or by height. On 2nd August, Simon Jones confirmed in email to Local Residents that;

"*While the Stirling Business Association welcomes the possibility of investment and development at the Stirling Golf Club we are aware of some of the impacts on our local Residents.*

We support sensitive development taking into account the wonderful assets of our district, both human and environmental. At no stage was our initial endorsement of the proposal without caveats.

You can rest assured that the SBA supports local concerns on the size, scope and impact of the proposal"

Furthermore on 15 August 2023 the SBA emailed residents stating;

"*From your Business Association……*

We fully support the residents objections and wish you all the best of luck in getting a positive outcome from PlanSA"

On 2nd August 2023, James Sexton, Chair of Adelaide Hills, Fleurieu and Kangaroo Island Regional Development Authority and Chairman of Business MT Barker spoke on ABC radio, 891.

When asked whether he thinks the Proponents Development is a great idea his response was *"I don't think it's a great idea. What the Regional Development Australia, our board does is we take or coordinate the three levels of government, federal state and local councils and try and get development in the regions and try and get that worked out…."*

This spot has clearly been identified by organisations and the Government, who are not part of the local community, business or residents, as a potential area for development, even though the Chair of the Regional Development Authority doesn't think this development is a *"great idea".*

Within the appealed case **COSS&ORS V ADEL HILLS COUNCIL & RAYWOOD CORP PTY LTD (30 March 2000)** it was concluded that

> "*the proposed development are akin to that of a motel. That is a kind of use that may be discouraged in the zone".*

As would be the case with the Golf Club currently, whereby the Golf Course in keeping with the existing zoning and Certificate of Title of Open Space and Public Purpose (Recreation & Sport) is to be Recreational with ancillary accommodation which currently has only 5 motel rooms. The Proponents development would result in altering the existing zone requirements to include an extensive amount of character change to the area, including hotel rooms, apartments, penthouses and pods would generically propose a development that as noted in the **COSS &ORS** case is not "*of a kind envisaged within the existing zone*". Hotel rooms, apartments, penthouses and pods are non-complying kinds of development within this existing Zone.

Approving any form of a subdivision or allowing this development to go ahead beyond the existing footprint, both by width and height, would go against existing legal precedent and would likely result in a new precedent being enacted, changing the Adelaide Hills for Major Developments for decades to come.

The ODASA design guidelines refer to the context discussions regarding the reinforcement of the relevant character. Building a 3 or 5 storey building is not in keeping with the sensitive character of the area, nor that of the townships close to or surrounding Stirling. Even Mt Barker, which is being heavily developed, does not have a 5 storey building.

Local Residents strongly oppose the proposed land division and any assertion that this development would have intrinsic and immediate value for the Stirling community, businesses and local Residents.

Roaduse. Pedestrian and Traffic Safety

In a signed letter to a local resident, Craig Holden, Chair, State Planning Commission stated that;

> “Many of the concerns you raise were identified as topics in the Guidelines which are to be covered in detail within the DR. This includes traffic, access and parking, pedestrian safety, bushfire protection, hazards and safety, emergency access and egress, water quality, and removal of native vegetation”.

There is not one mention of a pedestrian in the Development Report. The assessment of Golflinks Road only considers capacity with no comment on the compliance against current standards and current safety concerns for vehicle and pedestrian usage.

Appendix I states that,

> 'No footpaths or bicycle lanes are provided on either Golflinks Road or Old Carey Gully Road (both pedestrians and cyclists are required to share the carriageway with vehicles).'

and

> 'It would also be desirable to provide a separate pedestrian path from the main access with appropriate grades achieved (given the grades associated with the driveway); and • a minimum headheight of 2.3 m shall be achieved with.’

It is ironic to read that the Proponent has identified the need for pedestrian paths within the boundary of their allotment however anything prior has not been considered.

When questioned at the Community consultation session on 25th July 2023, the proponents' Representatives stated there were no requirements for any action to be taken to Golflinks Road and Residents should share our concerns with the Adelaide Hills Council.

Since this meeting Residents have had flyers placed in letterboxes sharing frequently asked questions with one highlighting;

> “Based on community feedback, we are having further discussions with Adelaide Hills Council about potential improvements to this road. This would need to occur outside of the development process. We are willing to enter into the required infrastructure deeds and agreements with Council as well as provide funding to assist with upgrades to Golflinks Road.

We are proposing to amend the proposed development to include an off-street pedestrian and cycle path on the Golf Course land, which will be publicly accessible. This will be designed to retain valued trees and vegetation”.

The flyers bear no contact information for the Proponent, no email, no physical address, no phone number. There is nothing on this flyer to substantiate any of the claims. The Proponents attempt is not a Legislative requirement and Residents do not consider these brochures as forming part of the Public Consultation process, nor should these late offers of information which were purposely omitted from the DR now been deemed as a formal inclusion of the assessed DR. It is unacceptable and unethical for the Proponent to provide further information after the DR has been sent out for public consultation, as their FAQ’s flyer is not a consultation but a one way conversation that allows the Proponent another “bite at the apple” without consideration or an opportunity for Residents to discuss concerns further. This blindsided approach by Proponents should be addressed by the State Government in its Legislation and if it is already, should be raised with the Proponent and examples set to avoid this inappropriate behavior to occur for any future Major Developments.

Local Residents demand the opportunity for this information to be made Public and another submission opportunity be provided.

Local Residents are heavily opposed to any use of Golflinks Road for this development, including any subdivision during construction or afterwards for future use. The road is already unable to meet the current Residents and Golf courses needs, it is extremely narrow in pockets resulting in only one car at a time being able to pass. Due to the car or truck speed of visitors to the area or community or members using the existing Golf Course, local Residents have had to often jump off the road and in some cases have had very narrow escapes and near misses. There are two blind corners where drivers frequently sit in the middle of the road causing near misses, including cutting corners. Native vegetation abuts the road and if any pathway or drainage were agreed would result in further vegetation removal, noting threatened communities of trees line this road.

In the event of a bushfire, two CFS trucks would not be able to pass in parallel, despite car traffic or large trucks or buses full of materials or transporting people.

Residents will push for this road to be for local residents' use only.

The Proponent in its own traffic management report in establishing the increase in traffic volume has grossly and negligently used a calculation which is based on a redundant NSW guideline circa 2009 and if used, creates a grossly undervalued calculation of traffic numbers. Why has South Australian Legislation and applicable guidelines not been used in assessing the capacity and appropriateness of Golflinks Road in the Proponents DR? Furthermore, there does not appear to be an adequate traffic management report with access from Carey Gully Road. The key reason that the Proponent hasn't run to ground the Carey Gully Road access, appears to Local Residents, as a result of the subdivision. Noting there are measures in place on other golf courses in the area to protect vehicles and people from golf balls, why haven't these options been assessed and included in the DR?

Local Residents propose that a road already accessible within the Golf Club be utilized, being Davenport Road. Access of which is available from Carey Gully Road and subsequently wouldn't result in any impeding or intrinsic concerns..

The increase in traffic for the **COSS&ORS V ADEL HILLS COUNCIL & RAYWOOD CORP PTY LTD (30 March 2000)** case, which was also due to be developed closer to the South Eastern Freeway, exactly the same as this DR, would result in traffic passing within the area various times of the day. It was concluded in the **COSSv'ORS** case that

> *"the consequences of the development proceeding would be significant increase in traffic generated noise experienced by the Albury Park Road Residents. The result would be unacceptable detrimental impact on the amenity of the locality. We reached this conclusion taking into account that traffic would be created by the departure of restaurant guests from "Raywood" and the departure of staff from the subject land after a function had ended or upon the closure of the restaurant".*

This would be the same circumstance with the Proponents development where the noise experienced would alter the enjoyment of the area by residents, community and existing golf club members.

Furthermore it was asserted in the **COSS&ORS** case that,

> *"The proposed development is in part, a tourist facility….. The proposed development, insofar as it is partly a tourism development, would not be consistent with the existing character of the area. The area is properly characterized as a quiet rural-living or semi-rural location. While the area is also characterized by the background noise emanating from the South Eastern Freeway, Arbury Road is not a through road and carries low volumes of traffic generally"…."The tourism aspect of the proposed development would not be small in scale as envisaged in the Development Plan for tourism developments within the Mount Lofty*

Ranges Region (nor would it be in a town: Metropolitan Adelaide Principle of Development Control 103)".

This exact position taken by Judge Trenorden is endorsed by Local Residents with this DR.

Local Residents request that the State Government and Minister of Planning review this appealed case in detail to educate itself of legal precedents that exist which has strong similarities to the Proponents DR.

Local Residents demand the right to comment and write public submissions should any infrastructure amendments be proposed for Golflinks Road and/or Carey Gully Road, including the removal of vegetation for future inclusion.

Golflinks Rd, September 2016, closed due to tree fall. This photo shows how narrow this road is.

Lack of Community Consultation and Social Impact Statement

Whether it is a Sunday morning game of golf, a Friday night pizza or the annual Golflinks Road Christmas Drinks, the Residents and community surrounding the Stirling Golf Club want considered improvement so that this venue thrives. We walk the grounds, enjoy the hospitality, and look over its incredibly unique vistas multiple times a day. Many community members and those within Adelaide Plains have had functions and weddings on the existing footprint. Of which marvel at the native vegetation and majesty of this conserved zone. The golf course and surrounding environment is what has drawn us as Residents to live in this exact location and why it is a special, unique and quiet area within the Adelaide Hills.

The Proponent has, as outlined in the Community Engagement Charter State Planning Commission, failed to foster better planning outcomes that take account of the views and aspirations of communities, establish trust in the planning process, and improve the community and local Residents' understanding of the planning system and its overall intent and purpose of this Site.

The Proponent is an interstate developer not known to local residents or the broader residential community. Attempts by Residents have been made to understand who is wanting to invest +$87m in our community of which was met with misdirection and ingenuity resulting in the Proponents Representatives at the consultation on 25 July 2023 advising that the identity of the developers is not relevant. This is further supported by the blind sided FAQ's brochure which again had no contact details or opportunity for follow up by the Local Residents. Local Residents, the community, local business and surrounding townships deserve to know who is proposing to alter conserved environmental landscape and alter a Golf Club that has been owned by local community for generations prior to the current owners.

We know that the ABN lists the Mount Lofty Golf Estate as the Proponent, but the unanswered question is who is Mount Lofty Golf Estate and Venture Capital Developments Pty Ltd? Who are their investors who by all accounts on their website are other Australian Businesses?

What local Residents could find out is that the Mount Lofty Golf Estate is a part of Multi National Holdings group of companies with head offices in Melbourne, Australia and Colombo, Sri Lanka.

Nowhere in the company's charter does it speak to the community or the environment which it develops within. The Proponent is not South Australian, they did not communicate directly during community consultation sessions, of which they also only attended the 2pm session not the 6pm session and have not spoken to any Resident of the Stirling community. No residential community input has informed the DR, although the DR specifically notes that it consulted with local Residents. The community are appalled that there has been no attempt to contact or consult the people who live and breathe the area it proposes to permanently alter.

This is a significant non-compliance and furthermore fails to meet the requirements of Plan SA as the Proponent has not provided a Social Impact Statement, amongst other key requirements stated by Plan SA as being required. Of which was raised by local Residents in a letter to the Premier, Deputy Premier, Minister of Planning, State Planning Commission, Chair of Plan SA and Plan SA. Responses are outstanding from the Minister of Planning, Minister of Environment, State Planning Commission and the Chair of Plan SA. A copy of the unanswered letter to the Minister of Planning is attached to this submission in Appendix A .

Furthermore, as raised earlier in the submission, the Proponent asserts via its FAQ's brochure placed in letterboxes on 4 August 2023 that;

> *"The Department for Trade and Investment's Planning and Land Use Services has advised that the draft Development Report (which was also reviewed by state government agencies and the local council) was suitable for public exhibition without the requirement for a separate stand alone Social Impact Assessment"*

What local Residents find incomprehensible is that other recent Major Developments were required to meet the key requirements of Plan SA and the State Planning Commission (which we have sighted), however when this was raised with Plan SA during the Public consultation meeting on 25 July Residents were advised that the Social impact Statement is “possibly embedded throughout the DR”. Of which it is clearly not and is another example where Plan SA has failed to meet its own requirements by allowing this DR to be put out to Public Consultation.

Environment and Waterways

Citing TLD ROBE PTY LTD v NATIVE VEGETATION COUNCIL & ANOR in which a decision was upheld refusing the land division application which was seriously at variance with the principles of native vegetation clearance under the Native Vegetation Act 1991 (SA). In doing so Residents refer to Schedule 1 of the Native Vegetation Act 1991 (SA) which states;

> *"Native vegetation should not be cleared if, in the opinion of the Council—*
> *(a) it comprises a high level of diversity of plant species; or*
> *(b) it has significance as a habitat for wildlife; or*
> *(c) it includes plants of a rare, vulnerable or endangered species;"*

Appendix M, page 16 of the *'Environmental Heritage Impact Assessment Report'* states,

> *"**3.1.3 Existing vegetation***
> *A total of 84 threatened flora species have been identified via desktop assessment as potentially occurring within the Project Area."*

and

> *"**3.2.3 Existing Environment***
> *There are four EPBC Act listed species identified as likely to occur within the Project Area…One additional nationally listed threatened species was assessed as possible to occur within the Project Area…A total of eleven species are listed as threatened under the NPW Act and likely or highly likely/known to occur within the Project Area...Additionally, sixteen species under the NPW Act are possible to occur within the Project Area."*

TLD ROBE PTY LTD v NATIVE VEGETATION COUNCIL & ANOR states;

> *"Given more than 33 native species are present on the land, I have formed the opinion the native vegetation on the land comprises a high level of diversity of plant species, as referred to in principle 1(a)."*

Residents raise serious concerns at variance of the DR with each of principles 1(a), (b) and (c), as we have spoken with industry experts of which threatened communities of trees are proposed to be removed which have been conveniently not addressed in the DR or its supporting reports.

In respect to TLD ROBE PTY LTD v NATIVE VEGETATION COUNCIL & ANOR, the Native Vegetation Council further submitted that if seriously at variance with any one of those, the application must be refused.

Residents demand the Native Vegetation Council assess the DR citing the above case.

The Adelaide Hills region exhibits an abundance of native Australian flora and fauna. All of these species, and those specifically highlighted above play an integral role in the local ecosystem and biodiversity. These species alone are often the reason why international travelers book their flights, travel for days and wind their way up the hill to explore our unique setting.

The potential devastation of this DR is further enhanced by the continued reckless planning of the Proponent, that of which have supplied detailed Appendices which state clearly;

> *"...no specific water quality investigations have been undertaken as it is not known at this early planning stage if any construction works will impact upon any waterways. Further investigation into potential water quality impacts should be undertaken as part of the detailed design process."*

There is no SA Report available for public comment during the submission process. The DR is planned within the Watershed Zone, encompassing Adelaide's existing and possible future water supply catchments via Cox Creek.

Further reference is made to the **COSS&ORS V ADEL HILLS COUNCIL & RAYWOOD CORP PTY LTD (30 March 2000)** whereby the applicant Coss&Ors sought to,

"change the use of the Raywood property and construct buildings – convert "Raywood" into restaurant and accommodation – demolish existing accommodation Block and build new 40-room accommodation buildings, new conference/function centre and associated car parking and landscaping"

It was appealed to the Environment Resources and Development Court as the proposed development as "*non-complying development"* as it was to be developed in the Mt Lofty Ranges Watershed zone and at that point in time was deemed a "Special Uses Zone with "Open Character and Space". "Special Uses Zone specifically referenced "*recreation reserves*" and grounds, the Heysen trail and, including the "*Mount Lofty Golf Course*"…. *with a parcel of heritage value land north of the Mt Loft Golf Course being the Mount Lofty Botanic Gardens all included within the zone".*

This conserved area is recognized for its environmental significance, even by legal precedent 24 years ago.

The impact, specifically during construction in one of the highest rainfall areas in South Australia, so it is obvious to state but needs to be mentioned nonetheless, that during construction numerous materials and construction methods create waste that will have an extreme likelihood of running down the sloping landscape directly into Cox Creek and/or will invasively penetrate the existing soil changing the hydrology of the area, creating disastrous environmental impacts.

This has not just been underestimated by the Proponent but has been ignored completely.

Tourism

As previously noted within our submission, the Proponent's development is heavily weighted towards tourist accommodation and engaging non-residents and community to the area. This position has been supported in the media by State Planning Commission, Adelaide Hills Tourism, South Australia Tourism Commission and Chair of Business Mt Barker who is also the Chair of the Regional Development Australia Adelaide Hills, Fleurieu & Kangaroo Island, for example,

29 July 2022: Media Article: where the following was quoted and included;

> *"The commission says that the proposal could significantly boost the economy through local, regional, interstate and international tourism".*

James Sexton, Chariman of Business Mount Barker and Regional Development Austrlian's Adelaide Hills, Fleurieu and Kangaroo Island branch, said there was a *"huge demand"* for more accommodation in the Hills *"In that area, I think would be extremely successful,*

> *"Hanhdorf rooms are at something like 90 percent occupancy, and that's the only place we have any hotels, and Mount Lofty House is always extremely busy"*

Mr Sexton's comments were backed by the Adelaide Hills Tourism chairman Martin Radcliffe who said extra accommodation would help businesses entice visitors to spend more time exploring the region,

> *"Sporting infrastructure is really important, and if you can combine sporting infrastructure with tourist infrastructure, you're bringing extra impetus for people to come to the Hills, which is great" "I'd have every confidence in the planning process that the developer has done their homework and the local people – know their ambitions for the region"*

Although the poition of James Sexton appears to have recently changed by his interview with the ABC radio, 891 on 2 August 2023 regarding this DR not being a great idea for the area proposed, and Martin Radcliffe on radio on Monday 31 August 2023 clearly identifying that he was not aware of the significant increase of the development size since his original supporting statement some two years ago, the only reasonable conclusion to be drawn is that this development is for ticking boxes by Government and Tourism Commission and economic gain for the Proponents directly..

Whether these parties are aware or not, there is a 42 room boutique sensitively sized hotel, including restaurant, proposed in the township of Stirling, which is heavily supported by the Stirling Business Association, Stirling Districts Residents Association, local community and local Residents because of its considered, sympathetic and overall alignment in character with the township of Stirling.

Stirling main street does not have the ability to expand much more from its existing footprint, the purpose for this is because of the character of Stirling, it is a small, historical local community town that is picturesque and heavily supported by local community wanting country living, with accessibility to Adelaide Plan.

There is already a significant amount of small to medium sized boutique business owners who offer retreats, hotel accommodation including above the Stirling and Crafers pubs/hotels, Air B&B's, guest houses and homes for holiday rental that align with the character and environment of Stirling. Of which are supported by local business, community and Residents which provides a significant amount of tourism opportunities within this area of the Adelaide Hills. Recent discussion with several local accommodation owners by Local Residents has confirmed on average that local accommodation owners are regularly at maximum 50% capacity. They do not support that tourism accommodation in Stirling is limited and in need of an excessive resort like that planned by the Proponent. In fact, building such a development would negatively impact existing local tourist accommodation owners, likely causing unnecessary financial distress and pressure.

As residents who call this pocket of the Adelaide Hills home, we have longed for considered and measured development which brings the Golf Club to life again. A development that is sensitive and sympathetic to the area it sits within and how it responds to the surrounding environment, zones and community, contributes to the existing quality and future character of a place. A development must be inclusive and universal because it creates places for everyone to use and enjoy by optimising social opportunity and equitable access. It performs well because it realises the project potential for the benefit of all users, ensures safety for community and Residents and is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.

This is not Good Design nor a considered Development for this area of the Adelaide Hills. This is not what the Adelaide Hills deserves and in particular Stirling. We urge the State Planning Commission and the South Australian Government to strongly consider these proven failures and not approve or recommend this DR in any capacity.

It is poignant to note that there is already a proposal for a development for 42 room boutique hotel accommodation including restaurant within the vacant Stirling Police Station. Local Residents and the Stirling Business Association support this development because it addresses and achieves key factors that this DR does not.

Signed

Resident Name	Address	Signature
[redacted]		

Resident Name	Address	Signature
[redacted]		

Resident Name	Address	Signature
[redacted]		

Appendix A

MOUNT LOFTY GOLF ESTATE
FREQUENTLY ASKED QUESTIONS

MOUNT LOFTY
Golf Estate

These frequently asked questions (FAQs) along with the **project information sheet** provide more information that may be of interest to the community about the Mount Lofty Golf Estate major development.

PROPOSAL

Will the golf course continue to operate on the site?

Yes, Mount Lofty Golf Estate will be an operating 18-hole golf course.

What percentage of the site will remain as a golf course?

The Mount Lofty Golf Estate site is a total of 39.9 hectares. Approximately 37.9 hectares (95%) of the site comprises fairways, greens and vegetated areas.

The amount of area to be redeveloped for golf club rooms, accommodation, function centre and accommodation pods and perfumery totals approximately 2 hectares (5%) of the site.

Will lighting from the proposed development cause light spill to wildlife or nearby homes?

It is not proposed to floodlight the buildings. Any lighting will be low level and used for wayfinding through the site (for example along paths from the main building to the accommodation pods). It is not anticipated that lighting will be intrusive to nearby homes. A lighting consultant is also assessing the light impact to ensure there is no detrimental impact on wildlife from lighting on our site.

TRAFFIC AND ACCESS

Why is Golflinks Road being used as the primary access to the Golf Estate?

Golflinks Road currently provides access to the Stirling Golf Club and is directly linked to the proposed car park. The proposed development has been designed to make use of this existing access road. The traffic assessment report has assessed Golflinks Road as being able to accommodate the extra vehicle movements resulting from the proposed development.

Have you considered using Old Carey Gully Road as the primary access?

Yes, this was considered but has been discounted because it may result in removal of or impact on vegetation and mature trees and require the reconfiguration of several fairways.

There are current issues with Golflinks Road - road width, shoulders, footpaths, on street parking – how are these going to be addressed?

We acknowledge that the existing condition of Golflinks Road could be improved.

This is a council owned road and technically is not part of the proposed development.

Based on community feedback, we are having further discussions with Adelaide Hills Council about potential improvements to this road. This would need to occur outside of the development process. We are willing to enter into the required infrastructure deeds and agreements with Council as well as provide funding to assist with upgrades to Golflinks Road.

How will pedestrians and cyclists be provided for on Golflinks Road?

We are proposing to amend the proposed development to include an off-street pedestrian and cycle path on the Golf Course land, which will be publicly accessible. This will be designed to retain valued trees and vegetation.

Will trucks and construction vehicles use Golflinks Road?

Larger construction vehicles will use the Old Carey Gully Road access to reduce impacts on Golflinks Road and its residents.

BUSHFIRE AND SAFETY

Will the Golf Estate be closed on a catastrophic or extreme fire danger day?

On days that are declared a catastrophic fire danger day the Golf Estate will be closed. All guests will be advised the evening before in preparation for an evacuation and guests will be directed to leave at the earliest possible time. Arrangements will be made for alternative accommodation for guests who have ongoing bookings at the Estate. The golf course will also be closed and all members and those with public bookings informed of the closure.

On days that are declared as extreme fire danger, the decision to evacuate or remain at the Estate will be determined by the General Manager (or nominated Chief Warden where the General Manager is not available).

What is the evacuation plan in case of a bushfire event?

A Bushfire Management Strategy and Bushfire Survival Plan have been prepared as part of the development approval process. Evacuation will be initiated on days that are forecast to be catastrophic fire danger.

There will be an allocated Chief Warden at the Estate at all times during the bushfire season. Early notification of the need for evacuation will provide ample time for guests to access their room and pack their belongings.

MOUNT LOFTY GOLF ESTATE **FREQUENTLY ASKED QUESTIONS**

WATER QUALITY / WASTE WATER

How are we going to manage water quality?

We are proposing a range of ways to reduce stormwater run-off such as bioretention rain gardens and grassed roadside swales. These measures, along with our stormwater quality system fully complies with the South Australian EPA water quality policy.

Can existing public water infrastructure support this scale of development?

SA Water and Adelaide Hills Council have been consulted during this public notification period and will provide us with formal advice. They have both indicated that existing infrastructure can support this proposed development.

BIODIVERSITY

What impacts will there be on biodiversity?

Our design and placement of buildings has been done in order to avoid the removal of trees and native vegetation. We understand the value of biodiversity and are keen to enhance the biodiversity of flora and fauna on our site.

Will you be revegetating any areas?

Yes, we will be revegetating significant areas of the Estate. Part of this will include improving the river environment of Cox Creek. We will be undertaking planting of other species local to the Adelaide Hills throughout the Estate.

PROCESS

Is this development being assessed under the Development Act 1993 (ie. Adelaide Hills Development Plan) or the *Planning, Development and Infrastructure Act 2016* (Planning and Design Code)?

This project was declared a major development under the Development Act 1993. As a major development, standalone assessment guidelines were prepared and endorsed by the State Planning Commission. The Commission and the Minister will have regard to existing policy instruments (like the Planning and Design Code), but the project is not being directly assessed against them.

Why is a land division part of this proposal?

The land division is proposed to create separate allotments for:

- Lot 532 – the Tourist Accommodation building and pods
- Lot 533 – the Golf Club Facilities Building
- Lot 531 – the balance of the site including the Golf Course.

The allotments will have 'rights of way' that allow access across the site, this will also include access for the public to the Heysen Trail.

The reason for the land division is so that the land can be leased to separate groups. For example, the Golf Club operator or the tourist accommodation operator. Land division is a common way to do this and allows the lease area to be clearly defined in lease agreements and provides a more secure form of land tenure for all parties. These agreements are not yet in place because the Development Application is still under assessment.

Isn't land division prohibited in a watershed area?

"Watershed area" is outdated terminology, however there are Overlays in the Planning and Design Code that protect the water resources and productive agricultural land in this area (Water Quality Overlay and Environmental Food Production Area Overlay).

Land division can be approved in this area for certain reasons, just not for residential development, due to these protective Overlays. We are not proposing a land division for residential development, which is itself prohibited within the Environment Food Production Area (EFPA).

The Open Space Proclamation July 10, 1975 at page 147 of the SA Government Gazette says the Golf Course should only be used for open space, and did not envisage this kind of development. How are you responding to this?

Open Space proclamations such as these were used before the introduction of up-to-date land use zones in the planning system and were used as a way to protect privately-held land from further subdivision for housing.

It is not our intent to subdivide for housing.

Should this proposed development be approved, we will seek for this proclamation to be revoked, on the basis the current zoning of the land will suitably assess future development.

Why haven't you done a Social Impact Assessment as is required under the Guidelines?

A Social Impact Assessment is often needed when a development proposes significant change to a community – such as access to jobs, education, services and social infrastructure. Issues like safety, traffic and hours of operation are planning matters, rather than being considered social impacts.

The Department for Trade and Investment's Planning and Land Use Services has advised that the draft Development Report (which was also reviewed by state government agencies and the local council) was suitable for public exhibition without the requirement for a separate stand-alone Social Impact Assessment.

Appendix B

31 July 2023

The Hon Nick Champion MP,

We write to you regarding the redevelopment of the Stirling Golf Club and the associated Development Report (DR) as posted on the PlanSA portal. As presented, the DR is egregiously incomplete and does not meet the State Planning Commission's (SPC) guidelines which is a fundamental requirement for the process to continue.

Firstly, according to the SPC guidelines, the DR must provide a: "Social Impact Statement that describes the characteristics and demographics of the local and regional community (including neighbouring land owners and land uses) and the impacts on affected groups of people (such as their way of life, life chances, health and culture)." (p. 11)

Such an impact statement is entirely absent from the DR. Only one sentence mentions engagement with those most closely affected: "The Proponent has undertaken targeted engagement with the nearby residents on Golflinks Road through a letterbox drop and door knocking" (p. 13). When queried, we found that of 15 locals – there are approximately 50 Golflinks Road properties – none had been spoken to by the Proponent or a representative prior to the DR being published on the PlanSA portal. There are scattered references to "social" and "social impact" in the DR, however, there is no overarching statement, section, or Appendix that details efforts made, data collected from surveys (for example), or any analysis with respect to "regional community" or "neighbouring land owners" and their impacts as required by the SPC guidelines.

Next, with respect to land use, the SPC guidelines state that: "The proposal introduces land uses which are compatible with the Planning and Design Code provisions" (p. 16).

To this end, the DR on p. 46, references Performance Outcomes (PO) 1.1 and PO 1.6 from the Planning and Design Code for recreation stating that it is being adhered to as: "...it principally remains a golf course with ancillary tourist accommodation offering." However, PO 1.2 and 1.4 are omitted:

- PO 1.2: "Shops including restaurants are of a scale that is subordinate to the principal recreational use of land" (a guide of 80m2 is given in DPF 1.2) – the development has plans for: a restaurant (212m2); a sports bar (186m2); a gallery and cafe (189m2); all well in excess of 80m2.
- PO 1.4: "Tourist accommodation of a scale that is subordinate to the principal recreational use of land" – the Economic Analysis (Appendix F), states there will be an additional 52,560 nights of accommodation (Table 2-4, p. 8) in comparison to the additional 17,000 games of golf estimated (and unsubstantiated) by the developer (p. 9), positioning the golf course ancillary to the accommodation, before accounting for use of the large shops listed above. Curiously, an itemisation of revenue is not given in the Economic Analysis (unlike the itemised costs, Table 2-2, p. 6) obscuring the matter.

Further omissions include:

- A traffic safety report – the traffic and access impact statement (Appendix I) only covers the road capacity for vehicles. Pedestrians are mentioned in one sentence: "No footpaths or bicycle lanes are provided on either Golflinks Road or Old Carey Gully Road (both pedestrians and cyclists are required to share the carriageway with vehicles)" (p. 5). Local

residents attest that Golflinks Road is precarious at best for pedestrians, often having to jump into driveways or vegetation when navigating traffic. Furthermore, there are multiple choke points where only two light vehicles may either pass slowly or one at a time.

- A lighting impact report – the SPC guidelines state: “The issues are well understood and need to be outlined in the report – including visual amenity, noise, traffic, and lighting.” (p. 16). Instead of providing additional information for this medium risk (SPC guidelines, p. 13), the DR explicitly states: “The Proponent has not yet designed the lighting system” (p. 47). Considering that the area and surrounding vicinity exhibits natural darkness (no street lights) and the existence of wildlife in the area, it may be difficult or impossible to create a lighting system that meets National Light Pollution Guidelines for Wildlife (NLPGW) that fits the proposal. The NLPGW states: “Lighting objectives will need to consider the regulatory requirements and Australian standards relevant to the activity, location and wildlife present." (p.19).
- A complete bushfire plan – the DR states: “The increase of patrons in a high bushfire area increases the risk of a negative social and economic impact arising from the proposed development. The proposed management strategies outlined in the Bushfire Survival Plan and Bushfire Management Strategy reduce this risk to an acceptable level.” (p. 43). The plan (Appendix Q, which has “DRAFT” across every page) has no such strategies aimed at the social impact. Additionally, the bushfire attack level assessments (Appendix V) do not include the perfumery as is required in the SPC guidelines (p. 21).
- A contingency plan for delays in construction (SPC guidelines, p. 7) – the DR (p. 35) references Appendix T as having a contingency plan, yet it does not exist.
- An improvement plan for the golf course – numerous references are made to improving the golf course (PlanSA web page) (SPC guidelines, pp. 4, 20) (DR, pp. 7, 11, 12, 13, 25, 35) yet no plan to do so exists.

