Adelaide Plains Council

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Notice is Hereby Given in accordance with the

Section 83 of the *Planning, Development and Infrastructure Act 2016*

that a Meeting of the

COUNCIL ASSESSMENT PANEL

will be held at the Two Wells Council Chambers

Old Port Wakefield Road, Two Wells

On

Wednesday 5 August 2026 at 5.30pm

George Jacks
Assessment Manager

Disclaimer:

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel, therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans in this Agenda are subject to copyright and should not be copied without authorisation.

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1. Acknowledgement

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

2. Attendance Record

3. Confirmation of Minutes

"that the minutes of the Council Assessment Panel meeting held Wednesday 4 February 2026, be accepted as read and confirmed."

4. Declaration of Interest

In accordance with Section 7 of the *Assessment Panel Members – Code of Contact* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

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

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

5. Reports of the Assessment Manager

5.1 Application No: 26004016

Combined application for boundary realignment and establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services (water storage, sewer pump station, stormwater basin), landscaping, entry signage and directional signage with the existing dwelling, shed and structures on Allotment 300 to remain.

Refer to Page 6.

5.2 Application No: 25012386

Establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.

Refer to Page 182.

6. Review of Assessment Manager Decision

Nil

7. Confidential Reports of the Assessment Manager

Nil

8. Relevant Authority Activities Report

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the CAP is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP and the Adelaide Plains Council Assessment Manager are the relevant authority;
3. Any deferred items previously considered by the CAP; and
4. Any matters being determined by the State Commission Assessment Panel (SCAP) or the State Planning Commission (SPC).

Recommendation

The Council Assessment Panel receive and note the information.

Development Application appeals before the ERD Court in Adelaide Plains Council

Relevant Authority: Council Assessment Panel			
DA Number	Address	Description of development	Status
24010703	81 Wasley Road Korunye	Retrospective change of use of a dwelling and portion of the land to a place of worship together with associated alterations to the existing building, new external toilets and on-site car parking comprising the provision of 40 designated on-site car parking spaces with an additional overflow parking area that can accommodate up to 40 vehicles, plus signage in the form of banners	Under Appeal

Relevant Authority: Assessment Manager			
DA Number	Address	Description of development	Status

Relevant Authority: State Commission Assessment Panel			
DA Number	Address	Description of development	Status

Deferred CAP Items

DA Number	Address	Description of development	Status

Development Applications pending determination by SCAP/SPC

DA Number	Address	Description of development	Status

9. Other Business

9.1 Terms of Reference

9.2 Meeting Procedures

10. Meeting Close

Application Number	26004016
Applicant	Beltana Property Group
Nature of Development	Combined application for boundary realignment and establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services (water storage, sewer pump station, stormwater basin), landscaping, entry signage and directional signage with the existing dwelling, shed and structures on Allotment 300 to remain.
Subject Land	9 NOBLE CR TWO WELLS SA 5501 & 9A NOBLE CR TWO WELLS SA 5501
Zone	Neighbourhood Zone
Subzones	N/A
Overlays	Affordable Housing Native Vegetation Prescribed Wells Area Signif Retirement Facility Supported Accom Sites Traffic Generating Development
Technical Numeric Variations (TNVs)	N/A
Lodgement Date	18 February 2026
Relevant Authority	Adelaide Plains Council Assessment Panel
Category of Development	Code Assessed - Performance Assessed
Public Notification	12 May 2026 - 1 Jun 2026
Statutory Referrals	Environment Protection Authority
Assessing Officer	George Jacks – Assessment Manager
Recommendation	Approval with conditions

PROPOSAL

The application seeks Planning Consent for the establishment of a residential park (over-50s lifestyle village), associated land division by boundary realignment, and associated site works.

The proposal comprises the construction of 16 detached single-storey dwellings - 3 two-bedroom dwellings and 13 three-bedroom dwellings, arranged around an internal private road network.

Four of the three-bedroom dwellings incorporate double garages, with the remaining dwellings provided with single garages. Each dwelling includes private open space, driveway parking and associated landscaping.

