




Precinct 202 Code Amendment

City of Victor Harbor

For Consultation



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HAVE YOUR SAY

This Code Amendment is on consultation from 8 November to 6 December 2024.

During this time, the public and identified stakeholders can lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

1. Online on the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)



Use your smart phone to scan this code

2. Via email to localgov@victor.sa.gov.au
3. Hard copy over the counter at the City of Victor Harbor Civic Centre, 1 Bay Road Victor Harbor SA 5211
4. Via post to:

City of Victor Harbor
Attn: Graham Pathuis – Director Community and Development
Po Box 11
Victor Harbor SA 5211



1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the [PlanSA portal](#).

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Technical and Numeric Variations

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies. While a technical and numeric variation may spatially apply at

a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

1.7 Amending the Planning and Design Code

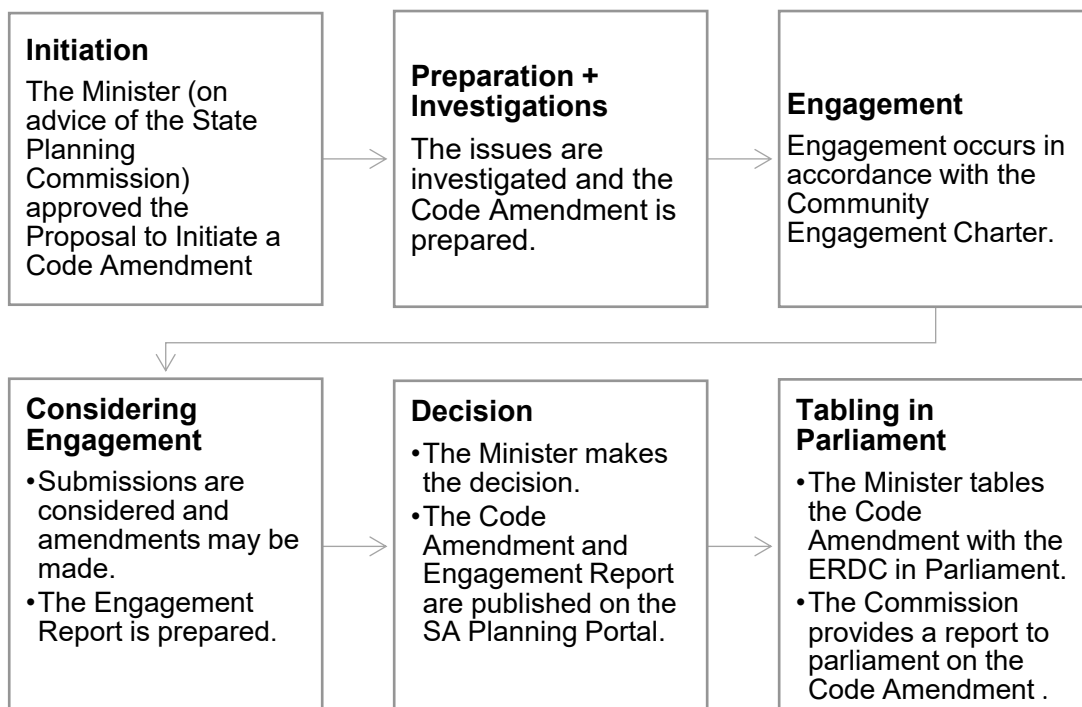
The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

Figure 1.1 Summary of the Code Amendment Process





2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

The primary purpose of this Code Amendment is to enable Council to develop a community sport and recreation precinct on Lot 202 within the Affected Area.

In response to the demands and pressures of a growing community and region, for many years Council has been strategically planning the development of a Community Precinct to include indoor and outdoor recreation, as well as other key community infrastructure. Council purchased Lot 202 from the Government of South Australia for the intended purpose of the Council developing a community recreation centre facility on the land. This intent and subsequent intent of the Council to rezone was acknowledged in the sale transaction – as follows:

12. REZONING OF THE LAND

12.1 The Vendor acknowledges that the Purchaser:

12.1.1 desires to acquire the Land for the purposes of constructing a new community recreation centre facility thereon (the **Intended Purpose**); and

12.1.2 intends to lodge an application for the Land to be rezoned after settlement, from a Business Neighbourhood Zone to a Community Facilities Zone within the meaning of those terms under the Planning and Design Code (the **Code**) established under the *Planning, Development and Infrastructure Act 2016* (SA) (the **PDI Act**) and the Vendor is supportive of the Purchaser progressing the requisite Statutory application for the change in zoning.