Next, the SPC guidelines state: “Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided.” (p. 12). Some examples of where a basis has not been given or is specious:

- Having permission to subdivide into allotments where this is specifically forbidden as stated via the open space condition on the title (Appendix CC), referencing the July 10, 1975 Gazette (p. 147) which states “such land shall not be divided into allotments or used for any purpose not in keeping with its character as an open space.”. This proclamation is still in force (PDI 2016 Act, Schedule 8, Section 37).
- The choice of site selection criteria (which excluded, for example, traffic impact minimisation) and how each criterion was not weighted (pp. 23-24).
- The visual impact analysis (Appendix L, pp. 5-10) view selection, excluding, for example, the residential houses that pods 10 and 11 will have a direct line of sight to.
- The creation of only day time visualisations (Appendix AA) and no consideration of night time views in the visual impact analysis (Appendix L, pp. 5-10).
- The justification for using data from only two days in August 2022 when assessing traffic for Golflinks Road (Appendix I, p. 21).
- The “neutral” rating given to an increase in traffic movement on Golflinks Road (p. 16)
- The “positive” rating given (p. 16) to vegetation removal requiring to be offset (considered a last resort in the biodiversity principles, pp. 4-5).

- The decision to not list any negative impacts in Table 2 (pp. 14-18), nor in the Conclusion (pp. 10, 65) even though it is stated in the DR: “Given its scale, the proposed development results in positive, neutral and negative impacts”.

In an attempt to not belabour the point, the above is not an exhaustive list yet we trust it is sufficient to illustrate how comprehensively the development report does not meet the SPC guidelines. An early no should be issued and the proposal withdrawn.

In closing, we would like to state that we, like many other local residents we have talked to, are pro-improvement and for the flourishing of the area, yet we are vehemently opposed to disproportionate development conducted in such a slipshod manner.

If you require any more information on this matter, please contact us at your discretion.

Thank you for your time,

<Redacted>
(In consultation with local residents)

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 2:15 PM
To: DTI:SPC Reps
Subject: Mt Lofty Golf Estate Submission
Attachments: Mt Lofty Golf Estate Stirling Residents Submission.pdf

> You don't often get email from [redacted] Learn why this is important

Hello,

Please find attached public consultation submission for the above Major Development.

Regards,

[redacted]

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 2:38 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The removal of Native Vegetation is not supported.

What could be done to address your concerns?

A substantial reduction in the area of native vegetation to be cleared is required to address my concerns.

Do you have any other feedback you would like to share about the proposed development?

Excessive removal of native vegetation thereby destroying the natural habitat it provides will adversely affect the environmental and heritage values of the subject land as well as those of the land that surrounds it. Development in this area should be designed to minimise disturbance and promote the natural and cultural values of the land. Much land has already been cleared, and we need to prevent further loss. We need to avoid further fragmenting the small parcels of uncleared land that are left, otherwise the very values that make the area great for living, recreation, tourism and wellbeing will be lost.

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 16 August 2023 2:39 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263710
Submission Time	16 Aug 2023 2:38 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
- Appendix C - Plan of subdivision (PDF, 564 KB)
- Appendix D - Architectural drawings (PDF, 30760 KB)
- Appendix E - Landscape plan (PDF, 8931 KB)
- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]

Contact number: [redacted]

Email: [redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	- huge increase in traffic on a road that already verges on unsafe for walking/riding; the concurrent concern with this one is that the project will be approved, then the road will be found to be inadequate, at which point the trees along the road will be removed in order to widen the road - the impact on wildlife: removal of ancient trees and deadwood, as well as noise and light pollution - big increase in noise at evening - there has not been a social impact study
What could be done to address your concerns?:	- have the traffic enter from Old Carey Gulley Road. This would make a huge difference to the impact on our area. There is already a road through the golf course which could be used for all traffic - limit removal of trees - current proposal of 4% tree removal would appear to be 4% of the total site, not 4% of trees standing at this time - complete social impact study
Other general comments:	

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 2:53 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I support the development with some concerns

Do you have any concerns about the proposed development?

In the event of a bushfire, I have grave concerns for the safe evacuation of people from this venue and the existing local residents. Possibly some 250 vehicles (guests, golfers, patrons, staff and local

residents) coming out of the "no through road" Golflinks Road to a T-junction endeavouring to enter the main thoroughfare for this area, Old Carey Gully Road. The high probability for safest exiting in the event of a bushfire would be that vehicles turn left. Within 1 klm vehicles would encounter another T-junction - Old Mount Barker Road, a major service road to areas of Bridgewater, Aldgate and Stirling, and which, during a bushfire event, would be carrying a large volume of traffic. The high probability to exit the region would be for vehicles to endeavour a turn right. In doing so, they would travel a further 600 metres before encountering a 3rd T-junction (and Stop sign) – Gould Road/Old Mount Barker Road I note in the Bushfire Survival Plan that if road option is heavily congested it will be preferable that evacuation is not actioned. Who and how will this decision be determined on the day of the bushfire ? Should this situation occur, how will possibly up to 200 guests, golfers, patrons and staff be safely sheltered at the Mount Lofty Golf Resort

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What could be done to address your concerns?

Bushfire safety in this location needs to be addressed with greater vigilance

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DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 2:59 PM
To: DTI:SPC Reps
Subject: Mt Lofty Golf Club Re-development
Attachments: Mt Lofty Golf Club.docx

> You don't often get email from [redacted] Learn why this is important

Dear SA Government

Please find attached our comments on the Mt Lofty Golf Club Re-development. Many thanks,

[redacted]

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 2:59 PM
To: DTI:SPC Reps
Subject: Mt Lofty Golf Club Re-development
Attachments: Mt Lofty Golf Club.docx

> You don't often get email from [redacted] Learn why this is important

Dear SA Government

Please find attached our comments on the Mt Lofty Golf Club Re-development. Many thanks,

[redacted]

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 3:05 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Many key understory plants in Stringybark forest are unable to be propagated and cannot be replicated once its removed. For example, the key grassy understory in Stringybark forest is

Lepidosperma semiteres 'Wire Rapier Sedge' which provides cover for small marsupials e.g. bandicoots and provides seed for birds/animals and is also the host plant for the Large Brown Skipper Butterfly. This plant cannot be successfully propagated, I can see this plant in many of the images in the arborists report in the areas to be cleared. Why has this not been mentioned in the reports? It is important to conserve what little remnant local native vegetation we have in this part of the Adelaide Hills. Likewise the Native Cherry Tree Exocarpos cupressiformis provides food for birds and mammals, plus habitat. Again, this tree cannot be propagated - it's hemiparasitic- attaches itself to eucalypts to gain nutrients. We need to conserve what little bushland we have left. We need to value the unique flora and fauna we have and protect it. If they want to develop the Golf Course and think it's important to build accommodation, why should the local remnant native vegetation and our Adelaide Hills unique biodiversity pay the price? Our native animals need the corridors of existing trees and understory. Our unique landscape is home to many koalas, possums, possibly bandicoots, Rakali (near creek), small forest birds like scarlet robins, tree creepers, fairy wrens, Eastern Spinebills, large birds such as Rosellas, yellow tailed black cockatoos. I value all of these precious animals more than an exclusive exclusionary Tourist resort for cashed up overseas guests who presumably fly in and fly out with all the carbon guzzling that that entails. I oppose the development proposed.

What could be done to address your concerns?

No native Stringybark/Manna Gum forest or key stringybark understory plants should be removed from this biodiversity corridor used by local wildlife. If they want to develop the golf course by putting in luxury accommodation etc why can't they use the space already cleared for the golfing greens? Why do wildlife and biodiversity have to take a hit? We should not be removing remnant native vegetation in the process of developing this site.

Do you have any other feedback you would like to share about the proposed development?

The Landscape plan contains many inaccuracies - it reads like a tick and flick report prepared purely to get approval for the project, but likely will never be followed by the developers. The detail is lacking and the planting scheme is inaccurate - spelling mistakes on species everywhere in the planting palette report from Oxigen architects eg "Eurcalyptus"??? Cyperus vainatus??? Doconaea??? Something that contains so many spelling errors cannot be taken seriously. They seem to lack local knowledge of what will and won't survive in the Adelaide Hills. They've listed Backhousia citriodora 'Lemon Myrtle' as a species local to the Adelaide Hills - its not. Its a NSW rainforest tree. They've listed Kunzea pomifera 'Muntries' as suitable, but I'd think its way too clay like in the Hills to grow this successfully - prefers sandy free draining soil. Too often these reports are written with the intention of gaining planning approval to rip out existing native remnant vegetation and existing wildlife habitat. Planting schemes with pretty pictures are ignored by the developers once they have succeeded with their building approval. Even so, there is no mention of creating homes for possums, possum boxes, bird boxes etc. I may be cynical but I consider it is highly unlikely that they would ever plant another Eucalyptus obliqua once they gained approval for their development. Planting schemes list a lot of plants to gain approval but are ignored thereafter.

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 3:08 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

There are several key reasons why this development proposal should not have progressed to this stage. In fact, each of them on their own should have been sufficient to stop this plan getting to the

public consultation stage. Bushfire risk: It is unconscionable, in the context of climate change, to put not only hundreds of tourists at risk, but also the existing residents who will have a much lower chance of escaping a fire with the added congestion resulting from this development. Vegetation clearance: We have enough of a problem with ongoing illegal clearance, let alone actually approving this to happen. It honestly defies belief. I imagine you will get many more submissions that go into a great amount of detail. Threatened flora and fauna: Population decline is intrinsically linked to vegetation clearance and habitat degradation arising from development within natural areas. There is a long list of species at risk in this biodiversity hotspot. Any population effects on these species now risks pushing them beyond the chance of recovery. Adelaide Hills amenity: These plans are simply not in keeping with the Adelaide Hills identity and amenity.

What could be done to address your concerns?

The facility could be upgraded at a scale which is much more appropriate for the area and environs.

Do you have any other feedback you would like to share about the proposed development?

The strategies described to mitigate fire risk and environmental impact are appallingly inadequate. I've never made a submission like this before, but anyone could see that this plan should not be approved. It's not even close to being acceptable.

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 3:12 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Do you have any concerns about the proposed development? 1. Impact on Native Vegetation - There is now less than 13% of the original vegetation remaining in the Mt Lofty Ranges. It is irresponsible of the current government to approve large scale clearances or projects that impact on remnant vegetation stands. Clearance of native vegetation is the biggest threat to native species extinction and Australia has one of the worst extinction rates in the world. 2. State Listed flora that will be impacted by the project - The following flora species listed under the NPW Act were determined as likely to occur in the Project Area: - Acacia gunnii (Ploughshare Wattle) – State Rare; - Deyeuxia densa (Heath Bent-grass) – State Rare; - Deyeuxia minor (Small Bent-grass) – State Vulnerable; - Dianella

longifolia var. grandis (Pale Flax-lily) – State Rare; - Eucalyptus viminalis ssp. viminalis (Manna Gum) – State Rare and observed within the Project Area; - Gastrodia sesamoides (Potato Orchid) – State Rare; Page 27 of 122 - Rytidosperma tenuius (Short-awn Wallaby-grass) – State Rare. An additional 30 flora species listed under the NPW Act were assessed as possible to occur within the Project Area based on survey effort, recent records and suitable habitat. 3. Bushfire risks - Given the recent fires in the hills, a development of this scale in a high fire risk zone is being approved. Where are the traffic management plans to move this many people in and out of the area if a fire occurs? The roads and entry/exit points to the area are limited and it only takes one car accident for everyone to be trapped. 4. Endangered fauna - This area is known habitat for the Nationally Endangered Bassian Thrush. As a nationally endangered bird, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of this population at this location. 5. Threatened fauna that will be impacted by the development - A total of 15 threatened fauna species listed under the EPBC Act and/or NPW Act were assessed as highly likely / known or likely to occur within the Project Area based on survey effort, suitable habitat and recent records: - Bassian Thrush (Zoothera lunulata halmaturina) – nationally Endangered and State Rare; - Beautiful Firetail (Stagonopleura bella samueli) – nationally Endangered and State Rare; - Chestnut-rumped Heathwren (Hylacola pyrrhopygia parkeri) – nationally Endangered and State Endangered; - Common Brushtail Possum (Trichosurus vulpecula) – State Rare and observed within the Project Area; - Elegant Parrot (Neophema elegans elegans) – State Rare; - Grey-headed Flying-fox (Pteropus poliocephalus) – nationally Vulnerable and State Rare; and • Jacky Winter (Microeca fascinans fascinans) – State Rare; - Little Eagle (Hieraaetus morphnoides) – State Vulnerable; • Peregrine Falcon (Falco peregrinus macropus) – State Rare; - Scarlet Robin (Petroica boodang boodang) – State Rare; - Southern Brown Bandicoot (Isoodon obesulus obesulus) – nationally Endangered and State Vulnerable. - Square-tailed Kite (Lophoictinia isura) – State Endangered; - White-winged Chough (Corcorax melanorhamphos) – State Rare; - Yellow-footed Antechinus (Antechinus flavipes) – State Vulnerable; and - Yellow-tailed Black Cockatoo (Zanda funerea whiteae) – State Vulnerable and observed within the Project Area. 6 . Amenity - A development of this scale located in a quiet residential area is completely at odds with the location and will dramatically impact on the quality of life for local users of this area.

What could be done to address your concerns?

There is a lack of detail in the URPS Development Report about the development impacts nor is it impartial in its assessment of those impacts. The ratings detailed in Section 2.4, Table 2 (page 15) need to be reviewed. There is a lack of detail and data to support the ratings given. The following items are currently listed as positive/neutral should be listed as negative: - Improvement to landscape quality - given the level of clearance detailed, how can this be a positive outcome? Protection of remnant habitats is far more valuable that creating man-made 'natural' environments. There are no details about how this is being planned or will be monitored to ensure its success, therefore how can a positive rating be given? Based on what data? - Vegetation removal - The latest research is clear that biodiversity offsets offer no value to remnant ecosystems. They simply serve as an easy way out for developers. and it is the local communities and native animals that suffer as a result. There are numerous case studies across Australia to support this. It is disappointing that in 2023 this is still being considered as a viable option for vegetation management. Protection of the remnant vegetation needs to be a priority environmental action in this plan. - Improvement to water quality - management of hard surface run-off and contaminated stormwater from increased human use not discussed and/or managed. Huge impact on pristine natural systems in this upper hills catchment. - Increased traffic - traffic management in the event of a bushfire needs to be documented. It only takes one car accident for everyone in the local area to be trapped. - Increased

number of people in High Risk Bushfire Area - this is not sufficient and does not consider evacuation of such a high number of people off the site. - Social and behaviour issues from highly populated developments. - these need to be documented as increasing tourism often results in increased crime rates, noise and light pollution, destruction of local property and traffic issues. This proposal is in breach of the Adelaide Hills Council Development Plan 2019, which states: PRINCIPLES OF DEVELOPMENT CONTROL: 1. Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas. 2. Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced. 3. Development should not significantly obstruct or adversely affect sensitive ecological areas... 4. Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity. 5. The rural character, scenic amenity and bushland of the south Mount Lofty Ranges should be conserved and enhanced. Biodiversity and Native Vegetation 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species. 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna 39 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following: (a) provides an important habitat for wildlife ... (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities. (c) provides an important seed bank for locally indigenous vegetation. (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture. 40 Native and other vegetation should not be cleared if it is associated with or integral to a site of scientific, archaeological, historic, or cultural significance.

Do you have any other feedback you would like to share about the proposed development?

It is unclear how this proposal has received initial approval and proceeded to the public consultation stage, given its non-compliance with the Adelaide Hills Council Development Plan 2019, and the unaddressed impacts on the adjoining residents/community, bushfire risks, and natural environment. The Development Report by URPS lacks impartiality and provides blatant support for the proposal and contains numerous inaccuracies. It is 2023, yet the planning decisions being made in this proposal are a repeat of the poor planning decisions made in the 1900s. There really is no excuse not to do better.

Submission on the proposed Stirling Golf Links redevelopment proposal.

My major concerns about this proposal are as follows:

1. *Lack of information provided to the public about more up-to-date strategic objectives for the broader area in which the proposed development is to be located*

At a minimum the wider general public should have been advised what the broader objectives for the water shed areas are and what measures will be undertaken in future to protect native vegetation and local ecosystems in these areas.

Without this information being available members of the public will not be able to make informed judgements/ submissions about the proposal. I have not been able to find this information in the Planning Commission's DR or the respondent's response to the DR.

The general public needs to be appropriately consulted about this development and the longer term picture for likely future development in the watershed areas. It should then be given the opportunity to make further submissions to the state government on the current proposal.

As members of the public have not been appropriately notified about the proposal this has been a major failure of the public consultation process.

Critical areas where vital information has not been provided:

a. Present capacity of the Heathfield wastewater treatment plant

Although there may be suitable proposals in place for piping the sewage effluent from the new development to the Heathfield Wastewater Treatment Plant, I'm concerned that the treatment plant may not be able to handle the extra effluent load. In 2008 a report that was prepared by the EPA concluded that aquatic ecosystem downstream of the treatment plant (Heathfield Creek) had been '*severely affected by nutrient enrichment and altered flow patterns from a wastewater treatment plant upstream '.* In terms of its ecosystem condition and health the Heathfield Creek was assigned the poorest rating possible.

b. Future pollution loads from development on existing vacant allotments in the water catchment areas

A report by the Mt Lofty Ranges Watershed Protection Office in 2003 stated that: ' *Due to increasing demands for water resources and a decline in the quality of Murray River water, the importance of the quality and security of the water in the Mount Lofty Ranges Watershed is now being realised'.*

As a consequence the WPO began a major program *to assess 'the environmental risks of*

housing development on the 4700 vacant allotments that existed in the watershed at that time. Each allotment was assessed against a set of environmental criteria that include: whether native vegetation would need to be cleared to allow for construction, whether domestic wastewater could be adequately disposed of without polluting water resources and slope proximity to watercourses risks of flooding. Construction and continuing occupation in sensitive locations could result in soil erosion and sediments entering watercourses, inadequate disposal of on-site wastewater, and stormwater runoff affecting water quality. If allowed to continue, inappropriate housing developments will lead to increasing impacts on the environment and water resources'.

I have not seen a follow up report by the WPO which refers to the number and location of vacant allotments that are likely to present major water pollution problems into the future, particularly in the sub water catchment area surrounding the Stirling Golf links property **.**This would be vital information to have in assessing whether further polluting developments should be allowed in the sub catchment area.

c. Current methods of treating drinking water supplies to make them safe

A few years ago there were major concerns about the level of THM'S (Carcinogenic compounds) in our drinking water supplies caused by chlorination processes. I believe the polluted water supplies going into the Mt Bold Reservoir are now treated with Chlorine and Chloramines which SA Water claims present few if any health risks to the public. However, I have come across a considerable amount of research that says that Chloramines present a wide range of other major health risks including significant respiratory problems**.**

To reduce the harmful impacts resulting from the chemical treatment of pollutants in the drinking water supplies, SA Water is diluting these treated water supplies with desalinated water from Adelaide's desalination plant. However, the cost of desalinating water is an extremely expensive and energy-hungry process**.** The Australian Water Association estimates the cost of supplying desalinated water varies widely in our cities, from $1 to $4 per kL.

Given the high costs of desalination processes, the wider general public should be given greater say about allowing any additional polluting development to occur in the watershed areas

2. Requirements under the current planning legislation regarding public consultation processes.

The 2016 Planning Act revised the procedures that the Planning Minister had to follow in notifying residents /members of the public about major development projects. A user's guide to the Planning, Development and Infrastructure Act 2016 prepared by Planning SA states:

- *'A new 'Community Engagement Charter' will set out performance-based requirements for*

engaging community members on proposed changes to planning policies and rules. This will replace the prescriptive statutory requirements in the current Act with a more flexible approach that allows engagement to be tailored to suit the needs of each proposal and community **(Note the use of performance planning processes to assess development has been widely criticised worldwide , See attachment A)**

- *The Charter will be based on principles designed to foster and encourage constructive debate, weight engagement towards early stages of policy-setting, and promote use of plain language and easy-to-access formats.*

- *Rather than being assessed against the Planning and Design Code, impact assessed development (other than restricted development) is subject to a scalable environmental impact assessment process. To provide guidance, the Planning Commission is required to prepare a Practice Direction setting out assessment guidelines for impact assessment, including the preparation of an environmental impact statement (EIS).'*

The Stirling Residents Association has been advised that it is entirely up to the Minister's discretion as to who would actually be advised and how they would be consulted about this project. Although it's claimed that this facilitates a '*more flexible approach that allows engagement to be tailored to suit the needs of each proposal and community',* it would be naive to think that politicians would not be overridden by major party donors and party influencers in this matter! The current regulations need to be amended to ensure the Minister's discretionary powers are subject to appropriate checks and balances.

Many others are likely to be adversely by the development proposal in particular:

- The wider metropolitan Adelaide population who will be footing the bill for the additional major costs of desalinating water to combat additional pollution loads created by the new development and the many others that are likely to follow it
- Landowners located downstream of the Heathfield Wastewater Treatment Plant

3. The development does not avoid delicate or environmentally sensitive areas, including areas of native vegetation."

The proponents are proposing to pay $439,095.19 into the NV tree offset scheme to make up for the clearance of trees and other vegetation on the site.

The problem with the offset scheme is that it will be 20 to 30 years before any beneficial effects will be realised. This will be the time it takes for small tree plantings to reach a height where they are making a positive contribution to the environment and watersheds. In this case there's not even a requirement that the plantings be undertaken in a part of the Mt.Bold reservoir catchment area where they would have the most benefit. So the claim from the consultants that the development will have a neutral or beneficial effect on the area is inaccurate! This beneficial effect will only be realised in 20-30 years' time when the trees have

reached full maturity. Nor will the offset scheme take into account the loss of habitat for native animals or the fact (as in this case) it will result in the loss of a vital movement corridor for native wildlife .

These offset schemes have been highly criticised in other planning jurisdictions in Australia!

The proposed location of the 17 Pods is seriously at variance with a principle set out by the Planning Commission in its DR that "*development should avoid delicate or environmentally sensitive areas, including areas of native vegetation."* As the development of the 17 pods will result in the decimation of significant stand of native vegetation, the responsible Minister should have given the proponent early notification that the development in its current form could not be proceeded with. This interventionary power of the Minister is clearly stated in the Planning Commission's guidelines to the proponent.

4. Water polluting activities associated with Stirling Golf Links proposed development

Although it is proposed that sewage effluent will be pumped to the Heathfield Wastewater treatment Plan for treatment, there is also the issue of the enlarged large parking areas around the development which will create additional pollution loads in the water catchment area. Parking areas are notorious for producing high levels of pollutants:

> *"Car parks, like roads, represent a major source of water pollution in urban areas with the range of pollutants typically associated with car park runoff including total suspended solids (TSS), metals, anthropogenic organic compounds, nutrients and microbial contaminants (Gobel et al., 2007). Davis et al. (2010) estimated the amount of runoff which would be generated by the area occupied by car parks in Tippecanoe County, Indiana, USA was 900% higher than before the land was converted. Associated increases in pollutant loads were calculated to be by factors of 6.2 for TSS, 3.5 for total nitrogen (TN), 3.0 for total phosphorus (TP) and much greater for metals with a 137-fold enhancement for Zn."*
>
> '*The sources, impact and management of car park runoff pollution: A review',*
> Michael Revitt [a], Lian Lundy [a], Frédéric Coulon [b], Martin Fairley, 2014.

5. *Inadequate bushfire safety protection measures.*

The provisions for ensuring the safety of a large number of occupants in the hotel and the pods appear to be manifestly inadequate. At this stage there only appears to be one direction in which the occupants can escape in vehicles and that is to the west of the proposed accommodation facilities.

If a bushfire comes from a westerly direction then it would appear the occupants would be in serious trouble. Although fire safe bunkers could be established on the property these cost in

the order of $26,500 each and only accommodate 12 people. (Refer to Wildfire Safety Bunkers, Australia)

The only practical option would appear to be the establishment of a road vehicle escape route in an alternative direction, but the cost and environmental damage incurred in establishing any one of a number of possible routes would appear totally untenable.

The only *"safer place"* that has been designated by the CFS in the general locality is the Stirling Township and not certainly not the Stirling Golf Links. The CFS will only designate the following areas as Safe Areas:

"Bushfire Safer Places are suitable for use during bad fire weather or during bushfire. They are built up areas that have:

- *Lots of buildings that can provide protection*
- *Roads that provide fuel breaks and multiple access points*
- *Dispersed vegetation, such as short grass and maintained landscaping, that makes the spread of fire more difficult."*

"Bushfire safer places" , CFS , 2023.

The now superseded Adelaide's Hills Development Plan recommended that major tourist developments be located in townships reflecting the above advice from the CFS.

6. *Inappropriate and difficult vehicular access to the proposed development*

Golf Links Road is a very narrow road with a large number of blind corners. There are few areas where you can come off the road verge to allow the through passage of large vehicles. Of course this development will result in a major increase in the number of large transport vehicles using the road .The only solution to this problem would be to widen the road which in turn would necessitate the clearance of large number of trees and vegetation.

7. *The major precedent set for further polluting and environmentally unsustainable developments in the Mount Lofty Ranges Watersheds*

Undoubtedly, approval of this development would set a major precedent for similar polluting developments in the watershed areas. Similarly the clearance of a significant stand of vegetation to accommodate the 17 Pods would set a major precedent for other vegetation clearances in the water catchment areas.

Recommendations:

1. *The proposed development should not be approved by the because it is seriously at variance with a guideline set by the State Planning Commission which states "development should avoid delicate or environmentally sensitive areas, including areas of native vegetation."*
2. *Additional grounds of refusal are as follows :*

a. *The wider general public has not been consulted about the broader water quality implications of this proposal and in particular the major ongoing costs in producing desalinated water to counter the pollution aspects of this and future developments. It's inevitable that if this development is approved it will set a major precedent will set a major precedent forothe polluting developments to be approved*

b. *There are inadequate measures proposed for treating polluted water from the enlarged car parking area*

c. *The provisions for ensuring the safety of a large number of occupants in the proposed hotel and the pods in the event of a bushfire are considered to be to be manifestly inadequate*

d. *The access to the new development along Golf Links Road will be difficult and dangerous because of the increased volume of vehicles, especially the large transport vehicles that will be using it in future. The access to the route can only be improved by clearing significant trees and vegetation to widen the road . This action would be contrary to the State Planning Commission Guideline mentioned above.*

3. ***The current planning legislation on major projects needs to be amended so that appropriate checks and balances are made on major development projects before they can be approved.***

   The actions taken by the state government on the Golf Links redevelopment have essentially precluded the public from having an effective say on the project. Appropriate checks and balances need to be put in place so this doesn't happen again

4. ***An immediate review be undertaken of the current Planning Design Code.***

   It appears that that even the SA planning Commission is dissatisfied with the strength and ability of the current planning controls in the Planning and Design Code to deliver appropriate development outcomes. This is evident from the fact it has asked in its guidelines to the proponent of the Golf Links development to address, as an additional task, the planning controls which are in the now superseded Adelaide Hills Development plan.

5. ***The current planning legislation be amended to limit the use of performance planning practices in the assessment of development applications including the assessment of major development projects by the Minister****.*

   These practices have either been abandoned or extensively modified in planning jurisdictions throughout Australia

   .

Attachment A

The use of performance planning processes to assess the merits of development proposals.

The use of performance planning processes has been strongly condemned in planning jurisdictions worldwide.

Queensland planning law experts, Philippa England and Amy McInerney have argued that*: "more so than any of the procedural reforms to planning law, it is the evolution of performance based planning that has played into the hands of developers who wish to prioritise economic development over and above other planning goals '.*

Travis Frew MRUP Bsc (2011) claims that not all policy elements may work equally well under a performance based approach and concludes there is:

- ' *inconsistency in decision making because of the range of interpretations that may be given to outcome statements;*
- *tension between flexible plans and political and community expectations for accountable decision making; and*
- *a lack of broader confidence and acceptance of benchmarks in local government planning schemes where appropriate '*

He also identifies the following issues:

- *' uncertainty in the system fuels development speculation, because greater yields might be achieved; and*
- *difficulties in land valuation because development potential is not clear and straightforward'*

The Local Government Association of Queensland has made representations to the State Government for a return to a planning framework that:

- ' *provides certainty of outcomes;*
- *the community understands; and*
- *allows for the use of prescriptive standards and assessment benchmarks in local government planning schemes where appropriate'*

Performance planning systems or at least very rigid forms of these systems have now been abandoned in almost all planning jurisdictions in the US and NZ. Douglas C. Baker, Neil G. Sipe, and Brendan

J. Gleeson concluded in their article: *"Performance-Based Planning: Perspectives from the United States, Australia, and New Zealand ,"* the following:

> *"Findings suggest that many of the jurisdictions that adopted performance-based planning subsequently abandoned it because of the heavy administrative burden required, and where performance methods survived, they were typically hybridized with traditional zoning. If performance-based approaches continue to be used, there is a need to better understand the administrative and implementation implications of this type of land use regulation."*

[redacted]

[redacted]

15/08 /2023

[redacted]

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 3:45 PM
To: DTI:SPC Reps
Subject: Proposed redevelopment of the Stirling Golf Links
Attachments: Document Stirling Golf Course. a docx.docx

> You don't often get email from [redacted] Learn why this is important

Please accept my submission attached

[redacted]

[redacted]

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 4:31 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted]ompleted Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted]ust submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Very strongly disagree with clearing native vegetation. There's plenty of open space that could be used instead of chopping down the high value manna gums.

What could be done to address your concerns?