A residents' clubhouse is proposed adjacent the site entrance to provide communal facilities for residents. The development also includes three shared visitor car parking spaces adjacent the clubhouse, including one accessible parking space.

Vehicle access is proposed via a new two-way crossover from Noble Crescent, connecting to an internal road network servicing all dwellings. The internal road network has been designed to accommodate two-way traffic where required, service vehicles, emergency vehicles and refuse collection vehicles, with all vehicles able to enter and exit the site in a forward direction.

The proposal also includes associated pedestrian paths, visitor parking, street lighting, landscaping, fencing and common open space.

The development also proposes the removal of existing vegetation and the establishment of replacement landscaping throughout the site, including street trees, garden beds, turf areas and communal landscaped spaces. Stormwater is proposed to be managed on-site through a detention/infiltration basin and associated drainage infrastructure, with runoff retained within the site and disposed of by infiltration. Potable water and wastewater services are proposed to connect to the existing privately operated Alano reticulated infrastructure servicing the surrounding estate, with electricity supplied via underground reticulation.

In addition to the residential park, the application includes a boundary realignment between the subject allotment and the adjoining residential allotment to the south-east. The realignment is proposed to facilitate the residential park while still allowing the existing dwelling and residential use of lot 300 to be maintained.

The residential park will operate under an Operational Management Plan which provides for the ongoing management of the development, including site maintenance, waste management, vehicle speed limits, visitor parking, resident amenities and the operation of communal facilities.

A copy of the proposed plans and supporting documentation is provided as **Attachment 1**.

SUBJECT LAND AND LOCALITY

The subject land comprises Lot 11 contained in Certificate of Title Volume 5925 Folio 895, and lot 10 contained in Certificate of Title Volume 5925 Folio 894, commonly known as 9 and 9A Noble Crescent Two Wells.

The subject land is located on the northern side of Noble Crescent and comprises an irregularly shaped allotment with a total area for both allotments of approximately 1.3 hectares. The land is currently developed with an existing detached dwelling, associated domestic outbuildings, ancillary structures, established, mature vegetation and vehicular access.

The subject land is situated within an established residential area of the Two Wells township The surrounding locality comprises a mixture of detached dwellings, educational uses and open space.

Residential development adjoins the site to the west and south along Noble Crescent and Old Mallala Road. Immediately east of the subject land is the Two Wells Primary School oval, with the Two Wells Primary School campus located further south. Land to the north is currently vacant and undeveloped.

The locality is serviced with the Two Wells Primary School and main street located within convenient proximity of the subject land.



Figure 1 - Aerial imagery of subject land and locality

ASSESSMENT PATHWAY

The Planning and Design Code (the Code) classifies development into categories within each relevant Zone. The subject land is within the Neighbourhood Zone.

The proposed elements of development in this instance are not prescribed as "accepted", "deemed to satisfy" or "restricted" development in the Zone and, as such is "performance assessed" pursuant to Section 107(1) the *Planning, Development and Infrastructure Act 2016* (the Act). It is therefore to be assessed on its merits against the relevant provisions of the Code.

RELEVANT AUTHORITY

Given representations were received following public notification, the Council Assessment Panel is the relevant authority.

PUBLIC NOTIFICATION

Each zone contains a 'Procedural Matters – Notification' table that sets out the kinds of developments that are exempt from requiring public notification. The application comprises multiple performance

assessed elements, including a land division (boundary realignment) and a Residential Park. While the land division component is a class of development excluded from notification under Table 5 – Procedural Matters (PM) – Notification, the Residential Park is not. In accordance with the Interpretation provisions of Table 5, where an application involves multiple performance assessed elements, all performance assessed elements require notification unless every performance assessed element is excluded. Accordingly, the application was subject to public notification.

The application underwent public notification from 12 May 2026 to 1 June 2026, with adjoining property owners directly notified by mail (refer to Figure 2). The applicant nominated the Adelaide Plains Council to undertake the placement of the public notice on the subject land. Accordingly, Council erected an A3 public notice in a location visible from the public road, where it remained for the duration of the notification period in accordance with the requirements of Practice Direction 3 – Notification of Performance Assessed Development Applications.