Additionally, Lot 201 has been retained in Government ownership with the intent to develop State Emergency Services and Sea Rescue Service facilities.

Furthermore, all remaining lots within the Affected Area have existing uses that are not supported under the current zone. These are detailed in **Table 2.1** on page 9.

This Code Amendment seeks the rezoning of the Affected Area from Business Neighbourhood to Community Facilities, as the current zoning does not envisage or support the facilities anticipated for, or currently existing within, the Affected Area. This is needed to:

- accommodate the development of sport, recreation, community and emergency services facilities within the Affected Area;
- align with the existing land uses and development within the Affected Area, such as a community centre, tertiary education provider, police station and courthouse.

The consolidation of key community infrastructure and services within the Affected Area will:

- rectify an anomaly and provide for a contiguous and orderly land use zone within the Affected Area.
- better serve residents with improved access to essential community and social infrastructure, such as tertiary education, passive and active recreation spaces, childcare, and emergency and health services.
- allow for better integration of design elements and connectivity, such as green spaces and community pathways, to support a cohesive precinct that encourages social interaction and civic participation.

2.2 Affected Area

The Affected Area comprises allotments as listed in Table 2.1 below.

Table 2.1 Affected Area Parcels

Property Address	Lot Number	DP	CT Volume	CT Folio	Current Use
42 Armstrong Road, Victor Harbor (VH)	Lot 2	D78035	6020	738	Community Centre
11-13 Ewen Terrace, VH	Lot 201	D127921	6264	792	Vacant Land
42A Armstrong Road, VH	Lot 202	D127921	6264	793	Vacant Land
15 George Main Road, VH	Lot 21	D28956	5379	672	Pump Station
17 George Main Road, VH	Lot 41	D70183	5957	531	Police Station
19 George Main Road, VH	Lot 102	D81439	6078	678	TAFE SA
Not Specified	Lot 203	D127921	6264	794	Median Strip
Not Specified	Lot 12	D47310	5467	601	Median Strip

The affected area comprises an area of approximately 142,000 square metres, is relatively flat and presently contains the following key land uses and infrastructure:

- Community Centre, and associated nursery and community garden
- Tafe SA building, also housing the Fleurieu Study Hub
- Police Station and Courthouse
- SA Water pump station

The area is bound by Council owned roads on three sides, being Armstrong Road, George Main Road and Ewen Terrace. The remaining side is bound by the Inman River. There is considerable vegetation within and surrounding the Affected Area which has been documented in Attachment E.4 - Flora and Fauna Assessment.

There are two vacant allotments within the Affected Area. Allotment 201 (11-13 Ewen Terrace) is owned by the Minister for Police Emergency Services and Corrections and as detailed above, has been set aside by the State Government for a future Sea Rescue and State Emergency Services (SES) depot and operations centre.

Allotment 202 (42A Armstrong Road) is owned by the City of Victor Harbor. The City of Victor Harbor purchased the land from the Department of Infrastructure and Transport (DIT) in 2021 in the long-term interest of the community, given its strategic significance as one of the last sizeable vacant land parcels remaining in the township area and for potential as a location for a much-anticipated community, sport and recreation precinct.

The area affected by the proposed amendment is shown in the map at **Attachment A** and in Figure 2.1 below.

Figure 2.1 Affected Area Plan



2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in Business Neighbourhood Zone in the Planning and Design Code (the Code).

It is also within the following overlays:

- Hazards (Flooding);
- Hazards (Bushfire – Urban Interface);
- Hazards (Flooding – General);
- Native Vegetation;
- Prescribed Water Resources Area;
- Traffic Generating Development;
- Urban Transport Routes; and
- Water Resources.

Note: This Code Amendment does not propose any changes to the overlays.

The Business Neighbourhood Zone contains policy relating to the provision of a variety of housing and accommodation types and compatible employment-generating land uses. The current zoning provides for community support services and community halls, ancillary to a variety of accommodation options, but does not envisage indoor recreational or emergency service facilities.

The existing and proposed uses of the land within the Affected Area, summarised below in Table 2.2, are not envisaged within this code policy.

A copy of the policies that apply within the Business Neighbourhood Zone is available in **Attachment B – Current Code Policy**.