Not clearing the vegetation. Paying a paltry amount into the revegetation fund doesn't remotely compensate for the proposed clearing

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 4:33 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I own of a local property

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

Yes. The proposed development is manifestly inappropriate for the Hills environment. It is adjacent to a Conservation Park and local remnant bushland which provides habitat for significant native fauna

and flora. Currently the Golf Club environs help provide ecosystem services to the plants and animals over an extended area. This would be threatened by such a large, inappropriate and extensive re-development as the one proposed. The accompanying threats of noise, traffic, dust, a large increase of hard surfaces and light pollution both during and post construction are unacceptable. I am also very concerned at the significant destruction of existing native vegetation and other large trees that would occur. Replacement of large trees is no small feat. They take many decades to reach a similar size to the specimens that would be sacrificed. The increasing risk of catastrophic fire events in the Adelaide Hills as a consequence of climate change is real and to add an oversized development of this sort to our region is nothing short of irresponsible. The logistics of evacuation of possibly a large number of guests and staff from the site in addition to local residents and their animals would be extremely difficult. The proposal does not even outline proper bushfire plan. What is the resort going to say to guests booked to stay on catastrophic fire days? "We have cancelled you bookings as your lives would be at stake"? All other Hills attractions, National and Conservation Parks, the Cleland Wildlife Centre are closed on days of extreme fire risk. Indeed, surely the Golf Club itself is currently closed on such days.

What could be done to address your concerns?

The proposal should not be approved. The Mt Lofty (Stirling) Golf Club is a perfectly acceptable venue for local and visiting golfers as it is. There is a plethora of accommodation in delightful settings all over the Adelaide Hills and they would service the many existing golf courses in the region. If the Club is struggling financially and cannot continue as it is I would like to see the SA Government purchase the site and add the land to the Mt George Conservation Park.

Do you have any other feedback you would like to share about the proposed development?

My partner and I have owned property and lived-in and off in the Adelaide Hills since 1980. We are in the process of moving from Brisbane back to the property we have purchased at Mt George. We are leaving south east Queensland in order to escape from the excessive development currently occurring here. To have to watch the area we have known and loved for such a long time undergoing such over-development and being changed in such a way would be intolerable. Finally, at such a time of a national housing shortage surely consideration should be given by Plan SA to approving appropriate housing developments instead of a large luxury resort such as the one proposed.

Robert Kleeman
Manager, Crown and Impact Assessment
Department for Trade and Investment – Planning and Land Use Services
Adelaide, SA 5000
By email: spcreps@sa.gov.au

16 August 2023

Dear Mr Kleeman,

RE: Submission on the proposed Mount Lofty Golf Resort and redevelopment of Stirling Golf Club

The Conservation Council SA welcomes the opportunity to provide a submission to the consultation on the proposed Mount Lofty Golf Resort and redevelopment of Stirling Golf Club.

The Conservation Council SA is an independent, non-profit, and strictly non-party political organisation representing approximately 60 of South Australia's environment and conservation organisations and their 90,000 members. As such, we occupy a unique place to speak for our environment on behalf of the South Australian community. Since 1971 the Council has been committed to protecting, restoring and conserving our unique and beautiful natural spaces, and promoting a truly sustainable future for our state.

Summary

Whilst understanding the need for development, generally, and that there may be the need to refurbish the facilities on offer at the Golf Course, we have significant concerns about the loss of native vegetation across the site and its significant negative impact upon South Australian biodiversity.

Time and time again the community sees proposals for large developments which simply factor in the payment of SEBs as the default position with seemingly little effort made to minimise intrusions into valuable native vegetation. Unfortunately, we're hearing very clearly from the local community that they understand this to be the case with this proposed development.

The Conservation Council SA agrees with the community, noting that the developers do not appear to have reasonably exhausted all other options before seeking to remove vegetation. If the desire to preserve as much native vegetation as possible were genuine, developments such as this one would occupy smaller footprints, particularly when proposed for a biodiversity hotspot, as the Mt Lofty Ranges are recognised to be.

Notably, the biodiversity survey relied upon for this proposal occurs over the course of two days rather than at different times across a year. As such – and we saw this with the report commissioned for

Randell Reserve as part of DIT's application to develop the intersection of James and Old Belair Roads – many species, such as native orchids which only appear at certain times of the year, are not recorded as being present on the site. A snapshot of a site at a single point in time does not do justice to the precious biodiversity typically found in a hot spot such as this.

This is recognised in the report itself (p20 of the EBS report, Appendix Z)

> "*3.3. Limitations*
>
> *3.3.2. Flora: The ecological assessment was conducted just before spring. Threatened orchid species and numerous forbs, herbs and grasses are only just beginning to flower at this time of year, and therefore it is possible that species were present that were undetectable at the time of the field survey.*"

It is not unreasonable to assume that the comments made above regarding flora would also apply to migratory and nocturnal fauna.

Further:

> "*Limitations 3.3.2.*
>
> *3.3.1. Desktop assessment in part*
>
> *...Flora and fauna records were sourced from the PMST and BDBSA. The BDBSA only includes verified flora and fauna records submitted to DEW or partner organisations. It is recognised that knowledge is poorly captured, and it is possible that significant species occur that are not reflected by database records. Although much of the BDBSA data has been through a variety of validation processes, the lists may contain errors and should be used with caution. DEW give no warranty that the data is accurate or fit for any particular purpose of the user or any person to whom the user discloses the information.*"

The Conservation Council also notes that the SEB offset required is for 1.716 hectares and 16 scattered trees. Yet, these are not scattered trees. The intention of scattered trees was to recognise the value of those remnant trees that were indeed scattered across farming paddocks – literally one here, another there. It was never the intention that it should apply to trees in this kind of setting. Notably, the SEB offset for scattered trees is less than for the clearance of hectares. No doubt it is this that sees it so often inappropriately used.

Manna gums, the main floral species to be cleared under this development proposal, are listed as rare under the *NPW Act*. Additionally, there are some 15 threatened fauna species under either the *NPM Act* or the *EPBC Act* that are recognised to be either highly likely or known to occur in the broader area.

There is very little original native vegetation remaining in the Mount Lofty ranges – at a mere 13%, this is totally inadequate to provide for the preservation of endemic flora and fauna. The developers argue that removal of native vegetation is not problematic because of the proximity of the Mount George Conservation Park, but all the evidence shows that the areas on the fringes of any such formal conservation parks are critical in the expansions of these formal areas, through providing connectivity and buffer zones for the conservation of biodiversity. Part of this is due to the 'edge effect', essentially the boundary equivalent of the surface area to volume ratio – i.e.: the smaller the piece of land, the bigger the boundary, creating greater threats and impacts upon flora and fauna within a protected area for conservation.

The Conservation Council also notes the conflicting amounts outlined in the report payable as SEB offset ($615, 436.80 cf $439, 095.19) This makes it very difficult for lay members of the community to accurately understand what is proposed for clearance. Such a significant difference in amount would suggest to most people a significant difference in what is to be cleared.

Additionally, there is non-native vegetation that needs to be cleared to enable this development. Whilst it is logical that this vegetation is not included in native vegetation, its removal would still represent an environmental cost that is not currently accounted for. It is problematic that the current tree protections that we have in place across the state do not offer any protections to these trees, nor recognise their value in the landscape.

The nationally endangered Bassian Thrush is known to inhabit the area, and the nationally endangered Southern Brown Bandicoot could well also be present. Removal of native vegetation from the site will significantly impact the chances of their chances of survival in the area. All populations of these animals are critical if these species are to survive.

The Conservation Council also draws the Government's attention to the proclamation of the land in the Government Gazette on 10 July 1975, in order that the legal conditions are not inadvertently overlooked by the Government in its consideration of the development.

That proclamation was as follows:

> "*…..desirable in the public interest to preserve the land identified in the schedule hereto as an open space…hereby with the advice and consent of the Executive Council and on the application of the owner of the said land* ***declare that such land shall not be divided into allotments or used for any purpose not in keeping with its character as an open space***." [our emphasis]

We are also concerned by the number of accommodation 'pods' proposed for the site as once asset protection zones are in place, there will be very little vegetation remaining around them. However, we draw the Government's attention to the clear body of evidence that shows large trees can *improve* bushfire safety rather than decrease it, as they can slow fire speed, prevent ember attacks, and diminish radiant heat.

Furthermore, we note that Golf Range Road is only a small local road. If the resort is at full capacity an evacuation will provide particular challenges. The flow-on effect from this type of development is a future request for the road to be widened for community safety and to enable quick evacuation in the case of a fire. This would see the inevitable removal of further vegetation which should also be considered when contemplating this development.

The scale of the proposed development in terms of built form should be subordinate to the principal recreation use of land. DPF gives a guide of approximately 80m^2, but the proposal we see here is closer to some 600m^2.

Additionally, tourist accommodation is to be subordinate, but once clearance occurs to make the room to cater for the proposed number of pods, built form will be the significant dominant feature of the site. This is certainly not in line with the need to keep it as open space as required under the land's proclamation.

We know from talking with local residents that they value the space provided by the Golf Club and that they are not anti-development. Like us, they believe that conservation of native vegetation and biodiversity is critical and that development should be in consultation with the community, reflecting

community needs and aspirations, which are very much about the preservation of the natural assets in the area – these are the drawcard that bring people to visit and stay and live.

People are more and more prepared to fight for the best possible outcomes for these natural assets. This is something which governments should be listening and responding to.

We respectfully urge you to preserve the majority of the precious native vegetation on this site, by pulling back the scale and impact of the built form and highlighting the majesty of nature.

In an ideal world, we would prefer to see development on the site remain as faithful as possible to the existing footprint. We accept however that some development over and above this is probably inevitable and ask therefore that the scale and impact be reduced, with fewer pods and that these be situated in such a way that any native vegetation that is impacted is carefully selected, ensuring that the most valuable areas remain untouched and that detrimental impacts on the edge effect are lessened to the greatest possible extent.

Both biodiversity and development are important. We understand that. This should not be a binary choice where we have a winner and a loser. We should be aiming for win-win, as ultimately, this sees increased value provided to developments such as this without the costs for such developments ultimately being borne by local communities and nature.

Thank you again for the opportunity.

If you require further information, please contact [redacted]

Yours sincerely,

[redacted]

[redacted]
Chief Executive

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 4:35 PM
To: DTI:SPC Reps
Subject: CCSA Submission re Stirling Golf Resort
Attachments: Conservation Council SA_Submission_Stirling Golf Resort_16.08.23.pdf

> You don't often get email from [redacted] Learn why this is important

Please find attached.

Cheers

[redacted]
He/Him
[redacted]

[redacted]

Minister for Planning
Attention: Robert Kleeman
Manager, Crown and Impact Assessment
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5000

via email: spcreps@sa.gov.au

Dear Minister,

I write regarding the Major Development proposal by Mount Lofty Golf Estate Pty Ltd to redevelop the Stirling Golf Club at Golflinks Road ('Proposal').

I understand the State Planning Commission's Assessment Report for this application will be considered by the Minister, following the public submissions being made available to the Proponent in the preparation of a Response Document, with the closing date for submissions of feedback on Wednesday, 16 August 2023.

In general terms, there is an almost unanimously held view in the community that the existing buildings and facilities comprising the Stirling Golf Club, while gracious, are tired and aged and would benefit from improvement, and investment to this end is desirable and welcomed.

This has been conveyed to me both over time, and recently while listening to the views of stakeholders in relation to the Proposal. I continue to engage with my community, and including in particular residents in the immediate vicinity of Golflinks Road, Adelaide Hills Council, Stirling Golf Club, the Proponent, DTI-PLUS, and neighbours to Stirling Golf Club and residents more broadly.

As is evidenced by its contribution to the Development Report (Appendix W – Letters of support), and in consultation with me, I note that Stirling Golf Club supports the Proposal.

At public consultation held by the Department for Trade and Investment, Planning and Land Use Services (DTI-PLUS) on the afternoon of 25 July 2023, at which I attended, representatives of the Proponent presented on the Proposal's objectives and impacts. I note an objective of the Proposal in building unique tourist accommodation and

associated facilities is to grow regional tourism and make a positive economic contribution.

Issues identified to me, and articulated including by community submissions and at the DTI-PLUS public consultation include:

- Land use intent
- Biodiversity impacts
- Native vegetation clearance
- Fire safety
- Wastewater management
- Social Impact
- Traffic management and public safety; and
- Lighting impacts.

A group of local residents, chiefly residing on and in the near vicinity of Golflinks Road, has conveyed to me strong opposition to the Proposal in its current form. I understand they would set out their view via a submission entitled '*Stirling Community Feedback & Comment'*. I have had the benefit of considering that document in draft, along with other submissions by individual local residents.

Adelaide Hills Council advises me that it intends to undertake a traffic study on Golflinks Road; a matter noted in the minutes of the Council meeting of 8 August 2023. That is welcome, and responsive to capacity concerns raised to me and at public forums. I note it was resolved at that meeting that Council would make a submission to you to highlight its and its communities' concerns regarding the Proposal.

I am in favour of a robust decision by the Minister, whereby you have applied proper scrutiny to all reports and submissions made to you. The continued receipt of feedback by the Minister from local residents and all stakeholders alike is crucial to the process of making a good decision.

This means, in the circumstances, if ultimately you approve the Proposal then it must meet and overcome concerns that have been identified, and it should be ensured that a development adheres closely to the terms of approval that overcome such concerns, specifically in relation to maintaining the integrity of the site as a whole in line with proposed uses as to particulars including scope, building material and designated use of the redevelopment.

Yours sincerely,

[redacted]

16 / 08 /2023

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 4:39 PM
To: DTI:SPC Reps
Subject: Attn: Robert Kleeman - Mount Lofty Golf Resort - Major Development: Submission
Attachments: [redacted]

> You don't often get email from [redacted] Learn why this is important

Dear Mr Kleeman,

Please find attached a submission to the Minister for Planning from [redacted]

Yours sincerely,

[redacted]
(Mon, Tues, Weds)

[redacted]

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

Native Vegetation Council

Consultation on native vegetation clearance applications

Submission form

You're invited to submit your views on applications to clear native vegetation.

Submissions will assist the Native Vegetation Council to make decisions about the removal and reestablishment of native vegetation in line with the *Native Vegetation Act 1991* and *Native Vegetation Regulations 2017*.

If you have any questions or require assistance completing this form, please contact the Native Vegetation Branch on (08) 8303 9777 or email nvc@sa.gov.au.

Name of clearance application that you are responding to:

Major Project – Mt Lofty Golf Course – clearance totaling 1.716 ha & 62 scattered trees

Your details

Name	[redacted]
Organisation	The Nature Conservation Society of SA
Phone number	[redacted]
Email	[redacted]
Would you like your comments to be anonymous on the public record? All submissions will be provided in full to the Native Vegetation Assessment Panel for consideration. Copies of submissions may also be requested by the applicant and/or members of the public. Please select yes if you would like your comments to remain anonymous if a request is made.	~~Yes~~/No
Are you happy to be contacted by the Native Vegetation Branch to discuss your submission?	Yes/~~No~~
	Preferred time and method of contact
Would you be interested in presenting your submission to the Native Vegetation Assessment Panel if invited?	Yes/No
Would you like to be notified of other consultations being run by the Native	Yes/~~No~~

Vegetation Council? Tick yes to be added to our consultation e-newsletter distribution list.	

Comments in response to application

**Please note: It is not compulsory to answer all of the questions. We recommend that you concentrate on the questions that you can confidently answer and leave the others blank.*

1. Please provide a brief summary of the main reasons you are making a submission.
The Nature Conservation Society of SA (NCSSA) is concerned that the conservation and fauna habitat value of the project area has been underestimated, particularly in relation to rare and threatened plants and wildlife, and that it is not adequately compensated for by the proposed SEB offset. Clearance of rare plants NCSSA raises particular concern about the impacts of clearing Manna Gum (*Eucalyptus viminalis*) woodland and scattered trees. Manna Gums are a dominant overstorey species in each of the assessed Vegetation Associations present within the project area. One of the affected subspecies (*E. v. viminalis*) is under-conserved in the region, as acknowledged by its State conservation status of *Rare* under the NPW Act, 1972. The Data Report acknowledges that the sub-species is present, *Rare*, and will be cleared, but does not rate removal of these trees as being *Seriously at Variance* with Principle 1(c) (i.e. clearance of plants of a rare, vulnerable or endangered species). This requires explanation and justification. The significance of removing these *Rare* trees, and other threatened plants known to be, or likely to be, found at the site, is also minimised in the Data Report in the *Moderating factors* section, on the basis that better quality habitat remains nearby. Clearing rare plants and building on the cleared site by definition results in a decrease in population size and its extent of occupancy. If applied across the board to all vegetation clearance applications, this argument could be used to justify clearance of any remnant vegetation that isn't within a large conservation reserve. Crucially, Principle 1 (c) applies to *individual species of rare plants* and not to *habitat*. The project proponents should assess the proposed clearance under the principle on this basis. Clearance of threatened vegetation community Manna Gum Woodland (dominated by *Eucalyptus viminalis* ssp. *cygnetensis* and/or *E. viminalis* ssp.) is a vulnerable vegetation community in South Australia. Despite this, the Data Report assesses that clearance of the vegetation communities that are found at the site is *Not at Variance* with Principle 1 (d) (i.e. the vegetation comprises the whole or part of a plant community that is Rare,

Vulnerable or endangered). The reasoning behind this assessment needs to be presented, and if in error, should be re-assessed as *Seriously at Variance* with Principle 1 (d).

Impacts on wildlife

NCSSA expresses concern about impacts on wildlife from the proposed vegetation clearance, including EPBC Act-listed species such as the Southern Brown Bandicoot *Isoodon obesulus obesulus* (Endangered), Bassian Thrush *Zoothera lunulata halmaturina* (Endangered), Beautiful Firetail *Stagonopleura bella samueli* (Endangered), and Chestnut-rumped Heathwren *Hylacola pyrrhopygia parkeri* (Endangered).

Most of these species were not directly observed at the site but are inferred to be likely to use it as habitat based on desktop research. The Data Report correctly assesses that clearance of the vegetation is *Seriously at Variance* with Principle 1 (b) (i.e. significance as a habitat for wildlife). However, the Data Report contends that habitat loss is mitigated by presence of better quality bushland nearby, and that clearance is unlikely to result in a long-term decrease in the population size of threatened fauna, reduce their occupancy, or lead to their decline.

NCSSA vigorously contests this argument, and considers the onus to be on the project proponents to prove that habitat loss will not lead to the decline of threatened species, or to their reduced occupancy. To do this, it is necessary to determine whether, and how, threatened fauna actually use the site, including 'degraded' habitat, based on suitably-designed field surveys.

For example, if a threatened species uses tree hollows at the site for breeding or shelter, the fact that the understorey is degraded may be of little relevance to its habitat value. NCSSA also notes that 'degraded' understorey may also provide crucial habitat for threatened species, and impacts of its removal must be considered. As an exemplar, several vegetation associations at the site have 'degraded' understoreys dominated by exotic Blackberry and Periwinkle. Although not native, these plants are known to provide ideal habitat for the EPBC Act-listed Endangered Southern Brown Bandicoot in the Adelaide Hills.

A 2021 record of the Southern Brown Bandicoot is located only around 150 m away from the project area (see screenshot from Atlas of Living Australia below), and there is contiguous vegetation between the location of the record and the project area. No targeted survey has been carried out to determine whether bandicoots use the project site, although it is assessed as *Likely*. Management recommendations for the species in the Federal *Conservation Advice* document include "*Protect and maintain habitat in all areas where the bandicoot currently occurs*" as a High priority (Threatened Species Commission, 2016). Clearing this vegetation is therefore incompatible with the *Conservation Advice* for this Endangered species.

NCSSA also raises concern that it cannot adequately be determined whether, and how, threatened fauna use the site via opportunistic observations during a two-day botanical survey. The use of the site as 'corridor' to better-quality habitat

patches, rather than offering occupancy to threatened species, is an assumption: desktop research is an important but preliminary step towards establishing habitat use by threatened (and non-threatened) fauna.

If threatened EPBC Act-listed species fauna are confirmed present using appropriate targeted survey methods (e.g. for bandicoots this would entail digging surveys by suitably experienced surveyors, confirmed with camera trap surveys), as well as ensuring these are reflected adequately in any SEB calculation, the project proponent would also need to ensure obligations under the EPBC Act are met.

NCSSA highlights the habitat value of Manna Gums, which are considered to form a critical food resource for the region's declining woodland birds, providing nectar, invertebrates that shelter in its ribbon-like bark, and sugary lerps on the leaves. Mature *E. viminalis* trees such as many of those proposed to be cleared in the project proposal also contain hollows, another critical resource for nesting of many woodland bird species, as well as shelters for mammals such as *Rare* Brush-tailed Possum *Trichosurus vulpecula*, Ring-tailed Possum *Pseudocheirus peregrinus* and *Vulnerable* Yellow-footed Antechinus *Antechinus flavipes*.

Given the queries the NCSSA has raised above, the Significant Environmental Benefit offset payment that has been calculated for the project may be too low. This needs to be closely examined and, if appropriate, it should be re-calculated with the above points taken into account.

However, NCSSA contends that mature trees such as are proposed to be removed from this site cannot adequately be 'offset' on a timescale meaningful to wildlife because their current habitat value comes mainly from their age and structure.

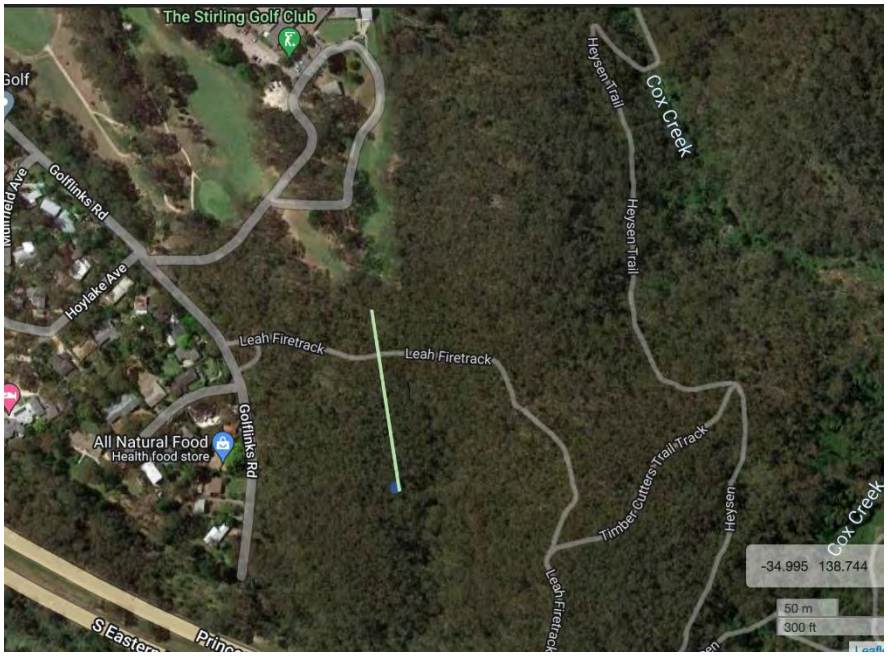

Figure 1: Screenshot from Atlas of Living Australia 10/08/2023. The blue dot is a bandicoot record from 2021. Green line measures a distance of 154 m from the location record to the southern end of the project area.

2. Are there other sites available for carrying out the proposed activity that would result in no or less vegetation clearance and/or impacts on biodiversity? There may be alternative sites on property owned by the applicant, or the applicant could purchase or lease alternative land.

3. How could the size, design or construction method of the proposed activity be changed to prevent or reduce impacts on biodiversity? This may include removing elements of the development that will have unacceptable impacts.
This is difficult to determine based on the Native Vegetation Clearance Data Report. The Data Report does not map the current extent or layout of the golf course itself (fairways and greens), nor the extent/layout after the proposed refurbishment of the golf course; it is therefore difficult to tell whether the development proposal makes the best use of already cleared land, and therefore why areas with remnant native vegetation are favoured for clearance for siting the hotel, restaurant and accommodation buildings.

4. What other actions could be undertaken by the applicant and its contractors during the construction and undertaking of the proposed activity to prevent or reduce impacts on biodiversity?

5. Are there any other measures that could be adopted by the applicant to prevent or reduce clearance of native vegetation and/or impacts on biodiversity?
See comments under Point 3 above. The maps provided in the Native Vegetation Data Report and the Development Report for the project do not adequately show the current and planned layout of the fairways and greens of the golf course itself in relation to the proposed vegetation clearance. If this mapping can be clarified, highlighting any changes to the configuration of the golf course (if any), this would provide better information to judge whether the proposed new buildings could be sited to make better use of land that has already been cleared of native vegetation.

6. Has the applicant adequately demonstrated how they will undertake the ongoing monitoring and management of issues associated with the proposed activity, such as weed and pest invasion? If not, what other actions should the applicant commit to?

7. Has the applicant adequately demonstrated that they can re-instate vegetation as much as possible through restoration activities once the proposed activity has ceased? If not, what other actions should the applicant commit to?

8. Are there other opportunities for delivering the required Significant Environmental Benefit offset (if applicable) that would produce better environmental outcomes?
There is a discrepancy of around $176,000 between the SEB offset figures cited in the Project Development Report dated 26th June 2023 and the Native Vegetation Clearance Data Report dated 9th May 2023. Does this reduced sum reflect any real reduction in the proposed vegetation clearance between May and June, or is this an error? Sums cited are as follows: Native Vegetation Clearance Data Report (page 68): • $615,436.80, including an admin fee of $32,084.39 Project Development Report (page16) • $439,095, including an admin fee of $22,891.21 The NCSSA notes that specific remedial action for removing threatened species is required under Section 6 of the Guide to Significant Environmental Benefits (p.25, Section 6). Since this proposal is to remove Rare *Eucalyptus viminalis* ssp. *viminalis* trees, the Data Report is deficient in that it is lacking in any reference to the specific remedial action that will be undertaken to meet the Guide's requirements. NCSSA reiterates that mature trees such as are proposed to be removed from this site cannot adequately be 'offset' on a timescale meaningful to wildlife because their current habitat value comes mainly from their age and structure.

9. Please provide any additional records or anecdotal evidence on the flora and fauna located in the clearance area that the Native Vegetation Assessment Panel should consider when reviewing the application.

10. If you believe that clearance consent should not be granted, please outline your reasons and provide any additional information available to support your position.

Declaration

☒	I hereby certify that to the best of my knowledge the information provided in this submission is complete and correct and no information is false or misleading.

Lodging your form

Send your completed submission to the Native Vegetation Branch via:

Email: [redacted]

Post: [redacted]

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 4:55 PM
To: DTI:SPC Reps
Cc: DEW:NVC
Subject: Submission on the Mount Lofty Golf Resort - redevelopment of Stirling Golf Club
Attachments: [redacted]submission Mt Lofty Golf resort 16-08-2023.pdf

> You don't often get email from [redacted] Learn why this is important

To whom it may concern,

Please find a submission from the Nature Conservation Society of SA regarding the proposed Mount Lofty Golf Resort redevelopment attached.

The submission focuses on the proposed clearance of native vegetation, and as such, has been prepared using the submission template associated with that process.

I would appreciate confirmation that this has been received.

Kind regards,
[redacted]

[redacted] Nature Advocate
Nature Conservation Society of South Australia

I work part-time – usually Tuesdays to Thursdays

[redacted]Hindmarsh SA 5007 - Kaurna country
[redacted]
www.ncssa.asn.au

We acknowledge and respect the ongoing cultural and spiritual connection that First Nations people have with their country, and their commitment to its stewardship for future generations.

60 years since 1962 | Nature Conservation Society of South Australia

Mount Lofty Golf Resort

Submission of Stirling District Residents Association Inc.

Attention Minister for Planning, South Australia

Dear Minister

INTRODUCTION

This Association would like to stress that the development is proposed in an area which challenges the 'normal' criteria of what is important in the context of a Major Project. This is the most environmentally sensitive area in the state. We ask that the Minister takes due consideration of this when assessing the priority of criteria for its approval.

- It has the highest rainfall in the State and steep terrain. This provides very high runoff into Cox Creek, which flows through the site, and provides the highest single supply of fresh water from the Adelaide Hills to Mount Bold, the largest dam in this State.
- It is surrounded by the Mount George Reserve and close to the Cleland reserve.
- It is of critical habitat importance to local fauna including koalas and a range of bird species.
- In 1976 it was Gazetted as open land not to be subdivided.
- It has the State's largest remnant stand of Eucalyptus Viminalis [Candlebark Gums] which are specifically identified as requiring maximum protection.
- It is in a very high-risk bushfire area and egress for both local residents and clients via Golflinks Road, or any other road constructed, will be in a north westerly direction towards the most likely source of a bushfire. Not all bushfires occur on catastrophic
- The area is part of an application by the Adelaide Hills Council for classification as a World Heritage Area, a recognition that attracts worldwide tourism. A development of this type could threaten this classification.
- The Golf Course, due to its limited area, steep terrain and the constraints of both Cox Creek the Heysen trail has in the past proved very challenging to upgrade. It is not up to the standard of courses associated with this type of development. See more detail on this subject.
- The area has its own tourism appeal, hikers drawn to the flora, fauna and a sense of isolation. To justify this simply read the opening pages of the Adelaide Hills Tourism Board's current magazine "*And don't be surprised if the forests, the birdsong and the creeks begin to work their magic on you, and you start to feel strangely …restored".* Given this statement are both the Adelaide Hills Tourism Board and The South Australian Tourism Commission still supporting this development?

Criteria such as economic outcomes can readily be recreated in another more suitable Adelaide Hills location, but the above environment cannot be readily replaced or remedied. It is a question of values and long- term considerations. Is this state, by approving a development application such as this one, creating a situation where government agencies will be rewarded for supporting 'economic gains' irrespective of our environment and its true long-term values?

The purchaser of the site would or should have been aware of the above. This is clearly reflected in the low $3.1 million purchase price for 40 hectares plus quality golf club buildings. The location would be expected to have reduced prospect of a major development being approved on the site or of subdivision of the site. We understand that the previous owner of the site, who acquired it from The Mount lofty Golf Club, had a development application refused.

VEGETATION AND LOCAL FLORA

The developer claims that the impacts are neutral and can be managed through avoidance, mitigation and/or control.

The proposed construction of 17 pods is normally associated with a concept of environmental appreciation. Quite incredibly in this case the siting of them proposes the removal of 80 mature trees and 1.7 hectares of lower native vegetation.

Removal of trees will thin the canopy and result in a major exposure of the remaining trees to wind shear which in this area of high rainfall and sloping terrain will result in the loss of many more trees. The Arborist's Report does not detail the species of trees for removal which is a matter of great concern as they include highly protected Candlebark trees.

Payment of biodiversity offsets is an unacceptable mechanism for a development of this kind and in this location as there is ample opportunity to avoid or minimise tree and vegetation removal. The developer has simply decided to develop in a section of the site with intensive trees and other native vegetation. The compensation mechanism can be appropriate in some metropolitan or city centre developments.

LOCAL FAUNA

The proposal will result in a major negative impact on local native fauna due to:

- Major removal of native vegetation including tree species favoured by koalas
- Light impact of a major hotel development on nocturnal species
- Nocturnal species, particularly koalas, run over along Golflinks Road due to significant increases in nighttime vehicle activity.