All public notification documents were also available on the PlanSA portal for the duration of the notification period.

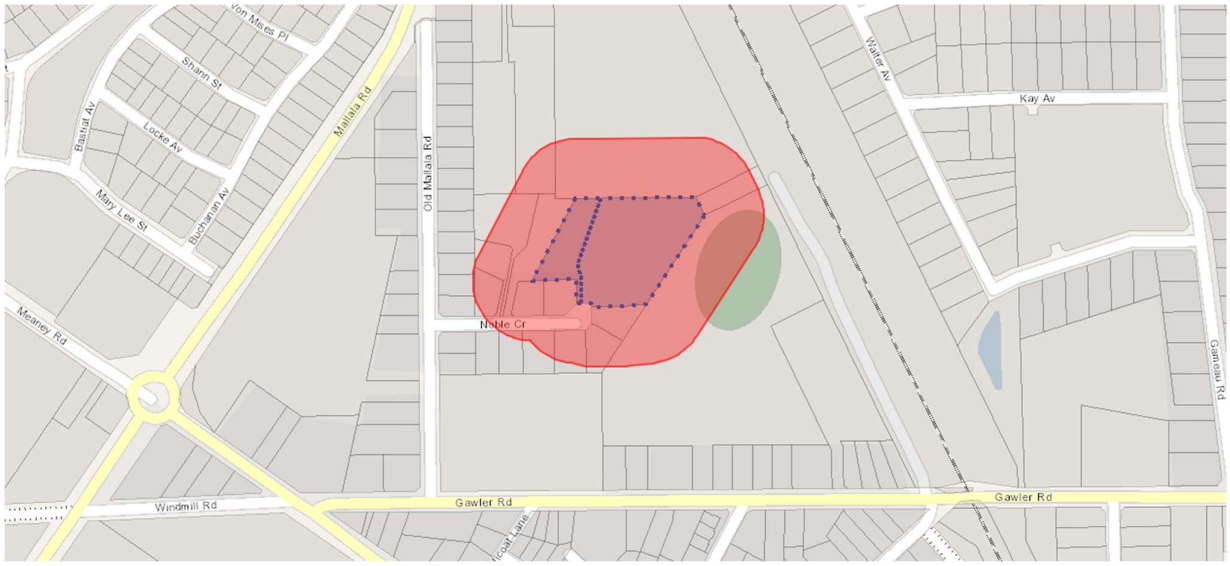


Figure 2 - Public notification 60m buffer

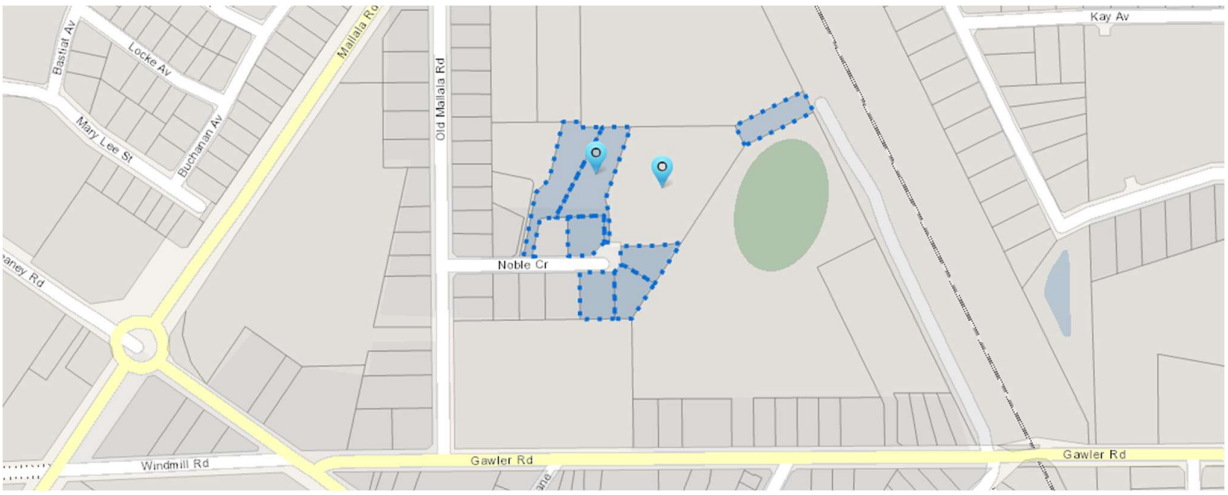


Figure 3 - Map of Location of Representations in relation to the subject land

REPRESENTATIONS

Nine representations were received. One was received after the notification period concluded, is invalid and not included below:

Name	Address	Position	Wish to be heard
Damien Emmins	PO BOX 831, Two Wells SA 5501	Oppose	No
Rob Heaslip	PO BOX 493, Two Wells SA 5501	Oppose	No
Peter Best	PO BOX 112, Two Wells SA 5501	Support with concern	No
Ken Williams	PO BOX 315, Two Wells SA 5501	Support	No
Jennifer Dowling	PO BOX 514, Two Wells SA 5501	Oppose	No
Alexis Kermanidis	PO BOX 1216, Two Wells SA 5501	Oppose	No
Gary Farr	PO BOX 481, Two Wells SA 5501	Oppose	No
Amanda Farr	PO BOX 481, Two Wells SA 5501	Oppose	No

The key issues raised in the representations were:

- Traffic and road safety: Concerns regarding increased traffic volumes, construction traffic, vehicle speeds, visitor parking, pedestrian safety and the suitability of Noble Crescent to accommodate additional vehicle movements associated with the development.
- Residential amenity: Concerns that the development would reduce the quiet residential character of Noble Crescent through increased traffic, noise, activity and the introduction of communal facilities.
- Privacy and interface impacts: Concerns regarding the proximity of the proposed dwellings, internal roads and communal facilities to adjoining residential properties, including potential overlooking and the removal of existing vegetation that currently provides privacy.

- Neighbourhood character and density: Concerns that the scale and density of the Residential Park is inconsistent with the existing character of the locality and would alter the perceived country-town atmosphere of the area.
- Infrastructure capacity: Concerns regarding the adequacy of existing water supply, drainage, wastewater infrastructure and other essential services to accommodate the proposed development.