Table 2.2 Summary of Current and Proposed Land Uses

Property Address	Current Use	Proposed Use	Owner
42 Armstrong Road	Community Centre	No change	SA Health
11-13 Ewen Terrace	Vacant Land	SES / Sea Rescue storage and operations facility	Minister for Police Emergency Services and Corrections
42A Armstrong Road	Vacant Land	Regional Community, Sports and Recreation Precinct	City of Victor Harbor
15 George Main Road	Pump Station	No change	SA Water
17 George Main Road	Police Station and Court House	No change	Plenary Justice (SA)
19 George Main Road	Tafe SA Campus and Regional Study Hub	No change	Tafe SA

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone of Affected Area from the Business Neighbourhood Zone to the Community Facilities Zone
- Retain existing overlays
- Application of Concept Plan to Affected Area – Refer **Attachment F – Concept Plan**.

There are currently no subzones or Technical Numerical Variations (TNV) applied to the land.

This Code Amendment does not intend to apply a subzone however the proposed Concept Plan would be applied within the Code as a TNV.

The Community Facilities Zone contains policy relating to the provision of a range of community, educational, recreational and health care facilities, consistent with the existing and proposed use of the Affected Area. Specifically, the zone envisages the following development types consistent with existing and proposed uses for the Affected Area:

- Childcare facility
- Community facility
- Educational facility
- Emergency services facility
- Health care facility
- Indoor recreation facility
- Office association with community service
- Recreation area

The proposed policy detail and proposed spatial application are shown in **Attachment C**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which require that engagement is:

- genuine
- inclusive and respectful
- fit for purpose
- informed and transparent
- reviewed and processes improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners and occupiers, relevant State agencies, utility providers and the state members of Parliament for the electorates in which the Code Amendment applies;
- information will be provided to the public generally via the Plan SA Have Your Say website; and
- interested parties will have the opportunity to provide a written submission via the Plan SA Have Your Say website or by email or post to the City of Victor Harbor.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

1. Online on the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or use your smart phone to scan the below code.



2. Providing a written submission via email to localgov@victor.sa.gov.au
3. Hard copy over the counter at the City of Victor Harbor Civic Centre, 1 Bay Road Victor Harbor SA 5211
4. Via post to:
City of Victor Harbor
Attn: Graham Pathuis – Director Community and Development
PO Box 11
Victor Harbor SA 5211



3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the Code Amendment which stakeholders and the community can influence (i.e. are negotiable) are:

- whether the Community Facilities Zone is the most appropriate Zone for the Affected Area;
- whether there are any gaps in the investigations undertaken to consider the impact of the rezoning on the surrounding area.

Aspects of the project which stakeholders and the community cannot influence (i.e., are not negotiable) are:

- the geographic extent of the Code Amendment (i.e. the Affected Area);
- the intent of the Community Facilities Zone; and
- the policy wording within the Planning and Design Code.

3.4 What will happen with my feedback?

The City of Victor Harbor is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the City of Victor Harbor when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The City of Victor Harbor will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.



4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment has had regard to the Strategic Planning Outcomes of the State, including -

- Provision of strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.
- Strategically locate sports and recreational facilities to cater for community needs.
- Potential traffic management interventions to support the additional traffic movements arising from future development.
- Consideration of strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.
- Preservation of areas with recognised natural character and values, such as native vegetation and consideration of development that can co-exist with and safeguard biodiversity values and critical functions.
- Enhancement of the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.
- Ensure quality open space is within walking distance of all neighbourhoods to:
 - link, integrate and protect biodiversity assets and natural habitats
 - provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres
 - be multi-functional, multi-use
- Identification and consideration of the risk to people, property and the environment from exposure to natural hazards including extreme heat events and flooding.

4.1.2 Consistency with the State Planning Policies


State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.



The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents, including the:


- Community Plan 2030 – City of Victor Harbor
- Urban Growth Management Strategy - City of Victor Harbor
- Victor Harbor Sport, Recreation and Open Space Strategy 2023-2033 - (including Background and Needs Analysis Report) – City of Victor Harbor
- Greater Adelaide Regional Plan Discussion Paper – State Planning Commission
- Recreation Sport and Racing Strategic Plan 2021-2025 – Government of SA Office for Recreation, Sport and Racing.