GOLFLINKS ROAD

The developer's traffic consultant's report considers that Golflinks Road is suitable for catering for the increase and change in traffic.

The Adelaide Hills Council considers that Golflinks Road cannot safely manage the traffic changes that would result from this development. This is reflected in their submission.

Local knowledge also clearly demonstrates its unsuitability. There are several places where two cars cannot pass due to constraints between trees. Garbage collection days demonstrate the inadequacy of the road. There is no public transport service on Golflinks Road due to its narrowness despite the number of houses on it. There is no streetlighting, pedestrian footpath or bicycle lane.

Any widening of Golflinks Road will result in the removal of even more mature native trees. There is also a tight S Bend creating a hazard for the traffic impact of a proposal of this scale prior to reaching the Golf Club entrance.

WATER AND SEWERAGE

RUN OFF -The large development plus increased car parking, 220 proposed compared with the current 71, combined with the higher level of vehicle activity, will result in a sixfold increase in contaminated rainfall into Cox Creek. There is no process proposed to deal with the chemical contamination created by car parks. A joint federal and State report [available] clearly states that only a percentage of solid objects such as cans and cartons are removed by Gross Pollution Traps. This will mean that Cox Creek will receive significant additional amounts of chemically contaminated run off.

An Adelaide hills Council report also states that the ponding for runoff water will be inadequate.

As a general comment that applies to both the major proposed structure and pods the continuous high winter rainfall will result in retention arrangements overflowing on a very regular basis.

The above constitutes a major negative outcome in relation to important assessment criteria.

SEWERAGE -The developer, at the 2 pm Public meeting at Bridgewater on 25 July 2023, stated that it would be using the existing Adelaide Hills Council sewerage facility to transfer sewerage to the SA Water Sewerage treatment plant at the end of Brick Kiln Road Heathfield by adding another pump. However, at the 6 pm meeting on the same day it became apparent that it had no such arrangement with the Adelaide Hills Council and would need to make its own arrangement with SA Water [we confirmed this situation with Council].

In 2008 the Heathfield Creek [which feeds into the Upper Sturt Creek which in turn flows through Adelaide suburbs to the Patawalonga] had a very poor contamination rating. Additional sewerage of this scale will put pressure on water quality and risk contamination on this pathway.

This is not a neutral or positive outcome. It clearly increases risk factors.

THE GOLF CLUB

I was a member of Mount Lofty Golf Club [now The Stirling Golf Club] from 1988 to 2000.

THE PROBLEMS -The golf course has little prospect of major improvement given the limitations of space, the steep terrain and the constraints imposed by both Cox Creek and the Heysen Trail passing through the centre of the course. There were attempts to improve the course in the i980's and 90's with guidance from professional course designers. The improvements included improved drainage, small extension of the 16th hole to provide the only par 5 hole and small extension of the 14th tee [thanks to provision of land from the Mount George Reserve] to make it into a par 4 hole. There are six par three holes instead of the usual four and at least three of the par 4's are driveable, the first, ninth and fourteenth, even by a 60-year-old. Most low handicappers would not use a driver on the course. Local veteran groups in Adelide do not play the course due to its steep terrain demanding use of ride on buggies.

It is difficult to see how the course can be envisaged as one that will attract golfers on the scale described by the developer. Other developments of this kind are based on significantly better golf courses without the constraints of this one.

DESTRUCTION OF THE GOLF CLUB- The proposal is to remove all the existing buildings at phase one of the development and even close the first and second holes as work sites. The golf club is currently struggling to retain members and the combination of these factors will certainly see its demise given competition for members from other golf clubs in the area. The developer's proposal is silent on how this golf club can survive with only sixteen holes, no clubhouse or other facilities and compromised by being a building site for three years.

This certainly does not meet the criteria of enhancing healthy activities in this community. Quite the opposite.

HOW TO KEEP THE GOLF CLUB- The architecturally awarded main clubhouse is a quality building and fits discreetly in its setting. [Interestingly it was copied by Blackwood Golf Club]. It has beautiful views and a commercial kitchen. It and the other buildings are capable of enhancement without seriously compromising this pristine environment. Better use of enhanced existing facilities for other income generating activities could see this golf club surviving. The community, and hopefully this state, does not want to see 100 years of history lost. The Mount Lofty Golf Club was established in 1925. It is a beautiful course in a beautiful and sensitive environment.

SUB DIVISION OF THYE LAND

The 1975 Gazetting of this land as an open area not to be subdivide is very clear precognition of its importance even then. Now nearly fifty years later it is of even greater importance given the level of development and loss of habitat and open space in the Adelaide Hills and elsewhere in this state.

Before acquiring the site, the developer would have been fully aware of this yet has chosen to ignore its constraints in the proposed development. We see no reason for The Minister of the Governor to agree to this subdivision. The purpose of zoning is for the Planning Authority to guide development in a particular area not for a developer to ignore its intent in any proposal. Precedents should not be set that can undermine other similar areas. In this case the developer, if successful in achieving subdivision, could chose not to progress the development and simply on sell the site.

THE DEVELOPMENT

The scale and nature of the proposed building is not in keeping with the pristine nature of the area, The native fauna will be seriously impacted, residents will have their amenity compromised. The illumination of the area will be at serious odds to its current state.

While the need for tourism accommodation in the area is understood this is much better served by development in existing townships where the natural settings are not compromised and infrastructure and facilities already exist. In this case the suggested development of a 42-room hotel on the unused Stirling Police Station site provides such accommodation without all the negative outcomes for the community and its native flora and fauna.

We have concerns in relation to the viability of this Development Application. The proposal states a $40 million cost. We understand this has now been reassessed at $86 million and even this could be an understated cost given the current economic environment, the non-central location, and the challenges posed by the very high winter rainfall in this area.

We note the development application states that the development would take 24 to 30 months and would commence at the end of 2024 and be completed in 2026. There is some inconsistency in these statements.

The suggestion to develop 17 pods in the middle of an extensively treed area which will result in the loss of the best stand in this state of Candlebark trees defies logic.

SUMMARY

We urge the Minister to refuse this development application on the grounds of the above concerns.

We also encourage the developer to reconsider the scale and nature of its proposals for this environmentally sensitive site and area as well as safeguard the existence of a Golf Club that has existed at this site for nearly 100 years.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

16 August 2023

I

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 6:28 PM
To: DTI:SPC Reps
Subject: Mount Lofty Golf Resort
Attachments: Mount Lofty Golf Resort.docx

> You don't often get email from [redacted] Learn why this is important

Dear Minister
Re Mount Lofty Golf rsort

Please find attached the representation by Stirling District Residents Association Inc [SDRA] on his matter.
Yours Faithfully
[redacted]
Public Officer

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 16 August 2023 7:28 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263858
Submission Time	16 Aug 2023 7:28 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
- Appendix C - Plan of subdivision (PDF, 564 KB)
- Appendix D - Architectural drawings (PDF, 30760 KB)
- Appendix E - Landscape plan (PDF, 8931 KB)
- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name: [redacted]

Contact number: [redacted]

Email: [redacted]

Postal address: [redacted]

Affected property:

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Given the bushfire hazard rating for the site and the accessways to and from the site, suggest that the proposed development incorporate a Safe area for all guests.
What could be done to address your concerns?:	Improved bush fire protection for the facility via building construction details.
Other general comments:	

Supporting Documents

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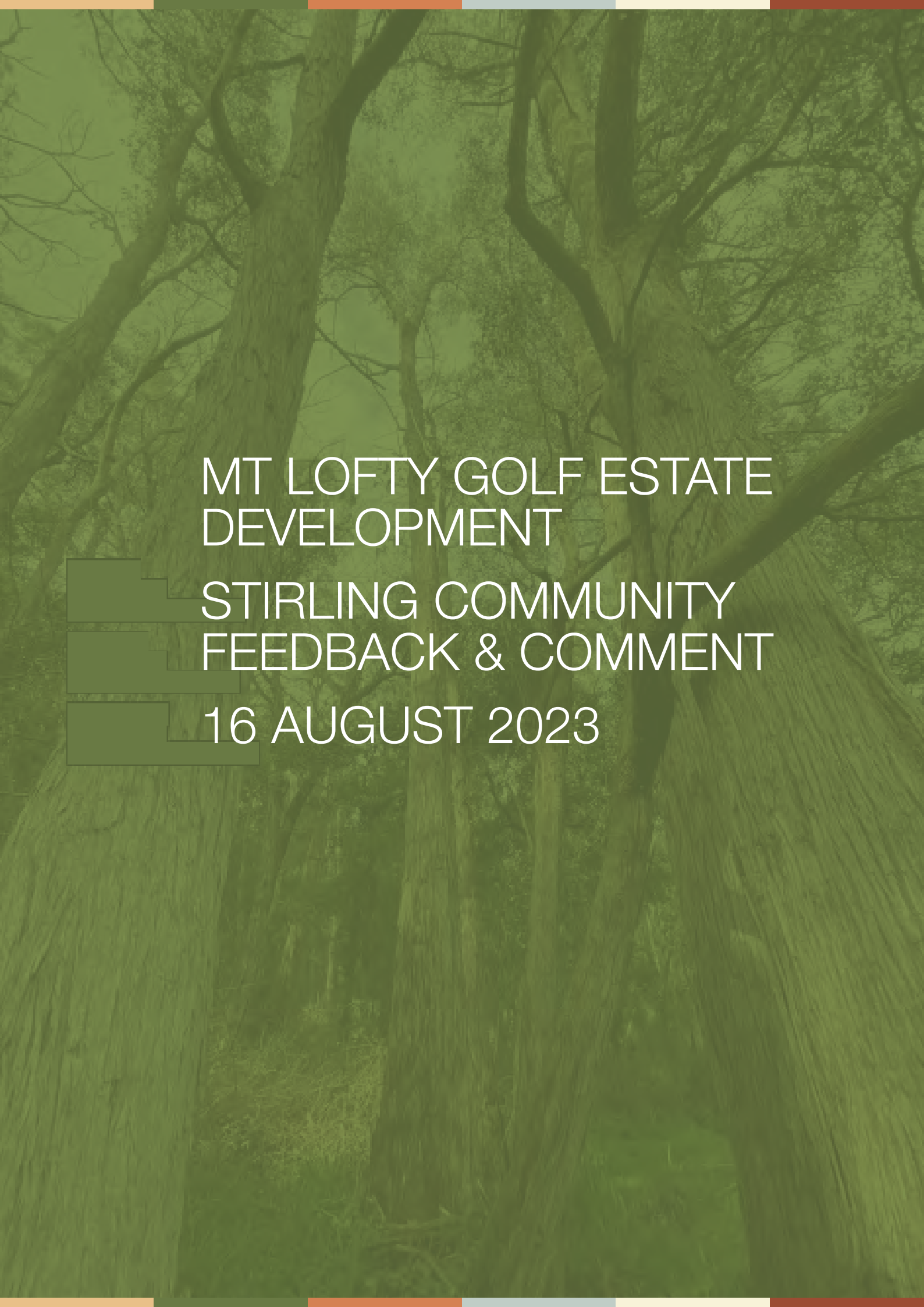
FilesUp: No file uploaded

FilesUp: No file uploaded



MT LOFTY GOLF ESTATE DEVELOPMENT

STIRLING COMMUNITY FEEDBACK & COMMENT

16 AUGUST 2023

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OUR HOME & COMMUNITY

DETAILED COMMUNITY FEEDBACK ON THE MT LOFTY GOLF ESTATE DEVELOPMENT REPORT

ADDRESSING OUR CONCERNS

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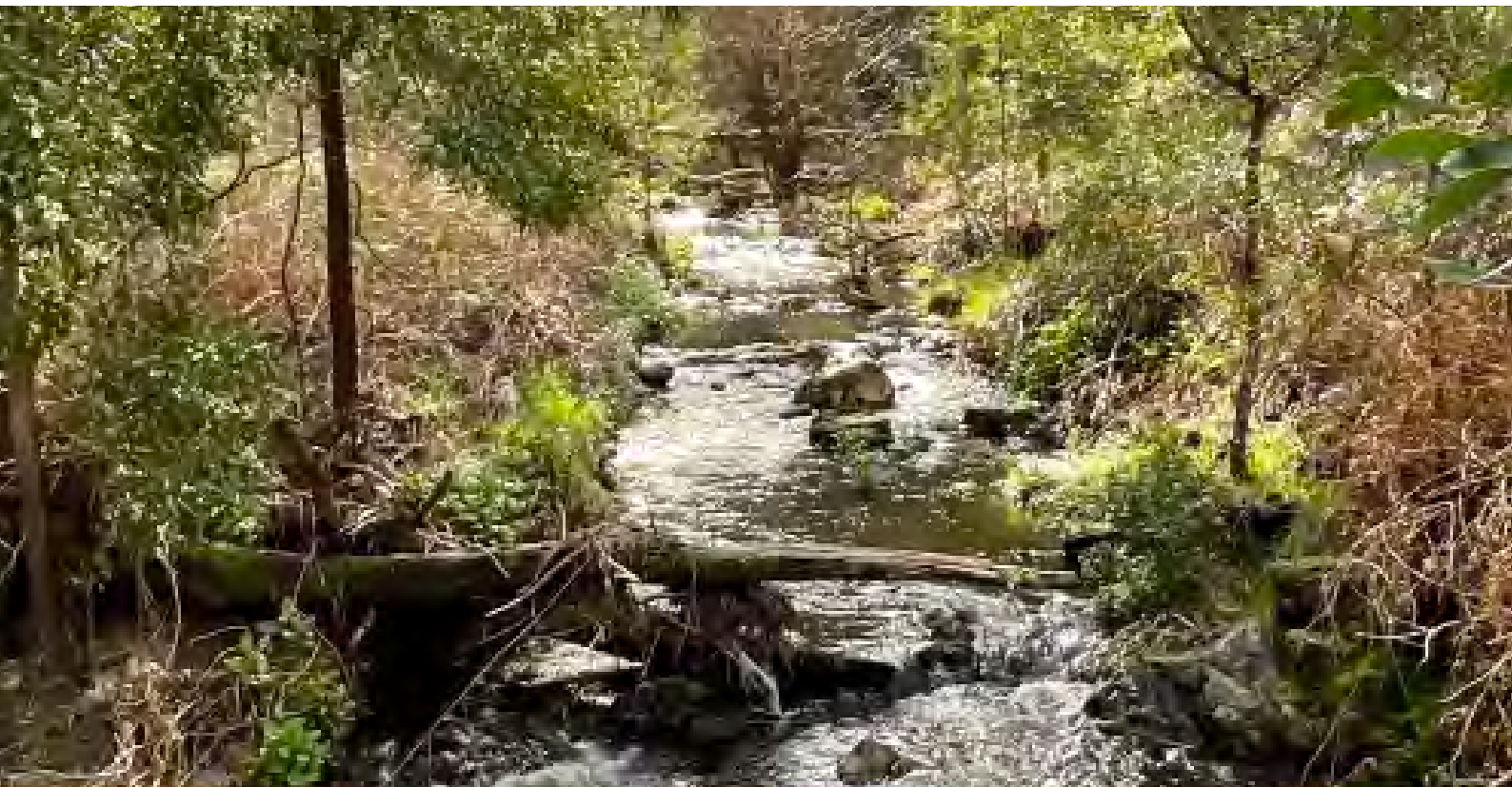
EXECUTIVE SUMMARY

The Stirling Golf Course has been part of the local Adelaide Hills community since its inception in 1925. Originally named the Mt Lofty Golf Estate, the property has played a key role in attracting recreational visitors to the Adelaide Hills: not only to play golf, but also for events such as weddings and conferences.

It is fair to say that the Stirling Golf Course and its current function venues have not fulfilled their potential. Our **community agrees that its sympathetic improvement** has positive economic potential for local residents, organisations and businesses in providing a memorable and highly appealing destination and experience. Delivering this type of **ambient and environmentally sensitive asset** would provide significant potential to attract visitors from across South Australia as well those from interstate and international markets. Critically, it would preserve and assimilate within a special conserved and undeveloped area of the Adelaide Hills.

For this to occur, we believe that any future improvement of the site should be **conceived, planned, designed and delivered in close collaboration with the community**: ensuring that local knowledge of the site and its environment is shared and unaltered as much as possible; that impacts from construction works are **mitigated and minimised** to ensure adjacent residences, traffic networks, wildlife and businesses can function without significant disruption (noise, vibration, dust, light pollution, water run-off); and that the development's mass, architectural form, material selection, design, layout and site footprint **in no way detracts from or disrupts the local eco-system** and abundant species habitats that are prevalent around the site.



Since learning of this proposed development, **we have sought the opportunity to engage with** the Proponent's team, including its consultants and engineers: **the Proponent has not undertaken any community engagement processes to date**. Key stakeholders and supporters of the development have been invited to openly outline their aspirations and intent to the community in a public forum and have failed to do so. While we acknowledge that this may not be a business-as-usual approach, the opportunity for the Proponent to demonstrate its good corporate citizenship has been lost. This avenue has been taken in an attempt to gain clarity with regards to the Development Report and **the number of elements within it that either do not comply with Planning Codes** and relevant Legislation or are omissive, evasive and dismissive in their reasoning, direction and purpose.

Our aim is, and will always be, to protect and preserve the natural environment in and around the Stirling Golf Course, including that of Cox Creek, the Heysen Trail, the Pioneer Women's Trail and the adjacent Mount George Conservation Park. Where possible (and subject to our limited budgets), we have engaged specialist resources to assist us in understanding the full aspects of the Proponent's Development Report and the Planning Codes, **to enable us to gain a clearer understanding** of the proposed developments and its impacts to the place we, and local wildlife, call home.

Residents are not anti-development or (as we have been labelled by supporters of the Proponent) NIMBYS. We want people to travel, stay, shop, eat and drink in the Adelaide Hills. Our children live here and we want them to have jobs to go to in the area. What we don't agree with, and what we will continue to fight against, is development which does not satisfy the very rules put in place for the site. Ill-conceived plans which will undoubtedly have a negative impact on the environment and our way of life as residents, go against the very reason people come to the Adelaide Hills in the first place.

The findings of this research and our community's response to the development are included in this document. Our message is clear:

- **We do not believe** this development has been planned and assessed to date with the due diligence, care, consideration and vision that the local site and community deserve,
- Support that was provided or this development by local business and tourism, some two years prior to the Development Report, has been redacted as a result of the Development **being as much as four-times its original size**, deemed no longer sympathetic to the environment or its general location, or not having been advised on or aligned with the Stirling area and its community
- We do not believe that this development in its present form **meets the needs of the community nor is it sympathetic** and in tune with the Gazetted usage of the land
- **We have no confidence or proof** that the Proponent and its team will deliver their outlined economic impacts or meet the obligations beholden on them to protect, preserve and enhance the local environment, including threatened flora and fauna species that are abundant within the subject site, and
- We believe there is **ample clear non-compliance** with State Planning Codes and Planning and Development and Environmental legislation for the Minister for Planning **to immediately stop** this development.

Ultimately, our objective is stop this development from moving forward. **We understand the need for South Australia to attract new revenue to the State**, as well as the stated requirement for the Adelaide Hills to grow its accommodation product type and mix, this must be done in a sustainable, sympathetic, measured, responsible and diligent manner. **It should be done in concert with local communities and businesses** and not solely be driven by potential visitor spend or interstate investor gain which will do nothing more than destroy the very reason people visit and enjoy our region — its natural beauty and sense of enduring calm.

The Stirling Golf Course Community

OUR HOME & COMMUNITY

We are local people who love where we live — and enjoy sharing it with others from far and wide who appreciate the reasons why we call Stirling, Carey Gully, Piccadilly, Crafers, Aldgate, Bridgewater and Uraidla home.

We are teachers, engineers, students, authors, artists, business owners, retailers, environmentalists, nurses, doctors, law enforcement officers, paramedics, retirees, primary producers, landowners and community volunteers. Some of us even play golf. Some of us were born here; many have returned here following stints interstate or overseas; some of us are new to the community.

Regardless of who we are or where we're from we all have one thing in common — one vested and shared interest: to preserve and enhance the unique character of the Adelaide Hills for current and future generations and ensure that any built form complements or enhances existing local character whilst preserving the character and amenity of our towns, its wildlife, historic buildings and scenic environment.

Since being made aware of the proposed Mt Lofty Golf Estate Development (three years after it was conceived), we have built an engaged, proactive and determined grassroots community group. Our core focus has been at all times to gain a clearer understanding of the Proponent, their intent, approach and objectives for the development, which, for many of us is within short walking distance of our homes.

We have worked tirelessly to raise public awareness of the Proponent's Development Report, its erroneous content, contradictions, discrepancies and omissions. We have used social media to engage with the community and stakeholders to highlight the threats posed by the Proponent's development to the local native wildlife (including koalas, owls, bats, parrots, Grey Headed Flying Foxes, Southern Brown Bandicoots, the rare Rakali and Nationally Threatened birds) and environment including its impacts to important local flora such as the Manna Gum which is listed as Rare in SA and the Candlebark Eucalyptus *dalrympleana*. Key representatives of our community group have also spoken to the mainstream media, to explain our response to the Proponent's Development Report and the areas of concern that we have.

We have been keen to hear and see how the Proponent will meet its commercial development objectives while respecting and protecting the natural environment, ensuring the safety of the local community, and, above all, remaining compliant with Planning Codes and Environmental, Planning and Development Legislation. We have engaged with local elected representatives, business groups and conservation advocates to gain their expert insight and perspective on the Proponent's Development Report and raised funds to engage professional services experts to review the Report on our behalf and assist with our response development.

In undertaking this task, it has become clear to us that there are many instances across the Proponent's Development Report of non-compliance, omission of detail and context, poor articulation of key public safety and traffic management impacts and insufficient information on the development's operations with regards to waste and wastewater management and overall environmental management based on the current submitted design and layout of the development.

We know how important it is to hear directly from South Australians on how we can make our state an even better place to live and work. Public consultation is vital in determining a clear path to building for future generations, and responses sought will form a key part of the work now underway.

Hon Nick Champion MP
https://www.premier.sa.gov.au/media-releases/news-items/public-consultation-to-help-shape-sas-planning-and-design-code-review

We have outlined and highlighted our immediate concerns in this document and believe there is solid justification in the Minister rejecting the Proponent's Development Report. At the very least, the level of doubt and concern that our review has raised warrants a full reappraisal of the Development Report by the Minister for Planning.

Should the Minister deem our concerns insufficient, we remain focused on engaging with the Minister for Planning, the State Planning Commission, the Governor of South Australia, the Adelaide Hills Council and the Proponent to ensure a mutually acceptable outcome is achieved across the site — and any development undertaken is delivered to an acceptable level of environmental sustainability, adheres at all times to Gazetted land proclamation usage, ensures minimal ecological disruption and positive social impact and community amenity, enhances public safety and delivers sympathetic long-term operational performance (including light, traffic and noise pollution).

DETAILED COMMUNITY FEEDBACK ON THE MT LOFTY GOLF ESTATE DEVELOPMENT REPORT

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

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

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

The proposal is for the redevelopment of the Stirling Golf Club, which includes the following project components:

(a) the construction of tourist accommodation in a new hotel building and private retreats (pods);

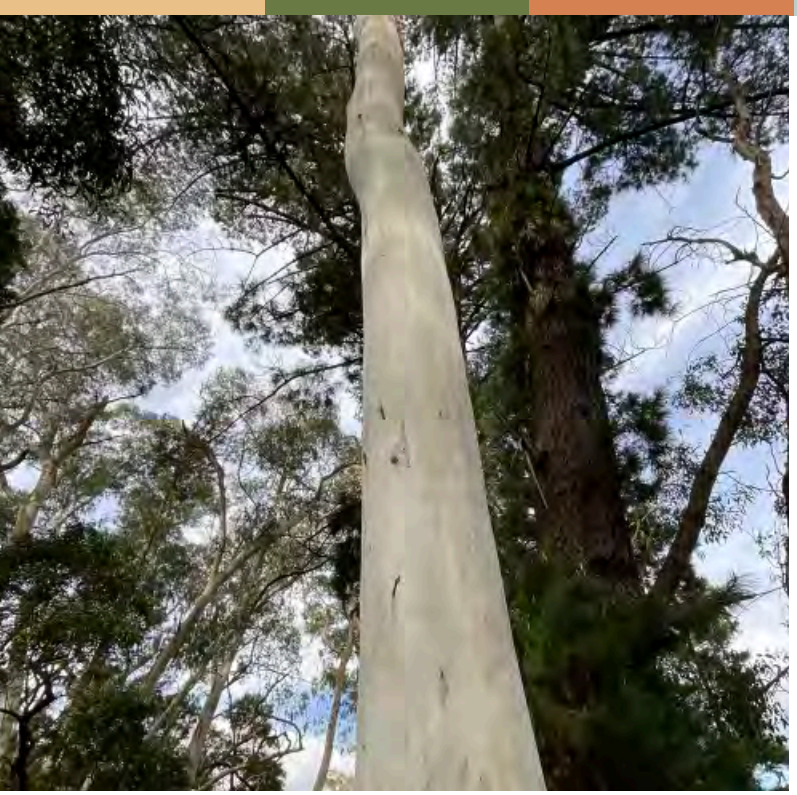
(b) new clubhouse facility and pro-shop, administration areas and change rooms;

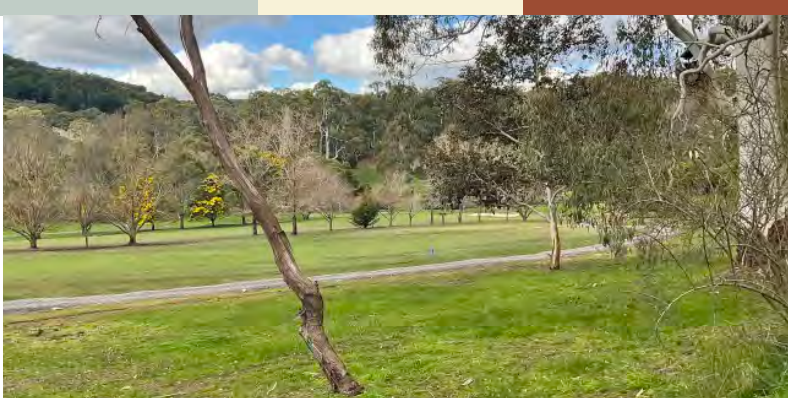
(c) retention and improvements to the 18-hole golf course;

(d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space;

(e) car parking in the order of 200 spaces in two parking areas; and

(f) tree removal (including native vegetation) and associated landscaping.





CRITICAL CONCERNS

OPEN SPACE PROCLAMATION

The site has an Open Space Proclamation registered on the Title to preserve the land as open space and to prohibit the land being divided into allotments and used for any purpose not in keeping with its character as an open space. The proclamation was made by the Governor of South Australia on 10 July 1975 under section 61 part VI of the revoked Planning and Development Act 1967. Even though the Proclamation predates current legislation it remains in force under legislative transitional provisions. This Proclamation serves to give the local community reassurance that this area cannot be sub-divided and all uses will be cognisant of its important natural values.

LAND USE

The Development Report (DR) guidelines provided by the State Planning Commission (DR-A-Guidelines), provides a seven (7) dot point list of the 'broader assessment and investigations' that are required for the proposal. The Proponent's Development Report should 'detail any expected environmental, social and economic effects of the development, and the extent to which the development is consistent with the provisions of the Planning and Design Code, State Planning Policy and any matter prescribed by the Regulations under the Act'. The Development Report has made minimal reference to the Planning and Design Code, which is an important document in the assessment of the application.

The following Planning and Design Code provisions regarding land use provide a clear guide on appropriate land use: given the scale of the proposal and the collection of land uses, it is not consistent with the Planning and Design Code Recreational Zone intentions that are outlined below:

RECREATIONAL ZONE	
DO 1 Provision of a range of accessible recreational facilities.	
RECREATIONAL ZONE	
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 80m^2.
PO 1.4 Tourist accommodation of a scale that is subordinate to the principal recreational use of land.	DTS/DPF 1.4 None are applicable.

The land use intention of the Recreational Zone is to provide recreational facilities (golf course) with supporting land uses such as tourist accommodation being subordinate in scale to the golf course. The Zone does not envisage land uses such as the function room (function venue), gallery, wellness centre etc.

It is obvious from the Development Report that the proposed development dominates the site and is not subordinate to the principle recreational use (ie. the golf course). The golf course becomes subordinate to the facility which, given its scale and the collective land uses such as the large function venue, serviced apartments, gallery and wellness centre, do not represent 'recreational' land uses.

The proposed development does not represent the appropriate land use due to scale, which further emphasises why the built form scale is not appropriate in this location.

ARBORICULTURAL & ENVIRONMENTAL IMPACT ASSESSMENTS AND DEVELOPMENT IMPACT REPORT

The scope of the report only provides information regarding recommendations to tree management directly around the building works within the centre of the Golf Links itself. The scope of the report is constrained to the main development site and does not include areas in the immediate vicinity and in close proximity to the Heysen Trail, Pioneer Women's Trail, Cox Creek and Mount George Conservation Park or within the impacted road reserve areas. There is concern with the level of native vegetation clearance required for this scale of development in a high bushfire prone environment.

At a landscape scale the loss of the trees would contribute to environmental amenity loss and diminish ecological habitat value, which is obviously a concern, particularly clearance into the adjoining Mount George Conservation Park. The Proponent claims that there will be 1.7ha (4 acres) of native vegetation cleared, which they state, equates to 4% of total allotment size. Given the 100-acre site comprises a majority golf course with cleared greens, this figure is not transparent and accurate. This is not addressed in the Proponent's Development Report.

The Mount Lofty Ranges has been largely cleared of the vegetation which existed prior to European settlement. There is now around 10% of the original vegetation remaining which is inadequate for the long-term viability of our native plants and animals. Any loss of native vegetation is to be avoided, and we need to start returning native vegetation to increase the coverage. The Ecological Flora & Fauna Assessment report suggests that the loss of vegetation is irrelevant as the area is adjacent to Mount George Conservation Park. This is a flawed analysis. Firstly, we cannot rely on the formal conservation estate for the survival of biodiversity, there is simply far too small a percentage of the remaining vegetation which is formally protected. Secondly, areas adjacent to formal conservation areas are critical to increasing the size of these areas and thereby reducing the degrading edge effects. The smaller the area remaining, the larger the edge area and therefore the bigger the impact from adjacent threats.

This area is known habitat for the Nationally Endangered Bassian Thrush and potential habitat for a range of other Nationally Threatened species, including the Southern Brown Bandicoot. As a nationally endangered species, all populations are critical and this development through clearance of habitat and the level of activity on the site will impact on the viability of these populations at this location. The Ecological Assessment Report involved a single day of field investigations which did not include any fauna surveys. It is therefore highly likely that a range of threatened fauna and flora are using this site, given the very low intensity use of the site currently. The Native Vegetation Clearance report acknowledges the limitations of a single day of field surveys in winter, when many of the native orchids would not be visible. For a development of this magnitude and significance, a far greater level of effort is needed.