This Code Amendment is considered to be consistent with the objectives in these strategic policy documents as shown in **Attachment D**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	<p>A level of on-site detention and retention may be required to manage stormwater resulting from anticipated future development of the Affected Area.</p> <p>Depending on the future development of the Affected Area, developers will need to engage with Council to identify the potential need for off-site works and any associated infrastructure agreement relating to such.</p>
Roads	<p>Mitigation measures through road upgrades may be required within and around the Affected Area to service anticipated future development.</p> <p>The City of Victor Harbor is proposing a Regional Community Sport and Recreation Precinct to be situated on a vacant parcel within the Affected Area. A review of the traffic generated by the proposed development has been undertaken and key mitigation measures and treatments advised in a Traffic Impact Statement, refer Attachment E.2.</p>



	The location and layout of new roads, as well as upgrades to existing, will be subject to future design, but will connect into the existing road network and have regard to the State and Council requirements.
State Infrastructure Planning	Response/Comment
Water, Potable Water and Sewer	<p>There are currently three water mains reticulating adjacent to the Affected Area.</p> <p>If the extent of development anticipated for the proposed Regional Community Sports and Recreation Precinct is realised, then upgrades to the water (meter and fire connection), potable water meter and sewer will be required, refer Attachment E.1 for detail.</p> <p>The Regional Community Sports and Recreation Precinct proposal used for the services report realises the development potential for the Affected Area and therefore it is not anticipated that services requirements will exceed what has been considered in the report.</p>
Electrical	The Affected Areas is serviced by electricity supply. Future development of the Affected Area will require augmentation to existing infrastructure, but this is not anticipated to be a barrier to future development. As above, the Electrical and Hydraulic Services Report assumes a Regional Community Sports and Recreation Precinct on the site and provides recommendations and costings for the necessary upgrades.
Communications	There is communications infrastructure available to the Affected Area. Some minor augmentation may be required to provide connections to future development.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment -

- Investigations to identify the capacity of existing infrastructure networks and any upgrades required to support future development (refer **Attachment E.1**)
- A Traffic Impact Statement prepared by an appropriately qualified traffic engineer, to identify matters pertaining to traffic generation (quantum and type) anticipated by the proposed Regional Community Sport and Recreation Precinct in the context of existing uses with the Affected Area (Refer **Attachment E.2**)

- A search of the Register of Aboriginal Sites and Objects through the Government of South Australia *Taa wika* Information Management System. (Refer **Attachment E.3**)
- High-level investigations to identify potential environmental impacts and mitigation measures, having consideration to native vegetation, flora and fauna and the Inman River (Refer **Attachment E.4**)

The City of Victor Harbor has also explored the use of a concept plan to identify opportunities for open space and connectivity throughout the site (Refer **Attachment F**). This was largely informed by the flora and fauna investigations and is proposed to restrict development in areas of high ecological value, within the Affected Area.

Details of the investigations, including outcomes and recommendations are contained in Table 4.2 below.

Table 4.2 Investigations Outcomes / Recommendations

Infrastructure and Servicing
<p>Outcomes</p> <p>This investigation was done in the context of a Regional Community Sport and Recreation Precinct, as detailed Figure 4.2.1 below. It is important to note that this was a concept at a point in time and whilst the intent remains it will not necessarily what will be built on the site. It does however demonstrate a proposal that realises the development potential of the site so is a good indicator of the services required.</p> <p>Water</p> <p>The proposed development site within the Affected Area, is not currently serviced by any water meters.</p> <p>There are currently three water mains reticulating adjacent to the site:</p> <ul style="list-style-type: none"> • 150mm reticulating along Ewen Terrace. • 150mm reticulating through an easement along the eastern side of the site. • 250mm reticulating through an easement along the eastern side of the site. <p>In the context of the proposed development, a 50mm water meter (with private metering by a strata body or similar) is recommended for the site. This meter is proposed to branch off Ewen Terrace.</p> <p>Fire</p> <p>In the context of the proposed buildings, multiple onsite fire hydrants (with fire booster) will be required. Final flow rates and booster requirements are to be determined during design phase.</p> <p>Reclaimed Water</p> <p>There is a 200mm SA Water reclaimed water main reticulating throughout the property.</p> <p>As there is reclaimed water in the area, SA Water will require non-potable water (i.e. irrigation), to be taken via this main. The final water meter size will be confirmed by a landscape consultant (if required).</p>

Sewer

There is no sewer infrastructure along the Ewen Terrace frontage of the site.

In the context of the proposed development, it is anticipated that a 150mm sewer connection will be required to service the site. As per SA Water's requirements all commercial sites are to be serviced by a 150mm sewer connection via a 225mm sewer main. This will involve a 440m long sewer mains upgrade back to the corner of Mayfield Terrace and Warne Street (subject to SA Water approval).