No measurements or formal design specifications have been provided that enable impacts to the existing vegetation within the road reserves to be fully established. No information has been provided regarding the required underground service provisions that would likely need to traverse through the road reserves or other area of private land. The road verge reflects native tree species of note Eucalyptus *dalryrmpleana* - Candlebark (Conservation Status – Rare). At a landscape scale the loss of the trees would contribute to environmental amenity loss and diminish ecological habitat value, which is obviously a concern, particularly clearance into the adjoining Mount George Conservation Park. This is not addressed in the Proponent's Development Report.

The Mount Lofty Ranges is one of 15 Biodiversity Hotpots recognised in Australia. There are a large number of endemic and threatened plants and animals that are of national significance. Sensitive species such as the rare Rakali live on site and would be significantly impacted by a development of this scale and intensity. Rakali are extremely shy creatures and would not persist on the site with the level of activity that would accompany a development of this scale.

Golflinks Road has a potential listing under the **Native Vegetation Marker System (NVMS)**, based on the Candlebarks present. The presence of an NVMS sign indicates that the site has been registered, mapped and is being monitored by the Council. It also means the site contains plants and animals that require highly specialised management. Permission must be granted by the Council before any activity is carried out on a NVMS site.

Finally, no hydrology report has been provided. With bores available within the area and the site being within the Watershed Zone this appears negligent. Any leeching of materials, soil or the like from the development would have negative impacts on local waterways including Cox Creek.

NATIVE VEGETATION CLEARANCE REPORT

The report outlines the clearance associated with the development and the clearance offset that would be applicable. This report identifies the clearance of 106 trees and 1.716ha of vegetation at a total offset cost of $615,436.80. In contradiction to this, on the YourSay website, it states that:

"about 1.8ha of native vegetation is proposed for clearance and a total of 57 scattered trees"

The offset amount stated is $439,095.19. This conflicting and contradictory information makes it impossible for community members to accurately judge the scale and impact of the development.

There is also an argument that the extent of native vegetation removal is 'seriously at variance' under the Native Vegetation Act 1991. The following Planning and Design Code provisions are also relevant in this instance:

STATE SIGNIFICANT NATIVE VEGETATION AREAS OVERLAY	
PO 1.1 Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.	DTS/DPF 1.1 An application is accompanied by either (a) or (b): (a) declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area (v) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that confirms that the clearance is categorised as 'Level 1 clearance'.

NATIVE VEGETATION OVERLAY	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.

SOCIAL IMPACT

According to the State Planning Commission (SPC) guidelines, the Proponent must provide a:

> *"Social Impact Statement that describes the characteristics and demographics of the local and regional community (including neighbouring landowners and land uses) and the impacts on affected groups of people (such as their way of life, life chances, health and culture)." (p. 11)*

Such an impact statement is entirely absent from the Proponent's Development Report. Only one sentence mentions engagement with those most closely affected:

> *"The Proponent has undertaken targeted engagement with the nearby residents on Golflinks Road through a letterbox drop and door knocking" (p. 13).*

We found that of 15 locals – there are approximately 50 Golflinks Road properties – none had been spoken to by the Proponent or a representative prior to the DR being published on the Plan SA portal. There are scattered references to "social" and "social impact" in the Development Report: however, there is no overarching statement, section, or Appendix that details efforts made, data collected from surveys (for example), or any analysis with respect to "regional community" or "neighbouring landowners" and their impacts as required by the SPC's own guidelines.

LAND USE

The SPC guidelines state that:

> *"The proposal introduces land uses which are compatible with the Planning and Design Code provisions" (p. 16).*

To this end, the Proponent's Development Report on p. 46, references Performance Outcomes (PO) 1.1 and PO 1.6 from the Planning and Design Code for Recreation stating that it is being adhered to as:

> *"...it principally remains a golf course with ancillary tourist accommodation offering."*

However, PO 1.2 and 1.4 are omitted as outlined below:

PO 1.2 states:

> *"Shops including restaurants are of a scale that is subordinate to the principal recreational use of land."*

A guide of 80m2 is given in DPF 1.2). To provide some context, the Proponent's Development Report outlines plans for: a 212m2 restaurant; a 186m2 sports bar; and a 189m2 gallery and café.

All are well in excess of the 80m2 stipulation.

PO 1.4 states:

> *"Tourist accommodation of a scale that is subordinate to the principal recreational use of land"*

ECONOMIC IMPACT

Appendix F: Economic Analysis of the Proponent's Development Report states there will be an additional 52,560 nights of accommodation (Table 2-4, p. 8) in comparison to the additional 17,000 games of golf estimated (and unsubstantiated) by the developer (p. 9). This positions the golf course as being ancillary to the accommodation, before accounting for use of the large facilities listed above. An itemisation of revenue is not provided in the Economic Analysis (unlike the itemised costs, Table 2-2, p. 6) further obscuring the matter.

The approach taken by the Proponent in assessing economic impact is such that even a negative event such as a bushfire will provide a positive economic impact using the approach taken in this assessment. The analysis provided is an attempt to predict, but not evaluate the full effects of the proposed development.

The Minister should be aware and advised that a Cost Benefit Analysis would have provided a far more clear assessment of the development where every potential cost and benefit associated with the project would have been considered — and even the less-than-obvious factors like indirect or intangible costs be uncovered.

TRAFFIC MANAGEMENT AND PUBLIC SAFETY:

Appendix I: Traffic Management & Public Safety only addresses road capacity for vehicles. Pedestrians are mentioned in one sentence:

> *"No footpaths or bicycle lanes are provided on either Golflinks Road or Old Carey Gully Road (both pedestrians and cyclists are required to share the carriageway with vehicles)" (p. 5).*

Local residents state that Golflinks Road is precarious at best for pedestrians, often having to jump into driveways or vegetation when navigating traffic moving to and from the current Stirling Golf Course. Furthermore, there are multiple choke points where only two light vehicles may either pass slowly or, at best, one at a time.

Consideration must be given to the opportunities that exist in providing safer pedestrian access to and from the site for people moving from the south and the north via the local road networks. Should any work outside of the site be proposed that impacts Golflinks Road or Old Carey Gully Road a shared path should be considered to allow for safe and unrestricted shared travel for pedestrians and cyclists wishing to use the site. This is not proposed by the Proponent.

Adelaide Hills Council has advised that the Proponent has failed to respond to its feedback on the Proponent's draft Development Report after it was consulted at the start of the year by The Department for Trade and Investment - Planning and Land Use Services.

At that time the Council's Engineering Department provided clear feedback raising concerns, queries, and comments in relation to the proposal and the level of information. It was expected that this feedback would be considered by the applicant and addressed in the finalised submission. However, after reviewing the finalised documents as part of the formal referral process, Council's Engineering Department have advised that the original comments provided have not been addressed at all and as such are reiterating the same comments as originally provided. These concerns included:

- Applicant proposes some upgrades to Golflinks Road, but does not provide detail of what is proposed
- Applicant claims increase in operational traffic on Golflinks Road is within acceptable levels, but doesn't clearly articulate what is considered acceptable for Golflinks Road specifically
- Applicant's updated traffic report details acceptable level of service for traffic volumes at key intersections, but does not address pavement strength or road geometry and their ability to cope with the increase in large and heavy vehicles accessing the site
- Applicant proposes additional formal accesses off Golflinks and Carey Gully Roads but does not provide detail of what is proposed at those locations, and
- Applicant proposes to manage the majority of wastewater on-site and acknowledges that some 'augmentation' (upgrade) of the Golflinks Road pump station may be required, the details of which are yet to be confirmed.

In addition, according to Adelaide Hills Council, Golflinks Road is considered to be a minor local, low volume road, constructed and maintained at a standard appropriate for the rural living zone it is located in. It is not suitable to service a major commercial development of this nature. The Council has stated that the Proponent needs to upgrade Golflinks Road to meet an appropriate standard for an urban road, which would include at a minimum road widening (involving significant tree removal) and edge treatment. While we, as a community do not support the widening of this road, the Council states that the design and construction of this upgrade must be undertaken to Council's satisfaction, and an Infrastructure Agreement including bond needs to be entered into. As such, the Proponent's Arboriculture Pre-Development Impact Assessment Report needs to be extended to cover roadside vegetation impacted by the road upgrade to ensure development generated by road construction does not adversely impact tree health or sustainability. These concerns also relate to the intersection of Golflinks Road and Old Carey Gully Rd and the required upgrades in this location.

We note the below from the minutes of Adelaide Hills Council Meeting Item 12.1 Agenda Business Item of Tuesday 8 August 2023:

> *Council would also like to reaffirm that it is not satisfied with the level of information provided. Additionally, the developer is advised that Council will not approve any works on Council owned land or to Council owned infrastructure without first receiving appropriate details which are to Councils satisfaction.*
>
> *Council is concerned of the lack of clarity supplied in the assessment documents. Further details allowing Council staff to review matters including but not limited to road upgrades, waste management and biodiversity impact would have been beneficial in order for staff to provide more informed comments.*
>
> *In particular, Golflinks Road is currently a minor local road which is suited to the current intensity of the golf course. Council hold substantial concerns regarding increased traffic flows on Golflinks Road and hold the view that significant upgrades are required to this road should the development proceed. Upgrades to this road need to be reviewed including impacts that a road upgrade will have to vegetation on the road verge and impacts to Community Wastewater Management System infrastructure.*
>
> *The extent of vegetation removal, details of off-site public road upgrades, waste management and impact upon the existing Community Wastewater Management System are serious concerns that require further investigation.*

LIGHTING IMPACT REPORT

The SPC guidelines state:

> *"The issues are well understood and need to be outlined in the report – including visual amenity, noise, traffic, and lighting." (p. 16).*

Instead of providing additional information for this medium risk (SPC guidelines, p. 13), the Development Report explicitly states:

> *Lighting - The Proponent has not yet designed the lighting system - they are willing to accept a condition of consent which seeks the provision of a lighting plan and demonstrates compliance with the relevant standards in this regard. For the purposes of this assessment - it is assumed that the lighting system could operate within acceptable levels if it is designed to comply with relevant standards. The lighting impacts associated with the proposed development can be managed to result in neutral environmental impact. (p. 47).*

In response to this omission Plan SA states:

> *The development guidelines did not specifically require the preparation of a standalone lighting report. Potential issues of light spillage and amenity impacts should be raised in your submission, as this will inform matters to be addressed by the proponent in its Response Document.*

The request is not for a standalone report, it is for compliance with the guidelines and a lighting system and plan which allows all South Australians to provide a considered response.

Considering that the area and surrounding vicinity exhibits natural darkness (no streetlights) and the existence of nocturnal wildlife in the area, it may be difficult or impossible to create a lighting system that meets National Light Pollution Guidelines for Wildlife (NLPGW) that fits the proposal. The NLPGW states: "Lighting objectives will need to consider the regulatory requirements and Australian standards relevant to the activity, location and wildlife present." (p.19).

This is not addressed in the Proponent's Development Report.

Good design is contextual because it responds to the surrounding environment, and contributes to the existing quality and future character of a place. Good design creates places that improve the local area and reinforce the unique character of a neighbourhood or street. New projects positively contribute to existing areas by identifying the valuable local characteristics and considering how the scale and purpose of the development will fit in the location. Effective community engagement provides local insight and ideas to enhance neighbourhood identity and make places work.
Source: Principles of Good Design: Office for Design + Architecture, SA Government

BUSHFIRE & EMERGENCY ACTION PLAN

In its Development Report, the Proponent states:

> *"The increase of patrons in a high bushfire area increases the risk of a negative social and economic impact arising from the proposed development. The proposed management strategies outlined in the Bushfire Survival Plan and Bushfire Management Strategy reduce this risk to an acceptable level." (p. 43).*

This Plan (Appendix Q: Bushfire Survival Plan), lacks critical and significant details and has no such strategies aimed at the social impacts. Additionally, the Bushfire Attack Level (BAL) assessments outlined in Appendix V: Bushfire Attack Level Assessment do not include the Perfumery building as is required in the SPC guidelines (p. 21).

Furthermore, Appendix V, the bushfire risk is listed as either High or Extreme depending on which criteria are used. It would appear that this remains an unresolved issue. At the end of this report, it states:

> *"It would be recommended that a full re-assessment be conducted once the site has been firmed during documentation."*

Also of note is the Proponent's Bushfire Survival Plan which provides information for a different property/project which bears no relevance to the subject and displays a lack of diligence, care and attention to detail on behalf of the Proponent:

> *Bushfires and grassfires pose a significant threat to all those living, working or travelling in the Adelaide Hills. Preparation and planning is paramount to protecting our business, guests & staff.*
>
> *Mount Lofty Golf Estate recognises that there is potential emergencies in the work place and aims to ensure the health, safety and welfare of all persons on site at the* ***Mylor Baptist camp****. It will do this by developing and implementing policies and procedures of a high standard. In this case it is Bushfire safety.*

The Traffic Management Plan does not account for the level of traffic on Golflinks Road when the site is being evacuated on catastrophic days (and potentially extreme days). An understanding of the number of vehicles and frequency on these days is necessary.

OTHER AREAS OF COMMUNITY CONCERN

A contingency plan for delays in construction (SPC guidelines, p. 7) – the DR (p. 35) references Appendix T: Construction Environmental Management Plan as having a contingency plan. This does not exist within the Development Report.

Numerous references are made to improving the golf course (Plan SA web page and SPC guidelines, pp. 4, 20) (Development Report, pp. 7, 11, 12, 13, 25, 35). No plan exists or can be accounted for.

There is no assessment of the impact of the development on the Mount Lofty Ranges Watershed, of which Cox Creek is an important part. The Watershed provides around 60% of Adelaide's water supply. The report "Protecting drinking water quality into the future —priority areas and land use compatibility in Adelaide's Mount Lofty Ranges Watershed states:

> "*Given the degree of land use change and associated levels of uncertainty, it is prudent to adopt a precautionary approach to future land development in the Watershed, based on what is known about the relationship between land uses, land management practices and water quality*."

The lack of information about how the Development will address water quality during construction and operation is highly concerning.

The SPC guidelines state:

> *"Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided." (p. 12).*

Examples of where this has not occurred in compliance with the guidelines include:

- Having permission to subdivide into allotments where this is specifically forbidden as stated via the open space condition on the title (Appendix CC), referencing the July 10, 1975 Gazette (p. 147) which states: "*such land shall not be divided into allotments or used for any purpose not in keeping with its character as an open space*.". This proclamation is still in force (PDI 2016 Act, Schedule 8, Section 37)
- The choice of site selection criteria (which excluded, for example, traffic impact minimisation) and how each criterion was not weighted (pp. 23-24)
- The visual impact analysis (Appendix L, pp. 5-10) view selection, excluding, for example, the residential houses that pods 10 and 11 will have a direct line of sight to
- The creation of only day time visualisations (Appendix AA) and no consideration of night-time views in the visual impact analysis (Appendix L, pp. 5-10)
- The justification for using data from only two days in August 2022 when assessing traffic for Golflinks Road (Appendix I, p. 21)
- The "neutral" rating given to an increase in traffic movement on Golflinks Road (p. 16)
- The "positive" rating given (p. 16) to vegetation removal requiring to be offset (considered a last resort in the biodiversity principles, pp. 4-5), and
- The decision to not list any negative impacts in Table 2 (pp. 14-18), nor in the Conclusion (pp. 10, 65) even though it is stated in the DR: "Given its scale, the proposed development results in positive, neutral and negative impacts".

WHO IS MT LOFTY GOLF ESTATE

Mt Lofty Golf Estate Pty Ltd (ACN 625 359 837) is registered in Victoria and Sam Jayathilaka is the only person listed as a director. According to the Development Report:

The Stirling Golf Club was founded by five members of the Royal Adelaide Golf Club in 1925 and was originally named Mount Lofty Golf Estate. (p12)

The Proponent's logo states Mt Lofty Golf Estate c1921. However, from our own knowledge and research, we know this is to be incorrect as outlined below:

- Adelaide Golf Club was granted Royal Charter 1923
- SA Golf Association was formed in 1904
- 117 acres was purchased in 1924 for the present site that later became the Royal Adelaide
- The land at that time was used for farming, grazing cattle and accommodated South Australia's only perfume factory
- The 117 acres comprised a cottage, sheds, stables and out-buildings (cows and sheep left on the fairways as natural hazards)
- 23rd Jan 1925 declared Mount Lofty Golf Club
- 1st April 1929 became Mount Lofty Golf Cub Estate, and
- 2013 changed its name to Stirling Golf Club.

The Mount Lofty Golf Estate website has no contact email address, phone number or registered business address. The developer has not spoken publicly or engaged directly with the community and when asked, a URPS representative stated:

"It was not a secret however they were not in a position to share this information."

A leaflet associated with Mount Lofty Golf Estate was put in residential letterboxes four weeks after the Development Report was listed for public comment. The leaflet has no contact information, only a QR code linking the public to the Plan SA website.

Considering this is a major development, which requires Ministerial approval, it is not unreasonable to attempt to understand the operational integrity, development track record and financial performance of those planning to develop such a major project within a sensitive environment.

According to the SPC Guidelines the Development Report will include details of the proponent. This section in the DR only lists the ABN, there is no other associated information.

MOUNT LOFTY
Golf Estate

ADDRESSING OUR CONCERNS

As concerned, tax paying and invested members of the local Adelaide Hills community, we are opposed to the Mt Lofty Golf Course Estate Development in its current proposed form.

We do not believe that it will add value to the community, meet the immediate and long-term tourism and economic objectives of Adelaide Hills Tourism and South Australian Tourism Commission, or for that matter, local businesses, **nor will it be a benchmark sustainable development** of which the South Australian Government and the people of South Australia can be proud.

Rather, it will do the opposite. **It will destroy and disrupt the fragile native eco-system and adversely impact the threatened and endangered species** that inhabit the protected areas of Cox Creek, the Heysen Trail, the Pioneer Women's Trail and the Adelaide Hills Council-owned Mount George Conservation Park. It will also **serve as a negative precedent** for future larger development in the Adelaide Hills.

These investments ensure we can continue to protect South Australia's unique plants, animals and biodiversity, while managing the effects of climate change. We now have a much better idea of the impact associated with environmental issues and this budget ensures we have the tools and information we need to identify these challenges. Our coastline, national parks, the River Murray, and many other places within South Australia, attract increasing numbers of visitors and investment to our state and we need to help manage and protect these natural assets.

Hon Stephen Mullighan MP

Its potential future subdivision and use for purposes **is not in keeping with its character as an open space** as defined by its Open Space Proclamation registered on the Title made by the Governor of South Australia on 10 July 1975. This makes for a potential watershed moment in South Australia's planning and development history. Nor is it in keeping with the Recreational and Public Purpose zoning requirements of the Development Act 1993 or Planning, Infrastructure and Development Act.

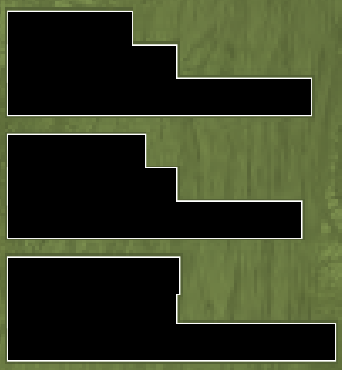
It has significant implications for future developments across the State. This matter alone should make for serious contemplation, analysis and public debate well ahead of any approval being given.

This development **involves a substantial loss of native vegetation and habitats**, which will impact on Matters of National Environmental Significance (threatened species). At a time when we are facing climate and biodiversity crises, the loss of habitats and biodiversity **is at odds with the priorities we have as a State to protect and conserve our native vegetation**. It is unacceptable that the Development Report and associated documentation is contradictory about exactly what vegetation will be removed.

It appears **highly inappropriate to be proposing this scale of development** in what is a high bushfire risk area, when we know that Catastrophic bushfire conditions and wildfires are going to increase in future due to Climate Change. Not only will this put visitors' lives at risk it will also add to the risk facing local residents in bushfire conditions.

CONTACT DETAILS

For further information about this Community Response please contact



The Malinauskas government is committed to addressing the impacts of climate change and protecting our state's 8500 plant and 3100 animal species, including 1000 species that are currently at risk of extinction. BioData SA will deliver a larger and more accessible body of data on the location of plants and animals throughout South Australia which will benefit the environment, businesses and the community. There are now clear community expectations that biodiversity will be well managed and valued in the context of sustainable industry development and climate change adaptation. BioData SA will ensure South Australia biodiversity data management will improve how we protect biodiversity.

Hon Susan Close MP
https://www.premier.sa.gov.au/media-releases/news-items/protecting-sas-environment-and-biodiversity

ATTACHMENTS

Protect our Koalas and our Watershed - Petition

Demand transparency from Mount Lofty Golf Estate

Change.org https://chng.it/n2FY5gTQsc

The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include:
(a) the construction of tourist accommodation in a new 3-5 story hotel building and private retreats (pods) (105 rooms in total)
(b) new clubhouse facility and pro-shop, administration areas and change rooms;
(c) retention and improvements to the 18-hole golf course;
(d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space;
(e) car parking in the order of 200 spaces in two parking areas; and
(f) tree removal (including native vegetation) and associated landscaping.

Local Stirling residents have major concerns about the environmental impact a development of this scale will have on the surrounding environment.

We urge you to read the updates as they are posted.

LOCAL RESIDENTS HAVE MAJOR CONCERNS

- Pollution of the Watershed Zone

Due to increasing demands for water resources and a decline in the quality of River Murray water, the importance of the quality and security of the water in the watershed is now being realised. https://www.epa.sa.gov.au/

There is no SA water report included in this Development Report nor a response from SA Water regarding the development and future risk to local water ways as a result of this $87M development.

Appendix M, Page 32

No specific water quality investigations have been undertaken as it is not known at this early planning stage if any construction works will impact upon any waterways. Further investigation into potential water quality impacts should be undertaken as part of the detailed design process.

CHANGE - scale back the design so it does not adversely effect local water ways.

- Impact on Nocturnal Fauna

Many nocturnal species have adapted to use the cover of natural darkness to their advantage. They use it to carry out important activities, like breeding, foraging and migrating. When we introduce artificial light into their environment, it can disrupt their behaviours. This can negatively affect their health. https://www.dcceew.gov.au/

Currently there is no lighting plan included in the Development Report. Any form of lighting is going to impact local residents and nocturnal wildlife. Currently there is limited light pollution in the area. Any lighting to the course or hotel, based on its current size, would be detrimental and not sympathetic to the area.

CHANGE - limit lighting to make it sympathetic to the environment and not cause issues with the local fauna.

- **Impact on Koalas**

Loss or fragmentation of habitat can have a negative impact on koala conservation and management. Koalas have a specialised, low-energy, low-nutrient diet. This means that they have a limited amount of energy available for travel between patches of preferred food trees. Loss of favoured trees or broader habitat across these various land types can lead to koalas becoming isolated in small pockets of trees surrounded by open areas or urban development. The removal of trees can cause stress to individual koalas and where koalas occur in over-abundant numbers, or they cannot naturally disperse into neighbouring habitat, they can damage their food trees through over-browsing.
https://cdn.environment.sa.gov.au/environment/docs/koala-conservation-andmanagement-strategy-gen.pdf

The Development Report outlines plans to remove trees and plant life within 35 metres of any building. This removes a high portion of the existing vegetation. Altering the landscape and therefore views of local residents, flora and fauna.

Appendix G outlines tree removal including trees that have a High Retention Rating, however their removal has been deemed as required as part of the bushfire mitigation requirements.

CHANGE - cease the plan to remove significant trees deemed healthy and vegetation en mass. Design a plan sympathetic to the surrounding environment.

- Impact on the Local Infrastructure

Commercial development near residential areas should not impact the amenity of the residents and points of entrance and exit should be located so that the number of vehicles using nearby residential roads is kept to a minimum.
http://www.dit.sa.gov.au

The current Stirling Golf Club has 5 double motel rooms, the Development Plan outlines the construction of a hotel building and private retreats (pods) (105 rooms in total). This will significantly change the use of Golflinks Road and will have changed the volume of traffic on the local roads.

CHANGE - main access to come off Carey Gully road, not Golflinks Road.

- General Environmental Impact

With its unique landscape and rich biodiversity, the Adelaide Hills encompasses a highly valued natural environment with an important responsibility to ensure its sustainability for all species.
https://www.ahc.sa.gov.au/environment

Appendix M, Page 9

The environmental impacts will be due to removal of native vegetation, including possibly threatened species and ecological communities and significant construction which has the potential to impact native fauna and associated habitat. There is also the potential that there will be impact to the conservation values of the Mount George Conservation Park (MGCP). Additionally, there will be potential impacts on the integrity and geomorphology of the watercourse and surface water storage structures (i.e., dam or lake and on downstream flows).

CHANGE - scale back the design so it does not damage the environment.

- Lack of Community Consultation

The local community surrounding The Stirling Golf Club have not been consulted prior to the lodging of this Development Application.

Appendix M, Page 13

Community Consultation and Engagement is critical for the project as the State's economy and Adelaide Hills Community will likely be impacted during construction and operation which may result in immediate and long-term effects on residents, businesses and surrounding uses.

CHANGE - local residents refute that developers have comprehensively consulted the local residents. Listen to our concerns.

Community Comments – Mount Lofty Golf Estate

[redacted]
This development fails to address risks to existing wildlife in the area, let alone the removal of so much native bush and significant trees. Once it's gone it can't just be re-landscaped. It is a significant risk not only to native flora and fauna but to waterways and the amenity of local residents. Something this big and so poorly planned should not be allowed.

[redacted]
The development will seriously impact the beauty and serenity of this environment for all visitors and residents. It is totally inappropriate for the immediate area and Stirling.

[redacted]
Koalas need their homes and the government just doesn't care that they are causing near extinction of our native wildlife by clearing their habitat! Koalas get very stressed if they are moved. It's just not right that their land continues to be cleared! Enough is enough!

[redacted]
Our Koalas are endangered. They must have their habitat to survive.

[redacted]
Overdevelopment is killing us

[redacted]
Because the scale of what is proposed is completely out of whack with the environment. Because what is proposed is not compliant with the development guidelines. Because the community deserves more than the disregard shown by the unnamed developers.

[redacted]
There is not enough planning to consider environmental impact and the project needs to be scaled back and align to the fact that our Koalas are at risk and this is clearly not being considered. We are in a climate emergency and should not be cutting down significant trees.

[redacted]
We need to keep our icons this is why people come to Australia please don’t advertise them if you’re not going to protect our beautiful wildlife

[redacted]
I volunteer for a local koala rescue and this will impact the welfare of the very koalas we volunteer to protect!

[redacted]
We don't need to lose any more of our koala population

[redacted]
We need to be kept updated on the fauna habitat

[redacted]
We need to value and preserve Native Habitat above Humans recreational/social desires.

[redacted]
It’s not considered. All for improvement but not with such great impacts. Especially in a day and age where we know better!

[redacted]
The environment needs to have greater importance in the development happening in our local area.

[redacted]
We urgently need #Protection for Our #Koalas and other #Wildlife. Save our #Ecosystems Give the Voiceless a sporting chance.

[redacted]
Rare species have been confirmed as highly probable, reduce scale of habitat removal. Rakali are present in the waterway, increase measures to protect water quality and habitat. Pedestrian safety and safety of road users on Golf Links road also needs to be valued by the developer, invest in entering from Carey Gully Rd.

[redacted]
I want the important and beautiful environment of the golf club and MT lofty ranges to be retained

[redacted]
I am local and enjoy this natural area. There has been little community consultation or transparency

[redacted]
Development needs to be transparent and justified. Sonya Watson We need to protect our precious environment

[redacted]
We need to protect our precious environment.

[redacted]
I have concerns about the impact of this proposed development on the local environment

[redacted]
As an ex Adelaide resident I know only too well how this is not at all needed. It's time to think of the wildlife and environment before human enjoyment.

[redacted]
We can no longer allow development to continue to destroy native vegetation. Koala populations have significantly declined, this is fact, due to bushfire and loss of habitat through urban development. We must do better to push for developments to be designed more specifically around the environment they are proposed to be in.

[redacted]
I think development in the hills should undergo greater community consultation.

[redacted]
This proposal is intrusive on the natural environment and the harms to the many will far outweigh the benefits that will accrue to a small minority.

[redacted]
I care about the animals

[redacted]
Local natural environments need to be a priority as we have endured loss of air quality, intruding noise, and extinction of indigenous species in local areas. More money from the expansion of the golf club interests will deliver none of the critical local services nature provides. More money is no benefit, more nature is.

[redacted]
Please choose koalas over golf!!

[redacted]
We can't keep letting our native wild life be pushed to the brink anymore.

[redacted]
Koalas first. Rework clubs plan to ensure habitat and environment health.

[redacted]
Our Koalas are endangered. They must have their habitat to survive.

[redacted]
This seems a way over the top proposal which will impact on the wildlife habitat, parking and other aspects pertaining to the public living close by. It shouldn't just be about golf but that's what this proposal says to me.

[redacted]
This development removes a lot of native trees and vegetation and the proposed access for such a large development is down a very narrow road increasing safety concerns.

[redacted]
Local Stirling residents have major concerns about the environmental impact a development of this scale will have on the surrounding environment.

[redacted]
We need to preserve the remaining bushland in SA

[redacted]
The proposal is obscene and should be scrapped

[redacted]
We need to do everything we can to protect what’s best for our beautiful, beloved koalas!

[redacted]
I really love these poor little Koalas, and they need every bit of habitat they have left. And I'm sick and tired of these poor little Koalas getting their Habitats and trees taken away from them.

[redacted]
Koalas need trees! Too much habitat loss. Set up a golf course in a vacant undeveloped vacant building lot!

[redacted]
Koalas are endangered and need as many trees as possible, please stop this development for the sake of the koalas that live there, it is their food source and their home

[redacted]
I care about our wildlife

[redacted]
Overdevelopment is killing us

[redacted]

This development fails to address risks to existing wildlife in the area, let alone the removal of so much native bush and significant trees. Once it's gone it can't just be re-landscaped. It is a significant risk not only to native flora and fauna but to waterways and the amenity of local residents. Something this big and so poorly planned should not be allowed.

[redacted]

The development will seriously impact the beauty and serenity of this environment for all visitors and residents. It is totally inappropriate for the immediate area and Stirling.

[redacted]

Koalas need their homes and the government just doesn't care that they are causing near extinction of our native wildlife by clearing their habitat! Koalas get very stressed if they are moved. It's just not right that their land continues to be cleared! Enough is enough!

[redacted]

I'm in despair at the degradation of our environment and our precious wildlife

Petition Signatures – 635
Protect our Koalas and our Watershed

	Name	City	Postal Code	Country
1	[redacted]	Stirling	5152	Australia
2	[redacted]	Upper Sturt	5156	Australia
3	[redacted]	Adelaide	5000	Australia
4	[redacted]	Adelaide	5000	Australia
5	[redacted]	Stirling	5152	Australia
6	[redacted]	Adelaide	5000	Australia
7	[redacted]	Crafers	5152	Australia
8	[redacted]	Adelaide	5000	Australia
9	[redacted]	Adelaide	5000	Australia
10	[redacted]	Adelaide	5000	Australia
11	[redacted]		2031	Australia
12	[redacted]	Adelaide	5000	Australia
13	[redacted]	Adelaide	5001	Australia
14	[redacted]	Hobart	7000	Australia

15	[redacted]	Melbourne	3923	Australia
16	[redacted]	Wattle Park	5066	Australia
17	[redacted]	Camberwell	3124	Australia
18	[redacted]	Adelaide	5000	Australia
19	[redacted]	Thorneside	4158	Australia
20	[redacted]	Sydney	2000	Australia
21	[redacted]	Reservoir	3073	Australia
22	[redacted]	Bellingen	2454	Australia
23	[redacted]	Melbourne	3156	Australia
24	[redacted]	Adelaide	5250	Australia
25	[redacted]	Hawthorn	3122	Australia
26	[redacted]	Adelaide	5000	Australia
27	[redacted]	Raceview	4035	Australia
28	[redacted]	Iurunga	2544	Australia
29	[redacted]	Adelaide	5000	Australia
30	[redacted]	Crafers West	5152	Australia
31	[redacted]	Adelaide	5000	Australia
32	[redacted]	Melbourne	3156	Australia
33	[redacted]	Brisbane	89176	Australia
34	[redacted]		5137	Australia
35	[redacted]	Andergrove	4740	Australia
36	[redacted]	Adelaide	5033	Australia
37	[redacted]	Traralgon	3844	Australia
38	[redacted]	Sydney	1001	Australia
39	[redacted]	Ryde	2114	Australia
40	[redacted]	Melbourne	3006	Australia
41	[redacted]	Perth	6060	Australia
42	[redacted]	Adelaide	5152	Australia
43	[redacted]	Melbourne	3752	Australia
44	[redacted]		3207	Australia
45	[redacted]	Red Hill	3937	Australia
46	[redacted]	Brisbane	4169	Australia

47	[redacted]	Brisbane	4000	Australia
48	[redacted]	Melbourne	3000	Australia
49	[redacted]	Seddon	3011	Australia
50	[redacted]		2756	Australia
51	[redacted]	casey	3977	Australia
52	[redacted]		3078	Australia
53	[redacted]	Melbourne	3001	Australia
54	[redacted]	Adelaide	5001	Australia
55	[redacted]			Australia
56	[redacted]	Adelaide	5000	Australia
57	[redacted]		3152	Australia
58	[redacted]		3788	Australia
59	[redacted]		3788	Australia
60	[redacted]	lara	3212	Australia
61	[redacted]	brisbane	4021	Australia
62	[redacted]	Perth	6000	Australia
63	[redacted]	Adelaide	5000	Australia
64	[redacted]	Adelaide	5000	Australia
65	[redacted]	Adelaide	5000	Australia
66	[redacted]		5118	Australia
67	[redacted]	Dernancourt	5075	Australia
68	[redacted]	Adelaide	5000	Australia
69	[redacted]		4107	Australia
70	[redacted]	Adelaide	5000	Australia
71	[redacted]	Adelaide	5000	Australia
72	[redacted]	Adelaide	5000	Australia
73	[redacted]		4655	Australia
74	[redacted]	Macksville	2447	Australia
75	[redacted]	Santa Cruz	95060	US
76	[redacted]	Springvale	3171	Australia
77	[redacted]	Illawong	2234	Australia

78	[redacted]	Sydney	2001	Australia
79	[redacted]	Kotara South	2289	Australia
80	[redacted]	Ballarat	3350	Australia
81	[redacted]	Jordan Springs	2747	Australia
82	[redacted]		2196	Australia
83	[redacted]		2913	Australia
84	[redacted]	Adelaide	5000	Australia
85	[redacted]			Australia
86	[redacted]	Adelaide	5000	Australia
87	[redacted]		3134	Australia
88	[redacted]	Walkley Heights	5098	Australia
89	[redacted]	Wattle Ponds	2230	Australia
90	[redacted]	Camberwell	3124	Australia
91	[redacted]	Hillsborough	8844	Australia
92	[redacted]		2088	Australia
93	[redacted]	Adelaide	5000	Australia
94	[redacted]	Mount eliza	3930	Australia
95	[redacted]	Brisbane	4000	Australia
96	[redacted]	Burleigh	4220	Australia
97	[redacted]	Madrid	28019	Spain
98	[redacted]		51399	Germany
99	[redacted]	Georgetown		Malaysia
100	[redacted]	Szatymaz		Hungary
101	[redacted]	Poortvliet	4693EG	US
102	[redacted]	Wittenbach	9300	Switzerland
103	[redacted]	Wolfratshausen	82515	Germany
104	[redacted]	Sydney	2000	Australia
105	[redacted]	Marshalltown	50158	Australia
106	[redacted]	Buitenpost	9285VZ	Netherlands
107	[redacted]	Burscheid	51399	Germany
108	[redacted]	Woodend	3442	Australia

109	[redacted]	Stirling	5152	Australia
110	[redacted]	Stirling	5152	Australia
111	[redacted]	Albury	2640	Australia
112	[redacted]	Sydney	2574	Australia
113	[redacted]	Adelaide	5000	Australia
114	[redacted]	Crafers	5152	Australia
115	[redacted]	Adelaide	5000	Australia
116	[redacted]	Adelaide	5000	Australia
117	[redacted]	Adelaide	5000	Australia
118	[redacted]	Glenroy	3046	Australia
119	[redacted]	Sydney	2228	Australia
120	[redacted]		3550	Australia
121	[redacted]	Sydney	2000	Australia
122	[redacted]	Aldinga Beach	5173	Australia
123	[redacted]	Somerton Park SA	5044	Australia
124	[redacted]	Blackwood	5051	Australia
125	[redacted]		5019	Australia
126	[redacted]	Canberra	2601	Australia
127	[redacted]	Adelaide	5000	Australia
128	[redacted]	Redcliffe, QLD	4020	Australia
129	[redacted]	Adelaide	5000	Australia
130	[redacted]	Tweed Heads	2485	Australia
131	[redacted]	Sydney	2000	Australia
132	[redacted]		5201	Australia
133	[redacted]	Brisbane	4006	Australia
134	[redacted]	Adelaide	5000	Australia
135	[redacted]	Sydney	2000	Australia
136	[redacted]		5162	Australia
137	[redacted]	Enfield	5085	Australia
138	[redacted]	Mylor	5153	Australia

139	[redacted]		5007	Australia
140	[redacted]	Werribee	3030	Australia
141	[redacted]	Melbourne	3004	Australia
142	[redacted]	Adelaide	5000	Australia
143	[redacted]	Adelaide	5000	Australia
144	[redacted]		3040	Australia
145	[redacted]	Sydney	2001	Australia
146	[redacted]	Sydney	2000	Australia
147	[redacted]	San Roque cadiz	11360	Spain
148	[redacted]		3240	Australia
149	[redacted]		2088	Australia
150	[redacted]	Elizabeth Bay, Sydney	2011	Australia
151	[redacted]	Melbourne	3000	Australia
152	[redacted]	Oxley	4075	Australia
153	[redacted]	Abbotsford	3067	Australia
154	[redacted]	esselbach	97839	Germany
155	[redacted]	Adelaide	5000	Australia
156	[redacted]	Cannon Hill	4170	Australia
157	[redacted]	Adelaide	5000	Australia
158	[redacted]	Aschaffenburg	63743	Germany
159	[redacted]	Berala	2141	Australia
160	[redacted]	Melbourne	3004	Australia
161	[redacted]	Gold Coast	4217	Australia
162	[redacted]	Hull	HU13 9DS	UK
163	[redacted]	Sarpsborg		Norway
164	[redacted]	Melbourne	3073	Australia
165	[redacted]		2229	Australia
166	[redacted]	Adelaide	5000	Australia
167	[redacted]	Adelaide	5000	Australia
168	[redacted]		5067	Australia

169	[redacted]		5000	Australia
170	[redacted]	Castelloli	8719	Spain
171	[redacted]	Melbourne	3004	Australia
172	[redacted]	Sydney	2000	Australia
173	[redacted]	Adelaide	5000	Australia
174	[redacted]	Adelaide	5000	Australia
175	[redacted]	Stirling	5152	Australia
176	[redacted]	Kaiserslautern	67663	Germany
177	[redacted]	George Town	11060	Malaysia
178	[redacted]	Adelaide	5000	Australia
179	[redacted]	Auerbach	8209	Germany
180	[redacted]	Geelong	3220	Australia
181	[redacted]	Adelaide	5000	Australia
182	[redacted]	Camp Hill	4152	Australia
183	[redacted]	Columbia	29209	US
184	[redacted]	Edinburgh	eh151le	UK
185	[redacted]	Calais	62100	US
186	[redacted]		6057	Australia
187	[redacted]	Ballarat	3350	Australia
188	[redacted]	Nürnberg	90443	Germany
189	[redacted]	Plympton	5038	Australia
190	[redacted]	Marbella	29602	Spain
191	[redacted]	Caversham	6055	Australia
192	[redacted]	Rosario. Santa Fe	2000	Argentina
193	[redacted]	Adelaide	5000	Australia
194	[redacted]			Australia
195	[redacted]	Umina	2257	Australia
196	[redacted]	Adelaide	5136	Australia
197	[redacted]	Adelaide	5000	Australia
198	[redacted]		44260	Mexico
199	[redacted]	Melbourne	3004	Australia

200	[redacted]			Australia
201	[redacted]	Adelaide	5000	Australia
202	[redacted]		3049	Australia
203	[redacted]	Crafers	5152	Australia
204	[redacted]	Adelaide	5000	Australia
205	[redacted]	Adelaide	5152	Australia
206	[redacted]	Adelaide	5000	Australia
207	[redacted]		2000	Australia
208	[redacted]	Stirling SA	5152	Australia
209	[redacted]	Beverly Hills	2209	Australia
210	[redacted]	Melbourne	3805	Australia
211	[redacted]	Mintaro	5415	Australia
212	[redacted]	Sydney	2000	Australia
213	[redacted]	Adelaide	5070	Australia
214	[redacted]	Sydney	2162	Australia
215	[redacted]	Tolar	76046	US
216	[redacted]		6210	Australia
217	[redacted]	Melbourne	3000	Australia
218	[redacted]	Adelaide	5000	Australia
219	[redacted]	Adelaide	5000	Australia
220	[redacted]	Stirling	5152	Australia
221	[redacted]	Brisbane	4036	Australia
222	[redacted]	Brisbane	4000	Australia
223	[redacted]	Adelaide	5000	Australia
224	[redacted]	Adelaide	5000	Australia
225	[redacted]		3141	Australia
226	[redacted]	Murray Bridge	5253	Australia
227	[redacted]		5560	Australia
228	[redacted]	Adelaide	5000	Australia
229	[redacted]	Adelaide	5000	Australia
230	[redacted]	Adelaide	5000	Australia
231	[redacted]	East Winch	PE321HH	UK

232	[redacted]	Brisbane	4031	Australia
233	[redacted]			Australia
234	[redacted]	Malvern	3145	Australia
235	[redacted]	Macclesfield	5153	Australia
236	[redacted]	Landsberg am Lech		Germany
237	[redacted]	Adelaide	5000	Australia
238	[redacted]		5151	Australia
239	[redacted]	Adelaide	5000	Australia
240	[redacted]	Adelaide	5000	Australia
241	[redacted]	Adelaide	5000	Australia
242	[redacted]		2478	Australia
243	[redacted]	Maylands	5069	Australia
244	[redacted]	Adelaide	5152	Australia
245	[redacted]	Adelaide	5000	Australia
246	[redacted]		4227	Australia
247	[redacted]	Sydney	1001	Australia
248	[redacted]	Adelaide	5031	Australia
249	[redacted]	Sydney	1001	Australia
250	[redacted]	Melbourne	3000	Australia
251	[redacted]	Sydney	2135	Australia
252	[redacted]			Australia
253	[redacted]	Shasta Lake	96089	US
254	[redacted]	Adelaide	5000	Australia
255	[redacted]	Sydney	2146	Australia
256	[redacted]	Stirling	5152	Australia
257	[redacted]		5154	Australia
258	[redacted]	Sydney	2000	Australia
259	[redacted]	Tarcowie	5431	Australia
260	[redacted]	Adelaide	5000	Australia
261	[redacted]	Adelaide	5000	Australia
262	[redacted]		2745	Australia

263	[redacted]	Adelaide	5000	Australia
264	[redacted]	Adelaide	5000	Australia
265	[redacted]	Huntfield Heights	5163	Australia
266	[redacted]			Australia
267	[redacted]	Coromandel Valley	5051	Australia
268	[redacted]	Mylor	5153	Australia
269	[redacted]	[redacted]ake Munmorah	2259	Australia
270	[redacted]	Melbourne	3000	Australia
271	[redacted]	Adelaide	5000	Australia
272	[redacted]		5069	Australia
273	[redacted]	Adelaide	5000	Australia
274	[redacted]	Aldgate	5154	Australia
275	[redacted]	Adelaide	5000	Australia
276	[redacted]	Adelaide	5000	Australia
277	[redacted]	sydney	2155	Australia
278	[redacted]	Kent Town BC	5071	Australia
279	[redacted]		5152	Australia
280	[redacted]			Australia
281	[redacted]	Adelaide	5000	Australia
282	[redacted]	Stirling	5152	Australia
283	[redacted]	Adelaide	5000	Australia
284	[redacted]		5169	Australia
285	[redacted]	Melbourne	3000	Australia
286	[redacted]	Sydney	2000	Australia
287	[redacted]	Sydney	2140	Australia
288	[redacted]	Hahndorf	5245	Australia
289	[redacted]	Adelaide	5000	Australia
290	[redacted]	Adelaide	5000	Australia
291	[redacted]	Crafers West	5152	Australia
292	[redacted]	Aldgate	5154	Australia
293	[redacted]		3922	Australia

294	[redacted]	Adelaide	5000	Australia
295	[redacted]	Brisbane	4101	Australia
296	[redacted]	Melbourne	3004	Australia
297	[redacted]		2350	Australia
298	[redacted]	Perth	6008	Australia
299	[redacted]	Adelaide	5152	Australia
300	[redacted]	Bundaberg	4670	Australia
301	[redacted]	Melbourne	3001	Australia
302	[redacted]		5006	Australia
303	[redacted]	Adelaide	5000	Australia
304	[redacted]	Petrie	4502	Australia
305	[redacted]	Adelaide	5000	Australia
306	[redacted]	Brisbane	4000	Australia
307	[redacted]	Adelaide	5000	Australia
308	[redacted]	Sydney	2000	Australia
309	[redacted]		2250	Australia
310	[redacted]	Sydney	2017	Australia
311	[redacted]	Brisbane	4101	Australia
312	[redacted]	Johannesburg	2041	South Africa
313	[redacted]	Adelaide	5000	Australia
314	[redacted]	Adelaide	5000	Australia
315	[redacted]	Adelaide	5000	Australia
316	[redacted]	Bridgewater	5155	Australia
317	[redacted]	Adelaide	5000	Australia
318	[redacted]	Adelaide	5000	Australia
319	[redacted]		5163	Australia
320	[redacted]	Adelaide	5000	Australia
321	[redacted]		7017	Australia
322	[redacted]	Adelaide	5000	Australia
323	[redacted]	Adelaide	5000	Australia
324	[redacted]	Adelaide	5000	Australia
325	[redacted]	Brisbane	4000	Australia

326	[redacted]	Melbourne	3093	Australia
327	[redacted]		2250	Australia
328	[redacted]	Nurnberg	90443	Germany
329	[redacted]	Concord	2137	Australia
330	[redacted]	Adelaide	5152	Australia
331	[redacted]	Adelaide	5000	Australia
332	[redacted]	Brisbane	4017	Australia
333	[redacted]	Perth	6001	Australia
334	[redacted]	Seabrook	3030	Australia
335	[redacted]		5013	Australia
336	[redacted]	Perth	6061	Australia
337	[redacted]	Sydney	2000	Australia
338	[redacted]			Australia
339	[redacted]	Sydney	2000	Australia
340	[redacted]	Hillcrest	5086	Australia
341	[redacted]	Adelaide	5000	Australia
342	[redacted]	Melbourne	3930	Australia
343	[redacted]	Perth	6000	Australia
344	[redacted]	Gold Coast	4209	Australia
345	[redacted]			Australia
346	[redacted]	Adelaide	5000	Australia
347	[redacted]	Adelaide	5000	Australia
348	[redacted]	Adelaide	5000	Australia
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351	[redacted]	Upper Sturt	5156	Australia
352	[redacted]	MUNDUBBERA	4626	Australia
353	[redacted]	Byron Bay	2481	Australia
354	[redacted]	Melbourne	3006	Australia
355	[redacted]		4805	Australia
356	[redacted]	Bankstown	2200	Australia
357	[redacted]	Adelaide	5000	Australia

358	[redacted]	Adelaide	5000	Australia
359	[redacted]	Bendigo	3550	Australia
360	[redacted]	Melbourne	3008	Australia
361	[redacted]	Melbourne	3000	Australia
362	[redacted]	Adelaide	5043	Australia
363	[redacted]	Adelaide	5000	Australia
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365	[redacted]	Adelaide	5000	Australia
366	[redacted]	Brisbane	4000	Australia
367	[redacted]		6109	Australia
368	[redacted]	Adelaide	5000	Australia
369	[redacted]	Piccadilly	6	Australia
370	[redacted]	Brisbane	4152	Australia
371	[redacted]	Piccadilly	5151	Australia
372	[redacted]	Melbourne	3001	Australia
373	[redacted]	Adelaide	5000	Australia
374	[redacted]	Adelaide	5000	Australia
375	[redacted]	Manasquan	8736	Australia
376	[redacted]	Melbourne	3001	Australia
377	[redacted]	Armidale	2350	Australia
378	[redacted]	Adelaide	5000	Australia
379	[redacted]	port hedland	6721	Australia
380	[redacted]	Adelaide	5000	Australia
381	[redacted]	Keswick	5035	Australia
382	[redacted]	Melbourne	3021	Australia
383	[redacted]	Aldgate	5154	Australia
384	[redacted]	Adelaide	5000	Australia
385	[redacted]	Adelaide	5000	Australia
386	[redacted]		2106	Australia
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388	[redacted]	Sydney	2000	Australia

389	[redacted]	Adelaide	5000	Australia
390	[redacted]	RICHMOND	2753	Australia
391	[redacted]		6107	Australia
392	[redacted]	Crows Nest	2065	Australia
393	[redacted]	Adelaide	5000	Australia
394	[redacted]	Adelaide	5001	Australia
395	[redacted]	Brisbane	4000	Australia
396	[redacted]	Adelaide	5000	Australia
397	[redacted]	Artarmon	2064	Australia
398	[redacted]	Summertown	5141	Australia
399	[redacted]	Adelaide	5000	Australia
400	[redacted]	Sydney	2000	Australia
401	[redacted]	Melbourne	3000	Australia
402	[redacted]	Sydney	2000	Australia
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404	[redacted]	Sydney	2000	Australia
405	[redacted]	Hobart	7018	Australia
406	[redacted]		5043	Australia
407	[redacted]	西宮市神呪町	6620823	Japan
408	[redacted]	Melbourne	3000	Australia
409	[redacted]	Adelaide	5000	Australia
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417	[redacted]	Adelaide	5000	Australia
418	[redacted]	Adelaide	5000	Australia
419	[redacted]	Adelaide	5000	Australia
420	[redacted]	Kensington Park	5068	Australia

421	[redacted]	Adelaide	5000	Australia
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428	[redacted]	Adelaide	5000	Australia
429	[redacted]	Stirling	5152	Australia
430	[redacted]	Adelaide	5000	Australia
431	[redacted]	blackwood	5051	Australia
432	[redacted]	Aberfoyle Park	5159	Australia
433	[redacted]	Melbourne	3219	Australia
434	[redacted]	Camberwell	3124	Australia
435	[redacted]	Towradgi	2518	Australia
436	[redacted]	Sydney	2170	Australia
437	[redacted]	Adelaide	5066	Australia
438	[redacted]		4807	Australia
439	[redacted]	Perth	6065	Australia
440	[redacted]		7320	Australia
441	[redacted]		2000	Australia
442	[redacted]	Hampton Park	3976	Australia
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444	[redacted]	Adelaide	5000	Australia
445	[redacted]	Adelaide	5250	Australia
446	[redacted]	Adelaide	5000	Australia
447	[redacted]		5092	Australia
448	[redacted]	Melbourne	3000	Australia
449	[redacted]	Adelaide	5000	Australia
450	[redacted]	Stirling	5110	Australia
451	[redacted]	Adelaide	5000	Australia

452	[redacted]	Adelaide	5000	Australia
453	[redacted]	Adelaide	5000	Australia
454	[redacted]	Adelaide	5000	Australia
455	[redacted]	Marleston	5033	Australia
456	[redacted]	Adelaide	5000	Australia
457	[redacted]	Adelaide	5000	Australia
458	[redacted]	Adelaide	5000	Australia
459	[redacted]	Adelaide	5000	Australia
460	[redacted]	Redwood park	5097	Australia
461	[redacted]	Carey Gully	5144	Australia
462	[redacted]	Adelaide	5000	Australia
463	[redacted]	Adelaide	5158	Australia
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468	[redacted]	Sun	5000	Australia
469	[redacted]	Heathfield	5153	Australia
470	[redacted]	Adelaide	5000	Australia
471	[redacted]	Perth	6000	Australia
472	[redacted]	Athelstone	5076	Australia
473	[redacted]	Adelaide	5050	Australia
474	[redacted]	Adelaide	5000	Australia
475	[redacted]		5155	Australia
476	[redacted]	Adelaide	5050	Australia
477	[redacted]	Adelaide	5000	Australia
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479	[redacted]	Adelaide	5000	Australia
480	[redacted]		5032	Australia
481	[redacted]	New south wales	2287	Australia
482	[redacted]	Brisbane	4020	Australia

483	[redacted]	Adelaide	5093	Australia
484	[redacted]	St Louis	63110	US
485	[redacted]		3305	Australia
486	[redacted]			US
487	[redacted]	Revere	2151	US
488	[redacted]	Glen Iris	3146	Australia
489	[redacted]	Sydney	2000	Australia
490	[redacted]	Yagoona	2199	Australia
491	[redacted]	Adelaide	5000	Australia
492	[redacted]	Merrylands	2160	Australia
493	[redacted]	Adelaide	5000	Australia
494	[redacted]		6063	Australia
495	[redacted]		4670	Australia
496	[redacted]	Munich	80802	Germany
497	[redacted]	City of Gold Coast	4212	Australia
498	[redacted]	Adelaide	5000	Australia
499	[redacted]	Melbourne	3000	Australia
500	[redacted]	Surry Hills	2010	Australia
501	[redacted]	Philadelphia	19107	US
502	[redacted]	Ormeau	4208	Australia
503	[redacted]	Melbourne	3000	Australia
504	[redacted]	Brisbane	4169	Australia
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506	[redacted]	Plano	75025	US
507	[redacted]	Rose bay	2029	Australia
508	[redacted]	Adelaide	5242	Australia
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510	[redacted]	Adelaide	5000	Australia
511	[redacted]	Paralowie	5108	Australia
512	[redacted]	Manteca	95336	US
513	[redacted]		4501	Australia

514	[redacted]	Adelaide	5000	Australia
515	[redacted]	Encinitas	92024	US
516	[redacted]	Adelaide	5000	Australia
517	[redacted]	Bethlehem	18015	US
518	[redacted]	Ingatestone	CM4	UK
519	[redacted]			Mexico
520	[redacted]		3057	Australia
521	[redacted]	Limbach-Oberfrohna	9232	Germany
522	[redacted]	Gevelsberg	58285	Germany
523	[redacted]	Nuremberg	90429	Germany
524	[redacted]	London	SE13 7QD	UK
525	[redacted]	Sydney	2000	Australia
526	[redacted]	Lawson	2783	Australia
527	[redacted]	Scott Creek	5153	Australia
528	[redacted]	Sydney	2777	Australia
529	[redacted]	Adelaide	5000	Australia
530	[redacted]		2216	Australia
531	[redacted]	Perth	6007	Australia
532	[redacted]	Jamestown	16134	US
533	[redacted]	Tanunda	5352	Australia
534	[redacted]		4078	Australia
535	[redacted]	Worrolong	5291	Australia
536	[redacted]		3214	Australia
537	[redacted]	Melton	3338	Australia
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539	[redacted]	Sydney	2000	Australia
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542	[redacted]	Yamanto	4305	Australia
543	[redacted]	Hawthorn	3122	Australia

544	[redacted]	Melbourne	3145	Australia
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546	[redacted]	Melbourne	3001	Australia
547	[redacted]	Ravensburg	88213	Germany
548	[redacted]	Melbourne	3047	Australia
549	[redacted]	Sydney	2000	Australia
550	[redacted]	Perth	6004	Australia
551	[redacted]		2621	Australia
552	[redacted]	Upper Coomera	4209	Australia
553	[redacted]	Elsternwick	3185	Australia
554	[redacted]	Bentleigh East	3165	Australia
555	[redacted]	Millbrook	12545	US
556	[redacted]	Adelaide	5000	Australia
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560	[redacted]	Adelaide	5000	Australia
561	[redacted]	Castelnuovo Scrivia	15053	Italy
562	[redacted]	Charqueadas		Brazil
563	[redacted]	Wedderburn	2560	Australia
564	[redacted]	Glasgow	G2	UK
565	[redacted]	Glasgow	G2	UK
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567	[redacted]	Perth	6892	Australia
568	[redacted]	Upper Coomera	4209	Australia
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570	[redacted]	Batavia	14020	US
571	[redacted]	Hampton	23669	US
572	[redacted]	Philadelphia	19107	US
573	[redacted]	Bolingbrook	60490	US
574	[redacted]	Melbourne	3029	Australia

575	[redacted]	Concesio San Vigilio Brescia	25062	Italy
576	[redacted]	Victorville	92394	US
577	[redacted]	Lorris	45260	France
578	[redacted]	Nuremberg	90431	Germany
579	[redacted]	Berlin	10119	Germany
580	[redacted]	Sydney	2000	Australia
581	[redacted]	Lisieux	14100	France
582	[redacted]	Sydney	2000	Australia
583	[redacted]	Adelaide	5025	Australia
584	[redacted]	Rosebud	3938	Australia
585	[redacted]	Phoenix	85018	US
586	[redacted]	Crafers west	5152	Australia
587	[redacted]	Adelaide	5000	Australia
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590	[redacted]	Adelaide	5000	Australia
591	[redacted]	Aliso Viejo	92656	US
592	[redacted]	Lörrach	79539	Germany
593	[redacted]	Tomball	77375	US
594	[redacted]	Nerang	4211	Australia
595	[redacted]	Montpreveyres		Switzerland
596	[redacted]	Bankstown	2200	Australia
597	[redacted]	Mount White	NSW	Australia
598	[redacted]	Leopold	3224	Australia
599	[redacted]	London	NW10	UK
600	[redacted]		2107	Australia
601	[redacted]	Melbourne	3000	Australia
602	[redacted]	Adelaide	5000	Australia
603	[redacted]	Brisbane	4060	Australia
604	[redacted]	Wellsburg	26070	US

605	[redacted]	NSW	2484	Australia
606	[redacted]	Adelaide	5000	Australia
607	[redacted]	Manotick	K4M	Canada
608	[redacted]	Aldinga	5171	Australia
609	[redacted]	Sydney	2000	Australia
610	[redacted]		5271	Australia
611	[redacted]	Fitzroy	3065	Australia
612	[redacted]	Adelaide	5007	Australia
613	[redacted]	Lane Cove	2066	Australia
614	[redacted]	Melbourne	3004	Australia
615	[redacted]	Melbourne	8051	Australia
616	[redacted]	Stirling	5152	Australia
617	[redacted]		2572	Australia
618	[redacted]	Sawyers Valley	6074	Australia
619	[redacted]			Australia
620	[redacted]	Rutherford	2320	Australia
621	[redacted]		4149	Australia
622	[redacted]		5082	Australia
623	[redacted]	Gold Coast	4211	Australia
624	[redacted]	Adelaide	5000	Australia
625	[redacted]	Adelaide	5000	Australia
626	[redacted]	Adelaide	5000	Australia
627	[redacted]	Nairne	5252	Australia
628	[redacted]		5068	Australia
629	[redacted]	ROSTREVOR	5073	Australia
630	[redacted]	Cranbrook	TN17	UK
631	[redacted]	Edwardstown	5039	Australia
632	[redacted]	Adelaide	5152	Australia
633	[redacted]	Madrid	28012	Spain
634	[redacted]	Adelaide	5000	Australia
635	[redacted]	Canberra	2617	Australia

1300KOALAZ
Adelaide and Hills Koala Rescue Inc
PO BOX 5
Old Reynella, SA, 5161
Ph: 1300 562 529
E: info@1300koalaz.com

09/08/2023

To The Hon Nick Champion MP

Re: Concerns about the impact to the koala population in reference to the *Development Report – Mount Lofty Golf Estate* (URPS 08/06/2023), as per plan.sa.gov.au.

1300KOALAZ is the largest Koala Rescue organisation in South Australia. We are a dedicated group of volunteers who rescue and rehabilitate and return to the wild where possible, injured, sick and orphaned koalas. Our free service is available 24/7 throughout South Australia. We also provide education, training and bushfire habitat recovery programs. We are a registered Australian charity with full DGR status.

With the large koala population in the Adelaide Hills, many of our permitted rescuers, carers and hotline operators are also residents in the Adelaide Hills Council Area. We have rescued hundreds of koalas in the hills in recent years. In particular we have rescued over 70 koalas from the immediate surrounding areas of the proposed development, within the past three years. As such, 1300KOALAZ has extensive knowledge of the koala population that will be affected by the proposed development and we are writing to express our concerns regarding the impact this will have on that population.

In relation to Item 4 of the DR (Environmental, Social and Economic Assessment), Sections 4.6 Conservation, and 4.7 Environmental Sustainability are listed as assessment risk level "medium". We disagree with this assessment level. The risk level is "critical" indicating that "information about the issue is lacking and the response is unclear".

In the *Native Vegetation Clearance, Mount Lofty Golf Estate Data Report* (EBS Ecology, 09/05/2023), there is no mention of the significant koala population that resides within and immediately surrounding the development area. This koala population and the associated environment in which they reside and are supported by, has not been considered at all.