Gas

There is currently no gas infrastructure adjacent to the site. If gas is required on the site, it will need to be via either individual gas bottles (supplied by tenants) or a larger central LPG gas tank.

Electricity

The area currently has high voltage overhead lines running along Armstrong Road, as well as on George Main Road.

In the context of the proposed development, the site has been proposed to be supplied by a new 1.5MVA pad mount transformer to either Armstrong or George Main Roads.

NBN

The NBN infrastructure in this area is Fibre to the Premises (FTTP). This is the recommended network connection, which will utilise a fibre optic line running to the premises from the nearest available fibre node.

Recommendations:

Nil Planning and Design Code policy specific recommendations. Future development is to be undertaken in consultation with State and Local Government authorities and their respective requirements and recommendations are to be adhered to.

Traffic Impact


Outcomes

This investigation was done in the context of a Regional Community Sport and Recreation Precinct, as detailed **Figure 4.2.1** below. It is important to note that this was a concept at a point in time and whilst the intent remains it will not necessarily what will be built on the site. It does however demonstrate a proposal that realises the development potential of the site so is a good indicator of traffic generation and impact.

In the context of the proposed development, the traffic generated during the weekday AM, weekday PM and Saturday midday peak hours are 362, 628 and 627 movements respectively.

Armstrong Road Site Access

The existing vehicle access to Armstrong Road will be the primary access route into and out of the proposed development. Based on the high volumes of traffic expected to turn right into the development during the afternoon peak hour, a full length channelised right turn treatment (CHR) is warranted at this location and a full



auxiliary left turn lane (AUL) treatment is marginally warranted based on traffic volumes during the weekday PM peak period. The existing access to Armstrong Road already includes a full auxiliary left turn lane which is considered appropriate to cater for the predicted traffic generated by the proposed development.

Ewen Terrace Site Access

The expected traffic volumes at the Ewen Terrace site access are too low to warrant any higher order intersection treatments. The minimum requirement for a basic left and basic right (BAL / BAR) treatment is considered adequate for this access.

George Main Road and Ewen Terrace Intersection

Based on the anticipated traffic volumes a short right turn auxiliary lane CHR(s) is warranted for this intersection following the proposed development. Note that the existing traffic volumes at the intersection do not warrant a higher-order right turn treatment other than the minimum requirement for a BAR treatment. For the left turn movement, the minimum requirement of a BAL treatment is considered to be adequate.

Armstrong Road and Crozier Road Intersection

This intersection features an existing AUR treatment (note AUR treatments are not preferred due to their poor safety performance). Based on the existing high traffic volumes at this location a CHR treatment is warranted at this intersection regardless of the development.

Recommendations

Retention of Traffic Generating Development and Urban Transport Routes overlays to ensure relevant policy is applied to future development. Future development to be undertaken in consultation with Government authorities and traffic professionals and their respective requirements and recommendations adhered to.

Aboriginal Sites and Objects

Outcomes

The central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by Aboriginal Affairs and Reconciliation (AAR), has no entries for any of the allotments within the Affected Area.

Whilst no objects have been identified through the register, objects may still exist in the Affected Area.

Recommendations

When development occurs, any Aboriginal sites, objects or remains discovered on the land, will be reported to the Minister. As the Affected Area is within 200 metres of a water course, specific consideration will be given to the discovery of objects. The proposed Concept Plans and existing overlays will ensure development is limited within proximity to the watercourse.



Flora and Fauna

Outcomes

Refer **Figure 4.2.2** below for the survey areas that have been used to determine and assess ecological value within the Affected Area.

The Affected Area is mostly composed of more or less degraded areas of native vegetation.

Approximately 5.04 ha of the Survey area is composed of open introduced grassland maintained by regular mowing and extensively used by the public for recreational activities (e.g., dog walking). This area, designated as Site 10, represents an area of low ecological value based on the combination of a lack of remnant or regenerating native vegetation and the poor value of the habitat and resources offered to native fauna.

Site 10 represents the best area to undertake any future development and construction activities within the Survey area based on the lowest ecological impact.

Sites 11, 12, 13, and 14 consisted of areas of amenity plantings of mixed origin around buildings and associated infrastructure and have relatively low ecological value.