The effects of this proposed development as per the DR on this koala population are as follows:

1 Loss of koala habitat and food source

The DR states there will be removal of many trees. These trees are koala habitat, and many are primary food source trees. These are significant trees that are extremely valuable to the koalas and the wider environment. Habitat destruction is the major cause of koala death in Australia.

Sponsored By

2 Disruption of koala corridors - breeding patterns and territory

The development area is part of a koala corridor which will impact the movement of koalas through their territory. When habitat is cleared and fragmentation of these corridors occurs, it is extremely disorienting and stressful for koalas. Research has shown that koalas in these situations are more susceptible to disease and have lower reproduction rates.

3 Lighting Impact

The DR states that "The Proponent has not yet designed the lighting system". A full lighting impact report needs to be provided. Given the size and spread of the proposed development, we believe that the lighting system will not meet the requirements of the National Light Pollution Guidelines for Wildlife.

4 Significantly increased pedestrian and noise activity

The increased pedestrian activity and noise in and around the development area will impact the koalas. Given the koala population is currently living in a quiet environment, the significant increase in human disturbance that will be associated with the development will negatively impact the koalas. Stressed koalas are more susceptible to disease.

5 Increased vehicle traffic to the development area and surrounds

1300KOALAZ has rescued over 70 koalas that have been hit by cars from the immediate surrounding areas of the proposed development in the past 3 years. Of these koalas, only one was able to be saved and released back into the wild. All the other koalas sustained significant injuries and either had to be euthanised or died. The actual number of koala accidents is significantly greater than those we have statistics for, given that there are other rescue organisations and members of the public that have assisted koalas in this area.

We are extremely concerned that with the increased traffic in the area, that many more koalas will be hit by vehicles. In addition, when accidents occur the risk for human life and vehicle damage also increases commensurately.

6 Cox Creek water source pollution

Cox Creek runs through the development area and is at risk of being contaminated with additional garden sprays, car pollution runoff and other contaminants. This is the primary water source for koalas in the area. We are concerned that koalas from the surrounding areas could be harmed from potential contamination of this vital water source.

1300KOALAZ urge you to consider the negative impact this proposed development will have on the local koala population. Koalas have not been considered or mentioned at all in the DR which is extremely concerning. We therefore strongly believe that the Development Report as it currently stands should not be approved.

Sponsored By

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 8:06 PM
To: DTI:SPC Reps
Subject: Written Submission - Mount Lofty Golf Estate
Attachments: MT LOFTY GOLF ESTATE DEVELOPMENT COMMUNITY RESPONSE FINAL 160823.pdf

You don't often get email from [redacted] Learn why this is important

Good evening,

Please find attached a written submission in opposition of the proposed Major Development of the Stirling - Mount Lofty Golf Estate and Resort.

[redacted]

Matters of particular concern are outlined in the attached document.

Kind regards

[redacted]

DHUD:SPC Reps

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 16 August 2023 8:48 PM
To: DTI:SPC Reps
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects
Submission Id	1263873
Submission Time	16 Aug 2023 8:47 pm
Submission IP Address	[redacted]

Development Details

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	Golf Links Road The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping. **Documents** • Fact sheet (PDF, 233 KB) • Development Report (PDF, 3940 KB) o Appendix A - Guidelines (PDF, 773 KB)

- Appendix B - Detail survey (PDF, 1455 KB)
- Appendix C - Plan of subdivision (PDF, 564 KB)
- Appendix D - Architectural drawings (PDF, 30760 KB)
- Appendix E - Landscape plan (PDF, 8931 KB)
- Appendix F - Economic analysis (PDF, 644 KB)
- Appendix G - Tree impact assessment (PDF, 12630 KB)
- Appendix H - Sustainability strategy report (PDF, 1051 KB)
- Appendix I - Traffic and access impact statement (PDF, 2431 KB)
- Appendix J - Waste management and minimisation plan (PDF, 428 KB)
- Appendix K - Geotechnical investigations (PDF, 1805 KB)
- Appendix L - Design statement (PDF, 5568 KB)
- Appendix M - Environmental heritage impact assessment Report (PDF, 2526 KB)
- Appendix N - Cultural heritage management plan framework (PDF, 1152 KB)
- Appendix O - Ecological flora and fauna assessment (PDF, 15373 KB)
- Appendix P - Hazard management plan (PDF, 635 KB)
- Appendix Q - Bushfire survival plan (PDF, 192 KB)
- Appendix R - Environmental noise assessment report (PDF, 651 KB)
- Appendix S - Services infrastructure summary (PDF, 515 KB)
- Appendix T - Construction environmental management Plan (PDF, 5859 KB)
- Appendix U - Stormwater management plan (PDF, 5533 KB)
- Appendix V - Bushfire attack level (BAL) assessment (PDF, 197 KB)
- Appendix W - Letters of support (PDF, 466 KB)
- Appendix X - Operational environment management plan (PDF, 954 KB)
- Appendix Y - Bushfire management strategy (PDF, 978 KB)
- Appendix Z - Native vegetation clearance data report (PDF, 17855 KB)
- Appendix AA - Renders of the proposed development (PDF, 4380 KB)
- Appendix BB - Heritage impact statement (PDF, 1482 KB)
- Appendix CC - Certificate of title (PDF, 125 KB)
- Appendix DD - Integrated water management plan (PDF, 7872 KB)
- Appendix EE - Perfumery landscape pans (PDF, 1334 KB)
- Appendix FF - Perfumery detail survey (PDF, 116 KB)

- Public notice (PDF, 61 KB)

Make a representation

Online form

Contact Officer:	N/A
Phone Number:	1800 752 664
Close Date:	16 Aug 2023

Contact Details

Name:	[redacted]
Contact number:	[redacted]
Email:	[redacted]
Postal address:	[redacted]

Affected property:

Submission Details

I am:	an occupier of local property
I am - Other:	
My position is:	I support the development with some concerns
Do you have concerns regarding the proposed development?:	Yes, the size and impact on this development is not considered to its environment. I am concerned about Biodiversity Water Quality Light Pollution Traffic and Safety Bushfire Safety
What could be done to address your concerns?:	The developers could re-propose a development that is considered to its space and stay within the current footprint of any buildings on that site
Other general comments:	They DR has lots of holes and has not been well considered

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Reps

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 16 August 2023 9:53 PM
To: Perkins, Alison (DTI); DTI:SPC Reps
Subject: [redacted] completed Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course

[redacted] just submitted the survey Survey: Mount Lofty Golf Resort - redevelopment of Stirling Golf Course with the responses below.

Name

[redacted]

Phone number

[redacted]

Email address

[redacted]

Postal address

[redacted]

What is your interest in this proposal?

I am a community member interested in this proposal

Do you support the proposed development?

I oppose the development

Do you have any concerns about the proposed development?

The plan proposes to remove a significant number of well established native plants including several which have hollows which provide valuable nesting sites to native fauna. Even if new native plantings

are involved in the development, these will take many years to reach the size and provide the same amount of habitat as the native flora which is currently present. Furthermore, the traffic, increased number of people and changes brought about by the construction process such as earthmoving will disturb local fauna, potentially disrupting mating and reproduction of endangered species.

What could be done to address your concerns?

Avoid removing native flora as part of the development and plant further native flora to offset the disturbances to native fauna which the development process and increased traffic which it brings about will cause.

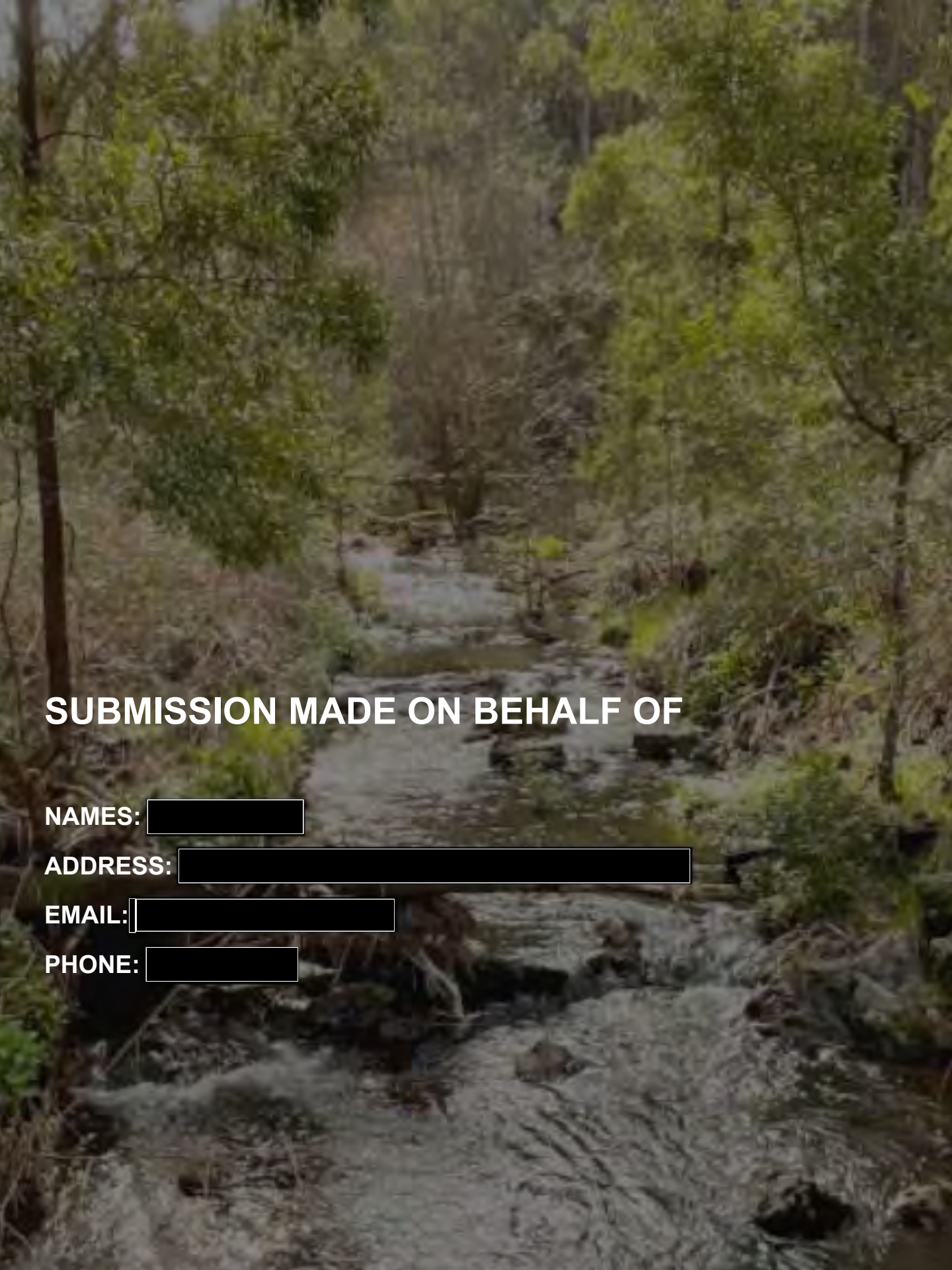
Do you have any other feedback you would like to share about the proposed development?

There are already numerous accommodation options of varying price ranges in the local area which adequately service current tourism accommodation demands and provide employment. What will yet another bring?

RESIDENT SUBMISSION IN OPPOSITION

MOUNT LOFTY GOLF ESTATE DEVELOPMENT

16 AUGUST 2023



SUBMISSION MADE ON BEHALF OF

NAMES:

ADDRESS:

EMAIL:

PHONE:

IN SUPPORT OF SENSIBLE AND CONSIDERED DEVELOPMENT

When my wife and I first learnt that the Stirling Golf Club was to be developed we were excited to see the detail of what was proposed. The built facilities of the golf course are run down and as regular visitors of the current restaurant and previous members of the EFM gym (operating from the Golf Course) it is clear an upgrade of the facilities is warranted.

We are in support of considered development that is sympathetic to what is unique about the area - its environment and its character. My partner and I have often commented on the potential of the site. We agree more people should have the opportunity to enjoy this unique site. As stated in my attached email with Nick Jones (Director of Destinations, SATC) we are in support of increased accommodation options in the Adelaide Hills.

In addition the nearby residents that my family has spoken to are supportive of sensible development of the Golf Course and are far from NIMBYs or anti-development zealots.

NATURAL ENVIRONMENT

Since moving to the area in September 2016 we have fallen in love with the natural environment that surrounds us. The **open space** and rich natural environment within and surrounding the Stirling Golf Course is such a big part of what we love about where we live. We respect this natural environment and my wife and I feel so blessed that our children are able to grow up in this beautiful area.

The Stirling Golf Course site has great potential, located in a beautiful natural environment, rich in native vegetation and fauna. My family regularly spot **koalas** and **kangaroos** when walking on the **Heysen Trail** or **Women's Pioneer Trail** that runs through the Golf Course. The bird life is amazing on the site and the view across **Cox Creek** looking up to the neighbouring **Mt George Conservation Park** is truly spectacular.

COMMUNITY

Not long after we moved to the area, Adelaide endured some of the wildest weather on record and suffered statewide blackout. The damage in the Adelaide Hills and in Stirling was particularly severe. New to the neighbourhood, we lost power for extended periods and had a number of trees fall down close to us. Although they hardly knew us at the time, when we lost power, our neighbours noticed and left food and candles on the door. When we had branches fall over our driveway they came with chainsaws and helped us clear a path.

The community on St Andrews Ave, on Golflinks is a special one. We are the type of community that still waves when we drive past each other on Golflinks Road, or catches up for a parmi at the golf course restaurant. It's where my wife and I feel safe raising our young children.

It is a community that has become galvanised in its opposition to this development.

We love that our children are able to enjoy this special place, with its abundant native vegetation and wildlife. My 4yo son is obsessed with koalas, because this is still one of the rare places where you can take a short walk to the Golf Course or neighbouring Mt George Conservation Park and spot them in the trees (including amongst the 1.7 hectares - 4 acres - that is proposed to be removed for this development).

To be clear, while we respect this sensitive environment and we will fight to ensure it is protected, we do not believe this precludes considered and responsible commercial activities. The two can co-exist.

COMMUNITY & SOCIAL IMPACT

My wife and I have spent an inordinate amount of time reviewing the DR and the associated appendices. My wife in particular has felt compelled to put our lives on hold to do the work we believe should have been conducted prior to the DR being released for public consultation. We have spent money on ASIC records to learn who the owners are, contributed finances to planning and traffic consultants, held countless meetings with concerned community members. **We have missed too many special moments with our children and friends.**

My wife is a senior public servant, a mother of two (4 and 5 yo) and has never been involved in a political, social or environmental campaign before now. I have worked for a media organisation for many years and are usually too preoccupied with my three children to have much time for anything else. We are pragmatic people who tend to mind our own business.

However the scale and potential impact of this development has galvanised us into action and united our community. I have not spoken to one resident on Golflinks Rd, or in Stirling that is in support of this development in its current form.

~~ECO~~ ILLOGICAL TOURISM

In reference to the letter of support by the South Australian Tourism Commission (Appendix W), stating;

> The *South Australian Tourism Commission (SATC) writes in strong support of the proposed development plan for the Mount Lofty Golf Estate (MLGE) – currently known as the Stirling Golf Club – and the plans to develop the property into boutique hotel style accommodation.*

One has to question how a five storey hotel with 105 rooms can possibly be described as “boutique”. Nick Jones, Director of Destinations at SATC, author of the letter in support, clearly has a different definition of “boutique” when compared to the Cambridge Dictionary, which states a boutique hotel is one that is “small, stylish and fashionable”.

In my reading of the **South Australian Regional Visitor’s Strategy 2025** (which Nick referenced in his email to me in support of the proposal (attached), I do not see any pictures of buildings to the scale of what is proposed by the applicant. There are pictures of Kangaroos (p5), farmers and models standing amongst the vines and fields of the Adelaide Hills (p8), but nowhere in the 68 page document is there any reference to visitors stay in high rise accommodation in nature.

I agree and support the need for more accommodation options in the Adelaide Hills. I agree with all priority areas contained in the Adelaide Hills section of the strategy (p34-36), however I disagree the proposed development will support this critical strategy.

economic benefit to the state. The small and genuinely “boutique” accommodation providers in the area, e.g The Retreat at Stirling are not currently at capacity. It is my understanding that Simon Jones of Stirling Business Association is not in support of the development in its current form and said there is unlikely to be any economic benefit to the Stirling business community, considering the development is self-sufficient with restaurants, bars and a wellness centre.

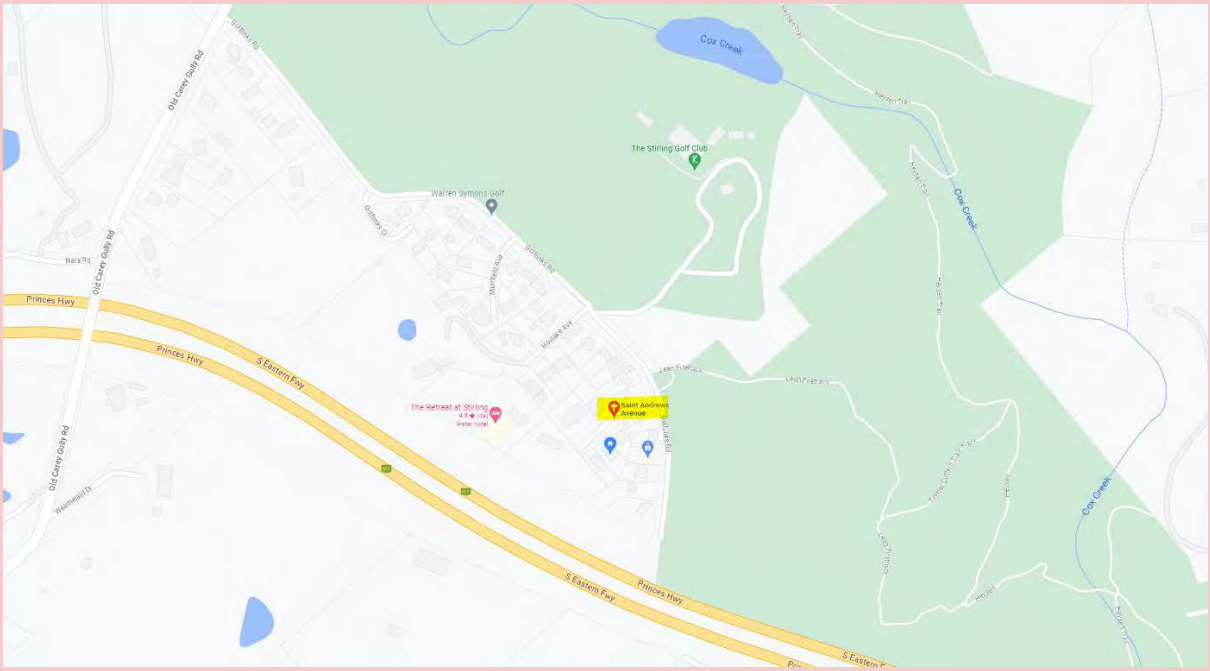
It seems counterproductive that such a large structure, that will see the removal of 1.7 hectares of native vegetation and further endangering native species in the area will entice more visitors to the Adelaide Hills.

It is my family's view that if this development was to proceed it would negatively impact the brand of South Australia and tarnish the growing positive reputation of the Adelaide Hills as a sustainable tourism destination.

BUSHFIRE RISK

In 2019 -2020 South Australia endured one of its worst bushfire seasons on record with three lives tragically lost, including one person in the Adelaide Hills. During this time 14 catastrophic warnings were declared across the state, including three in the Mt Lofty Ranges (20th of November 2019, 20th of December 2019 and 30th of December of 2019). A day of Extreme bushfire risk was also declared on the 3rd of January 2020).

Each time there has been a catastrophic bushfire warning my family and I have evacuated the area. We also left during the fires at Scott Creek (Jan 2021), when large plumes of smoke were visible from our house. Our decision to leave early is prudent considering the limited exit options in this area. Both Golflinks Road and St Andrews Avenue (our street location highlighted in yellow below) are dead end roads, and the area is heavily populated with native vegetation. As such we have grave concerns regarding how the venue management will deal with a bushfire event. The bushfire plan in the appendix highlights the plan for a catastrophic day. It is a narrow view to consider that bushfires only occur on catastrophic days. In reality, bushfires can happen any day of the year in bush land.



BUSHFIRE RISK

The Bushfire Survival Plan (Appendix Q) lacks sufficient details considering the very real risk of bushfire in the area and Appendix V: Bushfire Attack Level Assessment does not include the Perfumery building, which is a requirement of the State Planning Commission guidelines (p21).

In a further example of a lack of diligence, care and attention to detail by the Proponent, the Survival Plan also includes a different property - Mylor Baptist camp - as a refugee site.

> *Bushfires and grassfires pose a significant threat to all those living, working or travelling in the Adelaide Hills. Preparation and planning is paramount to protecting our business, guests & staff.*
>
> *Mount Lofty Golf Estate recognises that there is potential emergencies in the work place and aims to ensure the health, safety and welfare of all persons on site at the **Mylor Baptist camp**. It will do this by developing and implementing policies and procedures of a high standard. In this case it is Bushfire safety.*

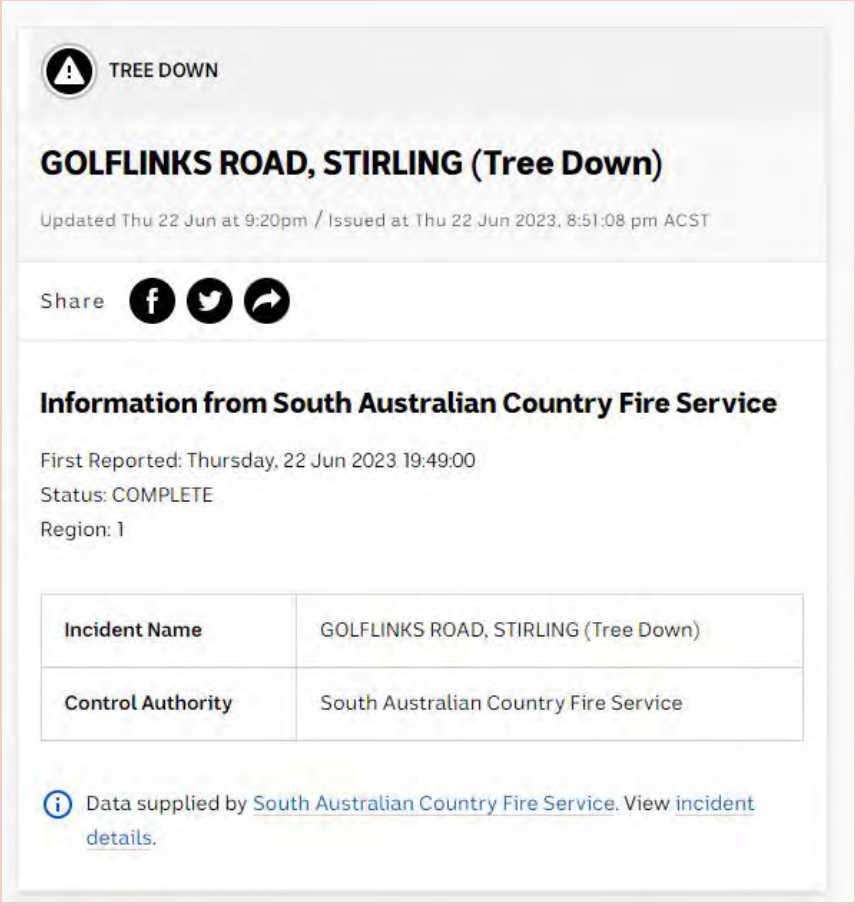
Considering this lack of planning, we have little faith the venue management would be able to respond accordingly to severe, extreme or even catastrophic bushfire day.

With Golflinks Rd a one way road, I'm concerned that my family, neighbours and indeed those staying at MLGE could well be trapped during a bushfire. It is not uncommon to have the road blocked by fallen trees, during severe weather (most recently in June).

BUSHFIRE RISK

We fear this could also occur during a bushfire event and risk our lives.

We strongly recommend that the Proponent be required to provide a more detailed bushfire management plan that addresses the above concerns. Not only does a failure to adequately address bushfire risk put at risk the lives of my family and neighbours, the visitors to MLGE also, it puts at risk the greater Adelaide Hills community.



TREE DOWN

GOLFLINKS ROAD, STIRLING (Tree Down)

Updated Thu 22 Jun at 9:20pm / Issued at Thu 22 Jun 2023, 8:51:08 pm ACST

Share

Information from South Australian Country Fire Service

First Reported: Thursday, 22 Jun 2023 19:49:00
Status: COMPLETE
Region: 1

Incident Name	GOLFLINKS ROAD, STIRLING (Tree Down)
Control Authority	South Australian Country Fire Service

Data supplied by South Australian Country Fire Service. View incident details.

LIGHTING

We do not understand how a major development of this scale in an area of natural darkness could not have included a lighting report.

> *“ The Proponent has not yet designed the lighting system”* (p47)

The area has natural darkness at night (with no street lighting), a fact of significance to the nocturnal wildlife which lives in the area. These animals rely on the cover of darkness and the plans have not considered this impact.

My family can not see how the developer can possibly satisfy the National Light Pollution Guidelines (NLPGW):

The NLPGW stating that:

> *“lighting objectives will need to consider the regulatory requirements and Australian standards relevant to the activity, location and wildlife present” (p19)*

During the community consultation, the Proponent’s representative, Matthew King of URPS, stated that they had not visited the site at night and were not aware of the natural darkness of the site.

ENVIRONMENTAL CONCERNS

I'm deeply concerned what this development will mean for the sensitive environment within the golf course site and for the neighbouring Mt George Conservation Park. I'm not one to align myself with environmental campaigns. I'm far from a Greens voter and in my work I have a long list of mining companies as clients. So it took some convincing to see the inherent risk of this major development.

Since moving to this site, I have become captivated by the natural environment that surrounds us. Being so close to the open space of the golf course and neighbouring Mt George Conservation Park my children have forged a strong connection to this unique environment. They regularly spot koalas in the trees and kangaroos in the "forest" when walking amongst the vegetation along the Heysen trail that runs through the golf course.

I was shocked to read in the Ecology Flora and Fauna Assessment Appendix O and how many threatened and endangered species would be impacted by this development.

> ***Matters of National Environmental Significance***
> *The PMST report identified 36 threatened species and 13 migratory species protected under the EPBC Act) which may be relevant to the Project Area.*
>
> ***EPBC Act listed threatened species***
> *The PMST report identified 18 flora and 18 fauna species listed as threatened under the EPBC Act as potentially occurring within 5 kilometres (km) of the Project Area. The report identified six species as 'known to occur'.*
>
> ***EPBC Act listed migratory species***
> *The PMST report identified 10 species listed as migratory under the EPBC Act that might occur within 5 km of the Project Area. Only one migratory species has been identified by the PMST report as known to occur within the Search Area, Rufous Fantail (Rhipidura rufifrons).*
>
> ***NPW Act listed threatened species***
> *The database searches indicate that, excluding species also listed under the EPBC Act, 107 flora and 38 fauna species listed as threatened under the NPW Act have been recorded previously within 5 km of the Project Area. This includes 95 Rare, 29 Vulnerable and 21 Endangered species.*

ENVIRONMENTAL CONCERNS

In addition I'm concerned that the proposal:

- Removes manna gums which koalas feed on.
- Removes candlebark gums removed which are a threatened species
- Will increase the likelihood endangered birdlife and their nests within Mount George and the Golf Club will be lost.
- Will adversely impact local wildlife on local roadways, during and after construction.
- Removes well established, 100 year old trees to make way and that the planting of immature plants to "replace them" is a grossly inadequate counter measure. How does $450K in compensation to the Native Vegetation Council make amends for this loss of 100 years of growth and associated biodiversity?
- Fails to appreciate that this is an "extreme" environment of the Golf Club, with high rainfall impacting the stability of trees. The removal of trees on slanting soil could in all likelihood, further erode the stability of the trees that remain.
- States the removal of trees and plant life within 35 metres of any building. This removes a high portion of the existing vegetation.
- Alters the landscape and therefore views from residential homes and flora and fauna.
- Once built, will enable the owners to remove more vegetation that doesn't require approval due to the site being a high fire risk rated area.
- Lacks a report on the impact to waterways by SA Water. Considering this development is located in the watershed zone, including the Environment Food Production Area of which Cox Creek runs directly through it, is inappropriate considering the importance that water within this zone flows into the Mt Bold reservoir and is used for Adelaide Hills and the Adelaide Plain.
- Will lead to leaching of septic infrastructure into the existing water ways.

It has also been noted in my conversations with a number of local residents that Platypus have been known to live in local waterways.

TRAFFIC CONCERNS

Residence is on St Andrews Avenue. St Andrews runs off Golflinks Road, which is the narrow, dead end road which is proposed to be the main entrance for the development. The proposed main entrance is 230 metres from our residence. **Golflinks Rd currently has no footpath** and there is no alternative pathway for residents on St Andrews Av, Golflinks Rd, Hoylake Av, Muirfield Av or Golflinks Close to exit through to Old Carey Road.

Safety on the road is already a concern to nearby residents and walkers and runners. School children returning from school have no alternate pathway but to walk on Golflinks Rd.

Speeding motorists heading into the golf course are a regular occurrence. We also strongly suspect many drivers entering and leaving the golf course are intoxicated. Especially on weekends, when pedestrian traffic is also at its peak.

As such I was disappointed to hear the proponent say (during the community consultation meeting held in Bridgewater on 25.07.23) they had no plans to widen or upgrade the current road to accommodate the increased traffic brought about by the $87 million development. The proponent cited outdated 2009 RTA traffic guidelines from NSW when defending this position.

Should Golflinks Rd be used as the main entrance, we strongly recommend that the road be widened and a footpath be installed. We also contend that this occurs without the removal of the large number of significant trees situated on the north side of Golflinks Rd and any impact to residential land.

We support the Adelaide Hills Council in their submission that this be a condition of any development approval.

WHO ARE THE PROPONENTS?

Considering the scale of this major development, the impact it will have on the community, the environment and the precedent it would great, it is gobsmacking that so little is known about the developer. Mt Lofty Golf Estate lists only one name as a director. Their website has no email address or phone number.

Why the lack secrecy? Why not promote the benefits of their development proposal? Why not engage with the community and sell the dream. Why not respond to numerous request to meet with the comment. Why insult the community (via URPS) claiming that their identity is “not relevant” (Bridgewater Community Consultation, insert date)

are the only people that have publicly spoken in support of this development, a real estate agent, James Sexton and Martin Radcliffe, Adelaide Hills Tourism.