Remnant native vegetation as mapped by the NVIS occurs within Sites 3, 4, and 5, and these Sites have high biodiversity value within the Survey area based on the habitat and resources provided to native fauna and presence of remnant and regenerating native vegetation. Future development and construction activities should particularly minimise and avoid negative ecological impacts on Sites 3, 4, and 5.

The Inman River represents a significant ecological asset occurring within and adjacent to the Survey area and any future developments that have the potential to negatively impact the Inman River must be properly managed.

It should be noted that an SEB Area (Application Number: 2001_2094) occurs adjacent to the Survey area along the Inman River and has some partial overlap between the cadastral boundary of the Survey area and the mapped boundary of the SEB Area. Care should be taken not to directly or indirectly impact this protected area.

Recommendations

The existing Prescribed Water Resources, Water Resources and Hazards (Flooding) overlays currently apply, and are proposed to continue to apply, to the Affected Area. The policy associated with these layers include restrictions in terms of development free buffers to the water course – to both protect the water course and protect infrastructure from flooding events. Further protection is proposed through the use of a concept plan, refer **Attachment F**.

The proposed application of the concept plan to the Affected Area, further protects the ecological value of the site as well as provides a clear special indication of the open space areas and passive recreation corridors.

Figure 4.2.1 Development Concept Used for Services and Traffic Reports

The Precinct
Victor Harbor Leasing Plan

Type	Built Form	Future Expansion
Recreation	6650m ²	500m ² + 750m ² + 750m ² + 650m ² + 1300m ²
F & B	1500m ²	1500m ²
Childcare	2115m ²	

Carparks - 476

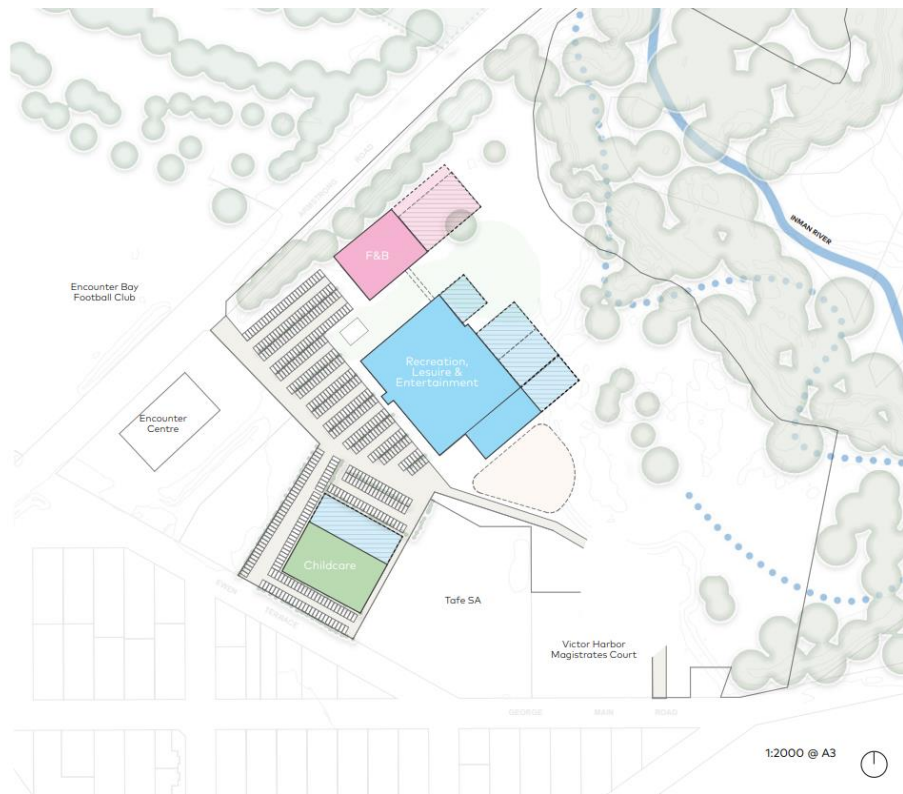


Figure 4.2.2 Flora and Fauna Survey Areas





5. Attachment E – Investigations

Report Title	Author	Attachment
Electrical and Hydraulic Services Report	TMK Engineers	E.1
Traffic Impact Statement	HDS Australia	E.2
Register of Aboriginal Sites and Objects Property Report	Aboriginal Sites Affairs and Reconciliation	E.3
Flora and Fauna Assessment	Ecosphere Ecological Solutions	E.4

6. Attachment F - Concept Plan