OPEN SPACE PROCLAMATION

The site has an Open Space Proclamation registered on the Title to preserve the land as open space and to prohibit the land being divided into allotments and used for any purpose not in keeping with its character as an open space. The proclamation was made by the Governor of South Australia on 10 July 1975 under section 61 part VI of the revoked Planning and Development Act 1967. Even though the Proclamation predates current legislation it remains in force under legislative transitional provisions. This Proclamation serves to give the local community reassurance that this area cannot be sub-divided and all uses will be cognisant of its important natural values.

The land use intention of the Recreational Zone is to provide recreational facilities (golf course) with supporting land uses such as tourist accommodation being subordinate in scale to the golf course. The Zone does not envisage land uses such as the function room (function venue), gallery, wellness centre etc.

It is obvious from the Development Report that the proposed development dominates the site and is not subordinate to the principle recreational use (ie. the golf course). The golf course becomes subordinate to the facility which, given its scale and the collective land uses such as the large function venue, serviced apartments, gallery and wellness centre, do not represent ‘recreational’ land uses.

LAND USE

The SPC guidelines state that:

“The proposal introduces land uses which are compatible with the Planning and Design Code provisions” (p. 16).

To this end, the Proponent’s Development Report on p. 46, references Performance Outcomes (PO) 1.1 and PO 1.6 from the Planning and Design Code for Recreation stating that it is being adhered to as:

“...it principally remains a golf course with ancillary tourist accommodation offering.”

However, PO 1.2 and 1.4 are omitted as outlined below: PO 1.2 states:

“Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.”

A guide of 80m2 is given in DPF 1.2). To provide some context, the Proponent’s Development Report outlines plans for: a 212m2 restaurant; a 186m2 sports bar; and a 189m2 gallery and café. All are well in excess of the 80m2 stipulation. PO 1.4 states:

“Tourist accommodation of a scale that is subordinate to the principal recreational use of land”

CONCERN SUMMARY

My family are concerned that the development will have a significant negative impact on;

- Traffic and pedestrian safety with increased traffic flows on Golflinks Rd
- Our safety and that of our neighbours during the bushfire season
- Our neighbours visual amenity due to increased light pollution
- The environment and the endangered flora and fauna on the site and in neighbouring Mount George Conservation Park
- The protected Heysen and the Pioneer Women's Trail
- With open space eroded by the proposed subdivision of land and the precedent this would create for future planning and development in SA

The scale of the development is grossly unsympathetic to the unique and sensitive environment in which the Golf Course currently sits. My wife and I do not understand how a five storey hotel (20.2m high) and removing 1.7 hectares of native vegetation can possibly showcase the natural beauty of this site and the Adelaide Hills. If built the hotel would be the tallest accommodation dwelling in the Adelaide Hills embedded amongst nature and 3km from a township.

WE CAN DO BETTER

I don’t want to be the father of a child who is hit by a car on Golflinks Rd. I don’t want to be the father of a family trapped by a bushfire, unable to escape. I don’t want visitors to the area I love to have a mediocre, unsustainable, unecological and unsafe experience.

WHAT I WANT

I respectfully request that the SPC recommends to the Minister for Planning, that the Mt Lofty Golf Estate Development be rejected in its current form. I request that any future application, first satisfy relevant planning codes and SPC development guidelines before be putting to the public for consideration. That consultation be genuine, fully transparent and allow sufficient time for an appropriate response. Afterall the applicant has had three years to develop the proposal. The community has had six weeks. Our lives have been put on hold to fight this application.

We support measures to improve the planning notification system, so the public is made aware of developments more effectively.

Above all we want to be heard about the impacts such a profound development will have to our way of life. It is regrettable that Proponent has not deem this necessary, however despite this, should the Minister approve this Development we will be open to working with the applicant to minimise the negative impacts of their proposal.

[redacted]

ATTACHMENTS

6/7/23, 10:09 PM Inertia Mail - Mt Lofty Estates

Gmail [redacted]

Mt Lofty Estates

3 messages

[redacted] 2 August 2023 at 22:40

To: nick.jones@sa.gov.au

[redacted]

Hi Nick,

I write in regard to the proposed Mt.Lofty Golf Estates development and your letter of support in the development report.

Please note I have included MP Josh Teague in this email.

I want to make it known that I, and many in the Stirling community that I have spoken to, agree with you that there is a need for more accomodation options in the Adelaide Hills. Options that allow visitors to enjoy, what James Sexton (the real estate agent who spoke on 891 today in support of the development) described as a 'sensitive and beautiful environment'.

Sensible development opportunities that leverage the unique natural assets of the area are absolutely worth pursuing.

For this reason when first released, I and others looked forward to reading the details of the proposal for the Stirling Golf Club. We have long thought the club needed improvement. We were taken by the cover image by the proponents. Impressive!

However as I read further, I was shocked at just how poorly prepared the development report is by the proponent. If you have not delved too far into the DR I urge you to do so. Keep an eye out for a social impact report or a lighting report or adequate bushfire preparedness, water and environmental impact mitigation, sadly you want find adequate detail in these areas.

ATTACHMENTS

The DR on the PlanSA website can only be described as non-compliant, with numerous requirements of the State Planning Commission's own guidelines not adhered to.

I appreciate whether or not this project proceeds will ultimately be a matter for the SPC, the Planning Minister and the Premier to consider, however I would draw your attention to the growing campaign in opposition to the development.

Concerns about the proponents incomplete and unsympathetic proposal, have been highlighted in media coverage this week.

Representations have been made to the Planning Minister, Deputy Premier and Environment Minister. The Adelaide Hills Council has expressed its concerns about bushfire risk and access, and in less than a week over 400 people have signed a petition in opposition.

A well resourced, connected, and legally savvy group of passionate community members are meeting regularly to defeat this proposal.

On 891 and ABC24 today connections were made to the clearing of native vegetation by the Connors at Mt Lofty. A story which highlights what is at stake when poorly planned development, destroys the very reason people travel up the hill. Especially for cashed up tourists wanting to look at the tree view from neighbouring Sequoia Lodge.

Hopefully the proposed Parliamentary Inquiry to investigate deterrents against illegal tree clearing will lead to change in this area.

ATTACHMENTS

With respect to you and your role in attracting visitors to our beautiful state, I ask that you withdraw your support for this 'sub par' development.

Should a more professional development be proposed, perhaps one that includes an upgrade to the golf course itself (the current plans do not include a course upgrade and it is not currently a PGA accredited course), I have little doubt it would generate more support and importantly for your mission, attract more people up to SA.

Kind regards,

[redacted]

[redacted] 3 August 2023 at 16:07

---------- Forwarded message ---------
From: **Jones, Nick (SATC)** <nick.jones@sa.gov.au>
Date: Thu, 3 Aug 2023 at 15:52
Subject: RE: Mt Lofty Estates
[redacted]

OFFICIAL

ATTACHMENTS

Thank you for your email and taking the time to write. I appreciate your passion for the Adelaide Hills, and certainly agree that it is a unique and special part of our state.

Rest assured, we are keeping a watchful eye on progress of the project, and thank you for raising your concerns.

As a bit of background, the support letter which was provided was based on the need for scale accommodation in Adelaide Hills, which we consider will further activate the night-time economy, and drive both longer stays and greater expenditure in the region.

The Adelaide Hills has a growing reputation for providing an amazing experience with offerings such as Jurlique Farm Tours, Mount Lofty House, Hahndorf main street and Berenberg just to name a few.

Identified in the *South Australian Regional Visitor Strategy 2025* (attached) was the need for more new accommodation of scale in the Adelaide Hills to meet the needs of visitors and capitalise on other markets such as corporate and groups. The support letter provided to Mr Jayathilaka was based on this need identified, and based on the criteria presented about the proposed development.

ATTACHMENTS

Identified in the *South Australian Regional Visitor Strategy 2025* (attached) was the need for more new accommodation of scale in the Adelaide Hills to meet the needs of visitors and capitalise on other markets such as corporate and groups. The support letter provided to Mr Jayathilaka was based on this need identified, and based on the criteria presented about the proposed development.

The SATC is focussed on growing the visitor economy in South Australia to reach a 2030 expenditure target of $12.8 billion. In order to achieve this activation of our natural assets is critical across segments such as Wellness, Aboriginal, Agritourism, Wildlife and Food & Wine. Golf is also an important sector with South Australia having some great options with properties such as The Cliffs on Kangaroo Island further growing our credentials.

Any support documentation provided by SATC is based on the expectation that ALL appropriate planning approvals and other requirements such as environmental are met.

We will continue to watch the progress of the project with interest.

Once again thank you.

hi

Nick Jones

Executive Director, Destination Development | Destination Development

South Australian Tourism Commission

Level 9 250 Victoria Square/Tarntanyangga, Adelaide SA 5000

T 08 8429 4557 M 0438 803 693

W southaustralia.com W tourism.sa.gov.au

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 10:13 PM
To: DTI:SPC Reps
Subject: Opposition to Mt Lofty Golf Estate
Attachments: SUBMISSION IN OPPOSITION _ [redacted]

> You don't often get email from [redacted] Learn why this is important

Hello,

Please see attached a submission in opposition to the Mt Lofty Golf Estate development.

[redacted]

Thank you

DHUD:SPC Reps

From: DTI:Plan SA
Sent: Thursday, 17 August 2023 10:12 AM
To: DTI:SPC Reps
Subject: [redacted]- Representation for the Mt Lofty Golf course redevelopment
Attachments: Mt Lofty Golf course redevelopment submission

OFFICIAL

Hi Team,

PlanSA have received the attached representation from [redacted]for the Mt Lofty Golf course redevelopment (received @ 11:34pm on 16/085/2023).

Just forwarding this for your actioning.

Thank you for your help with this one.

Your reference number is: 71514

Kind Regards,

Damien| PlanSA Service Desk
Planning & Land Use Services | Department for Trade and Investment
E PlanSA@sa.gov.au |W plan.sa.gov.au
P 1800 752 664

DHUD:SPC Reps

From: [redacted]
Sent: Wednesday, 16 August 2023 11:34 PM
To: DTI:Plan SA; Neldner, Simon (DTI)
Subject: Mt Lofty Golf course redevelopment submission
Attachments: Mt Lofty Golf Course Dvelopment Submission-[redacted]

Follow Up Flag: Follow up
Flag Status: Completed

Hi

Please find attached my submission in regard to the proposed Mt Lofty Golf Estate development

Thank you

[redacted]

RECEIVED
15 AUG 2023
BY:

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping
Assessment Level:	Development Report
Subject Land:	Stirling Golf Club, 35 Golf Links Road, Stirling
Phone Number:	1800 752 664
Close Date:	16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property
	Occupier of local property ✓
	A representative of a company/other organisation affected by the proposal
	A private citizen
Other:	

5152

**Submissions will be made available for public inspection and will be included in the proponent's Response Document (to be released for public information at a later date).

My position is:

- [x] I support the development
- [ ] I support the development with some concerns
- [ ] I oppose the development
- [ ] Neutral

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

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Name:	[redacted]
Contact number:	
Email:	
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Affected property (if different from postal address)	
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	A representative of a company/other organisation affected by the proposal ✓
	A private citizen
Other:	

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- ☐ I support the development
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- ☑ I oppose the development
- ☐ Neutral

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

The Stirling Golf Course is a known koala corridor, with a substantial resident koala population, popular with locals and visitors alike. Yet strangely there is zero mention of koalas, and the impact of the redevelopment on that species, in the proposal.
The proposal does confirm 94 stringybark and manna eucalypts will be removed from the vicinity of the clubhouse. These species are two of the very few trees that koalas feed on. Removing them will have a significant impact on resident koalas, forcing them to forage, travel and mate in foliage around the perimeters of the course, and directly adjacent to Old Grey Gully Rd and the improved Golf Links Rd, both of which will experience increased traffic due to the development. This will result in stress for the koalas who have lived at the course for generations, and will result in increased deaths and injuries from vehicle impact.
Additional lighting will also stress resident koalas who feed, mate and travel under cover of darkness.

What could be done to address your concerns?

1. A report to be prepared and submitted by an independent third party on the impact of the proposed development on the resident population of Phascolarctus cinereus.
   The report should be tabled prior to any decision making.
2. The plans are redrawn to minimise removal of stringybark and manna eucalypts on the site.
3. Details of proposed lighting be released, with illumination kept to a safe minimum.

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, c/- Robert Kleeman, Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5001

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

Residents of the Adelaide Hills want development, but not if it is detrimental to the flora and fauna of the area - which this proposal most definitely is.

Numbers of koalas in the Adelaide Hills are decreasing due to renal failure, vehicle impakt and dog attacks. The government is in denial that the species is under threat, but those of us who work with sick, injured and orphaned koalas, know this to be true.

Please don't lose sight of what makes the Adelaide Hills special. Please protect the Hills and it's residents, including those who have no voice.

Thankyou.

[redacted]

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

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15 AUG 2023
BY:

Applicant: Mount Lofty Golf Estate Pty Ltd

Development Number: N/A

Nature of Development: Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping

Assessment Level: Development Report

Subject Land: Stirling Golf Club, 35 Golf Links Road, Stirling

Phone Number: 1800 752 664

Close Date: 16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property ✓
	Occupier of local property ✓
	A representative of a company/other organisation affected by the proposal
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Other:	

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My position is:

- ☐ I support the development
- ☑ I support the development with some concerns
- ☐ I oppose the development
- ☐ Neutral

[redacted]

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Submission on Application
Development Act 1993
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Do you have any concerns regarding the proposed development?

Our major concern is that Golflinks Road is highly unsuitable for an entrance road to this hugely increased traffic expected. Golflinks Road is used by us to approach and leave our home many times a week – in fact our only option!! It is narrow, winding and used by our neighbourhood residents and current golfers, and we often slow down or stop to let fellow road users, safely pass. It is quite dangerous even now!!

What could be done to address your concerns?

We propose that any patrons, or service vehicles use an entrance off Old Carey Gully Road. A very impressive entrance, a wider straighter road through the Golf Course would be much more suitable. We know of quite a few Golf Clubs which have roads going straight through their golf courses now eg. Glenelg Golf Club, Royal Adelaide Golf Club + others. This works well, so do it for Mt Lofty Golf Club. Additionally, 2 for 1 removed tree should be replaced.

[redacted]

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Manager, Crown and Impact Assessment, DTI-PLUS, GPO Box 1815, Adelaide SA 5

Submission on Application
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Other General comments

Native Flora and Fauna, and the beautiful walking tracks should be very carefully and responsibly considered for no or least impact. (Experts can deal with water shed impacts – not us!)
I agree that our beautiful Adelaide Hills regions would benefit from more accomodation options, but residents' considerations must be taken very seriously regarding noise, lighting and quiet peace which is enjoyed now. Keep the traffic to and from Golflinks Road for residents only, with an exception for an escape route if a bushfire emergency requires it!!
Very important**

[redacted]

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Submission on Application
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Submission on Application
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Do you have any concerns regarding the proposed development?

No provision for safety of wild life especially Koalas.

Inadequate plans for reforestation and restoration of Koala habitat.

Unacceptable disruption of homes and properties necessary for widening of Golflinks Road.

Unacceptable pollution risk to Cox Creek.

What could be done to address your concerns?

Scrap the plans to remove native vegetation.

Cancel the project because of disruption and stress to wildlife, environmental destruction, waterways pollution and human displacement

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Submission on Application
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Other General comments

This project will never be completed on budget !

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STATEMENT TO
HON. NICK CHAMPION, MP

My name is [redacted]
With my husband, [redacted], I am a rescuer and carer of koalas with 1300KOALAZ, the Adelaide and Hills Koala Rescue.

I am shocked and dismayed that 1.7 hectares, or 4.2 acres of valuable koala habitat trees will be cut down for a golf course!

You should change your plans to incorporate the grove - for their rightful owners, the koalas.

Make them an asset rather than a problem.

The lighting proposal will further endanger the koalas - who should be allowed to stay dark at night.

Koalas cannot easily be moved from their home territory. They will be harmed both physically and medically by the stress involved from efforts to relocate them. Stress increases their susceptibity to disease.

Your agreement to changes in the plans - which are directed at saving our fauna - will be heralded as a new beginning for koalas in this area.

For 235 years, the koalas have suffered from fatal mistakes and indifference on the part of non-indigenous Australians.

Be the koalas' champion rather than their executioner!

Thank you. [redacted]

Submission on Application
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Submission on Application
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Do you have any concerns regarding the proposed development?

yes:
① volume of traffic on Gisborne Links rd is completely inappropriate for size of road and proximity to a quiet residential street.
② light pollution in a very natural bush area is concern.

What could be done to address your concerns?

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Submission on Application
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Do you have any concerns regarding the proposed development?

Biggest concern is added traffic to an already very narrow and dangerous street.

Plus added work regards exit if there is a bush fire.

What could be done to address your concerns?

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My interests are (tick or circle):	Owner of local property X
	Occupier of local property
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Other:	

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☐ I support the development with some concerns

☒ I oppose the development

☐ Neutral

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Submission on Application
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Do you have any concerns regarding the proposed development?

NOT APPROPRIATE for the area of STIRLING and the Hills in general.
There would be too much traffic on small narrow roads.

What could be done to address your concerns?

DO NOT BUILD
OR
REDUCE PLANS SIGNIFICANTLY.

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Other:	

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[redacted]

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Manager, Crown and Impact Assessment, DTI-PLUS, GPO

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

- Development application has been submitted without consultation from local residents and environmental experts
- I am concerned for the local wildlife affected by this development and change.
- The water and sewerage management has not been considered. There are not enough solutions in place to support this development what drastic change

What could be done to address your concerns?

- STOP the development and bring in an independent review that involves experts and the local community. Stop prioritising money.

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Submission on Application
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Other General comments

Consider the impact of this heavily.

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Other:	25 years in the District

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- [x] I support the development
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Submission on Application
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Do you have any concerns regarding the proposed development?

No. I believe it will be of benefit to the community - creating jobs and enhancing tourism in the Adelaide Hills. Stopping another valuable community from degrading and stopping another business from collapsing

What could be done to address your concerns?

Please approve. Stop the whingers who themselves degraded the environment when their own houses were built

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Submission on Application
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Section 46B – Development Report – Major Development

Other General comments

1. Change rules that prohibit development.
2. Include a caravan park for the poor + homeless
3. Council should allow people to live in sheds and caravans on vacant blocks to relieve the stress on the poor + homeless
4. Stop protecting the wealthy, selfish home owners without a mortgage, or with rental properties
5. Don't waste my expensive rates by blocking development. Don't wast Councillors time debating issues that waste money
6. Prevent people from allowing vegetation to grow to the road verge, reducing the visible width of the road.
7. Take more active weed control, especially for those with expensive houses / the whingers.
8. Remove vegetation that increases bushfire risk Such as the vegetation to be removed for development

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Ran out of space.
Sorry

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Submission on Application
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Do you have any concerns regarding the proposed development?

Vehicle access not adequate – danger to locals
Removal of significant trees.
Loss of public open space
Impingement on to native fauna territory

What could be done to address your concerns?

With hold approval

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

why has such an inappropriate scheme progressed this far. Should have been denied any approval at the first stage.

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

COMPLETELY UNSUITABLE FOR THIS AREA
HUGE LOSS NATIVE TREES. MAJOR DISRUPTION TO WILDLIFE.
ROADS UNABLE TO COPE WITH EXTRA TRAFFIC.
SEWERAGE HUGE PROBLEM.
WILL MAJOR EVENTS BE HELD - MORE TRAFFIC & NOISE AT NIGHT.
BUSHFIRE PROBLEMS.
PAYING STATE GOV. NATIVE VEG. FUND ANY AMOUNT WILL NOT REPLACE TREES, VEG. OR ANIMALS.

What could be done to address your concerns?

IF NECESSARY A SMALLER DEVELOPMENT. BUT AT THE MOMENT THIS DEVELOPMENT IS TOTALLY TOO BIG & A DISASTER TO LOCAL TREES & ANIMALS

Scan and email to spcreps@sa.gov.au or post to Minister for Planning, GPO Box 1815, Adelaide SA 5000

Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Applicant:	Mount Lofty Golf Estate Pty Ltd
Development Number:	N/A
Nature of Development:	Redevelopment of the Stirling Golf Club – which includes: (a) the construction of tourist accommodation in a new hotel building and private retreats (pods); (b) new clubhouse facility and pro-shop, administration areas and change rooms; (c) retention and improvements to the 18-hole golf course; (d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space; (e) car parking in the order of 200 spaces in two parking areas; and (f) tree removal (including native vegetation) and associated landscaping
Assessment Level:	Development Report
Subject Land:	Stirling Golf Club, 35 Golf Links Road, Stirling
Phone Number:	1800 752 664
Close Date:	16 August 2023

Name:	[redacted]
Contact number:	
Email:	
Postal Address:	
Affected property (if different from postal address)	
You may be contacted by your nominated method of contact for further clarification or notification of a decision.	
My interests are (tick or circle):	Owner of local property ✓
	Occupier of local property
	A representative of a company/other organisation affected by the proposal
	A private citizen
Other:	

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My position is:

- ☐ I support the development
- ☐ I support the development with some concerns
- ☑ I oppose the development
- ☐ Neutral

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

Yes
The project is too large for its situation
Pedestriaus will be at risk
The beauty & tranquility will be lost
The proposed changes it built means the loss of purpose of the area & conservation forgotten.
The large hotel is not in keeping with the golf club.
I have lived here since 2007 & worked to establish a garden for the birds & in keeping with my surrounds
Noise pollution will destroy this

What could be done to address your concerns?

Review & the Developement
Consider the environment
Stop heavy traffic use of Golflinks Road
Consider appropiate building design that reflects the area & wild life

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

Disappointed that the proposed Developement Plan was not considered earlier.

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Other:	

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My position is:

☒ I support the development NO

☒ I support the development with some concerns I / O

☒ I oppose the development YES

☒ Neutral NO

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

ALL

What could be done to address your concerns?

ACCEPT OUR BEATIFUL ENVIRONS

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Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

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Dear Resident,

The Mount Lofty Golf Estate Pty Ltd proposes to redevelop the Stirling Golf Club, to include:

a) the construction of tourist accommodation in a new 3-5 story hotel building and private retreats (pods) (105 rooms in total)
b) new clubhouse facility and pro-shop, administration areas and change rooms.
c) retention and improvements to the 18-hole golf course.
d) conservation works and adaptive reuse of a local heritage place to accommodate a multipurpose café, retail and function space.
e) car parking in the order of 200 spaces in two parking areas; and
f) tree removal (including native vegetation) and associated landscaping.

NONE

The full Development Report can be found on the PlanSA Website:
https://plan.sa.gov.au/development_applications/state_development/impact-assessed-development/majors/major_projects/majors/mount_lofty_golf_estate_and_resort

Local residents have major concerns about the environmental impact a development of this scale will have on the surrounding environment, which include:

- Pollution of the Watershed Zone
- Impact on Nocturnal Fauna
- Impact on Koalas
- Impact on the Local Infrastructure
- General Environmental Impact
- Lack of Community Consultation

YES

Additional detail on these concerns are outlined on the following pages.

We strongly urge you to have your say on this proposed development, this is the one and only opportunity for the public to voice their views. You can provide your feedback on this proposed development in two ways:

- Complete the provided hardcopy 'Representation on Application' form and mail it using the provided postage paid and addressed envelope.
- Online at https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_assessed_submissions?aid=1243273

Feedback on the proposed development closes on Wednesday 16th August 2023.

Kind Regards,
Local Residents [redacted]

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Submission on Application
Development Act 1993
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Do you have any concerns regarding the proposed development?

In the past, I have been a frequent user of Golflinks Road and always found it to be too narrow for the current population

This development should not rely on access via Golflinks Road as it will become too Congested.

What could be done to address your concerns?

To address this concern, a separate access road through the golf course should be developed.

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Do you have any concerns regarding the proposed development?

1) ROAD SAFETY RELATIVE TO GOLFLINKS RD
2) ENVIRONMENTAL IMPACT
   a) WATERSHED ZONE
   b) NOCTURNAL FAUNA
   c) KOALA HABITAT
   d) TREE REMOVAL REQUIRED FOR GOLFLINKS RD
   e) POST DEFRACTION OF SURROUNDING ENVIRONMENT
   f) DUPLICITOUS APPROACH BY THE DEVELOPER IGNORING RISK ASSESSMENT AND FOLLOWING ICAC LEGISLATION
   f) THE DR IS AN ORCHESTRATED LITANY OF OBFUSCATION OMITTING SOCIAL IMPACT EG

What could be done to address your concerns?

1) ACCESS TO IMPROVE EXISTING INFRASTRUCTURE BY MYRTLE ALONG DAWESPORT RD.
2) LEAVE ALL EXISTING VEGETATION
3) ONLY IMPROVE THE EXISTING INFRASTRUCTURE ASSURING THE WATERSHED ZONE COPES WITH EXISTING POLLUTION
4) LEAVE EXISTING KOALA HABITAT AND OMIT INCREASING LIGHTING IN THE AREA
5) REJECT THE EXISTING DR AND HAND IT BACK TO THE DEVELOPER

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Submission on Application
Development Act 1993
Section 46B – Development Report – Major Development

Other General comments

IT IS INCREDULOUS THAT PLANNING SA HAS NOT RETURNED THE DEVELOPMENT REPORT BACK TO THE DEVELOPER BASED ON THE OMISSION OF A SOCIAL IMPACT STATEMENT. (ACT 2016)
IF THIS MAJOR DEVELOPMENT IS APPROVED IT WILL SET A PRECEDENT FOR OTHER DEVELOPERS TO FOLLOW IN SIMILAR AREAS ~~All~~ OVER SOUTH AUSTRALIA.
ADDITIONALLY, THE GAZETTED IN 1975 THE GOLF COURSE WAS DEEMED OPEN AREA AND CANNOT BE SUBDIVIDED
ALSO, THIS DEVELOPMENT IS TOO LARGE AND OUT OF SCALE FOR THE GOLF CLUB.
THE DEVELOPERS CONTRADICTS THEMSELVES WHILE PROMOTING THE GOLF COURSE YET SIMULTANEOUSLY PERMITTING PARKING OF VEHICLES ON THE ACTUAL COURSE?
SUBSEQUENTLY, TO APPROVE CHANGE IN ~~FURTHER~~ SUBDIVIDING LAWS WILL IMPACT ON THE WHOLE OF SOUTH AUSTRALIA.
A RESIDENCE EXISTS HOWEVER, GOVERNED BY THE PLANNING ACT WILL NOT ALLOW RESIDENTIAL STATUS IT IS A CONCERN.

YOURS [redacted]

15/8/23.

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CONCERNS

- Does the developer have sufficient funds to complete such an ambitious project?
- Loss of woodland – particularly the Development Report plan to "remove all trees and plants within 35 metres of any building".
- Impact on native birds and animals.
- Fact sheets available are idyllic and do not show car parks or the finished effect of clearances of vegetation.
- The printed "frequently asked questions" brochure states that Old Carey Gully Road will not be used as an access point due to the impact of significant trees; but then states it will be used as heavy construction vehicle access. How will this not impact on the environment you claim to be protecting?

SOLUTIONS

- A genuine effort must be made to integrate the proposed development into the environment.

  The proposed "clearance of all vegetation from around the buildings" is ridiculously harsh and with care can be done sensibly and enhanced with suitable gardens and landscaping. Bushfire concerns can be minimised with the incorporation of modern prevention and control methods such as the "Embar System".

- Carparking likewise needs to be integrated into the environment. Cleland Wildlife sanctuary is a good example, with similar methods being used in England where hundred of thousands of visitors are welcomed annually. Ground coverings of gravel or bark work well; There must not be shopping centre bitumen deserts in this environment.

Submission on Application
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Section 46B – Development Report – Major Development

GENERAL REMARKS

Whilst in general I uphold and encourage progress through business acumen and the built environment, it is increasingly critical that planners and developers guard the fragility of the very unique area of the Adelaide Hills between Crafers and Aldgate and its environs.

We all enjoy the beauty we see around us . its trees and flowers and most of all its native birds and animals whose habitat is rapidly being eroded. Members of our family often walk through the golf course and along Golflinks Road and we are spellbound at its peace and beauty in every season.

The Mount Lofty Golf Estate cannot "own" such an amazing environment and most definitely does not have the right to decimate it for profit.

I therefore appeal fervently to you as planners to view this development very sensitively and you must insist that it is carried out with extreme care for the birds and animals whose rightful home it is, for those of us who live nearby, and more importantly for South Australia.

Very Sincerely

[redacted]

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Assessment Level: Development Report

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Submission on Application
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Do you have any concerns regarding the proposed development?

Pollution of the watershed zone
Traffic on Golflinks road
Impact on koalas with vegetation clearing
Light pollution into nearby residents.
Sub division which results in ability to seperate and sell the land.

What could be done to address your concerns?

Scale back the design to sit on the current footprint.

Access off Carey Gully Road

No sub division - one title remains

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Submission on Application
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Other General comments

The current site is in natural darkness. There is no lighting plan in the development report. This should have been submitted prior so the local residents and environmental specialists could have made comment during the public submission phase.

The land does not need to be subdivided to increase the economic gain and provide more accomodation. Approving the subdivision opens the floodgates to similar applications in the future and may lead to a disjointed parcel of land.

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Submission on Application
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Do you have any concerns regarding the proposed development?

Yes i do.

- Water management
- Sewage management
- effect on local wildlife.
- Unwanted traffic and visitors who do not value the land.

What could be done to address your concerns?

- Consult local property Owners and families
- listen to concerns and take appropriat action.
- Addres environmental and gentrification Concerns.

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Submission on Application
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Other General comments

Listen to your local community & act.

protect the families and enviroment first. then look for financial gain.

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Do you have any concerns regarding the proposed development?

TRAFFIC MOVEMENT ON OLD CAREY GULLY RD & GOLF LINKS ROAD HAS BE GROSSLY UNDERESTIMATED BY THE DEVELOPERS
WE LIVE ON OLD CAREY GULLY RD & DO NOT WISH FOR EXCESSIVE NUMBERS OF CARS TRUCKS VANS & TOURIST BUSES THAT WILL BE USING THIS ACCESS DAILY TO A GOLF COURSE HOTEL PERFUMERY WEEKLY & DAILY TOURIST ACTIVITY.
WE ALSO SEE NO NEED FOR A FIVE STOREY HOTEL. I BELIEVE THERE WOULD NOT BE ANY HOTEL IN THE ADELAIDE HILLS THAT IS FIVE STOREY.

What could be done to address your concerns?

REFUSAL OF THE PROPOSED DEVELOPMENT

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Other General comments

I ALSO BELIEVE THAT THIS GOLF COURSE LAND IS NOT ABLE TO BE SUBDIVIDED IN THIS CURRENT ZONING.

I ALSO FEEL FOR THE RESIDENTS OF GOLF LINKS RD WHICH IS ONLY APROX 5^{m} WIDE THEY ALSO DO NOT WANT CARS VANS TRUCKS & BUSES USING THIS ACCESS IT WILL BE A NIGHTMARE.

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