- Construction impacts: Concerns regarding construction traffic, dust, noise and potential damage to local roads and adjoining properties during the construction phase.
- Environmental impacts: Concerns regarding the removal of existing vegetation, loss of habitat for native fauna, dust generation and the retention of existing trees along property boundaries.
- Development design and operation: Concerns regarding the location of the wastewater pump station, fencing, access to communal facilities, fire safety and the overall layout of the development.
- Support for the proposal: Representations in support considered the development would provide needed housing for older residents and that a residential park of this nature would have relatively low impacts on surrounding properties and local infrastructure.

The representations together with the response from the applicant can be found in ***Attachment 2***.

EXTERNAL REFERRALS

South Australian Water Corporation referral

The application was referred to SA Water in relation to the proposed land division component of the development.

SA Water raised no objection to the proposal, subject to standard servicing requirements. SA Water advised that the subject land is located within a current Augmentation Charge Area and that the applicable gazetted augmentation charges are payable by the developer.

SA Water further advised that water network infrastructure is located in close proximity to the site. A servicing investigation will be undertaken following the provision of detailed development information to determine the servicing strategy and whether any augmentation works are required to facilitate the development. Any applicable augmentation charges, connection fees, extension fees and capacity upgrade charges will be payable by the developer. SA Water also noted that it may contribute to the cost of any required network upsizing works.

State Planning Commission

The application was referred to the State Planning Commission (Planning and Land Use Services) in relation to the proposed land division component of the development.

The State Planning Commission raised no objection to the proposal, subject to a standard clearance requirement. The Commission advised that, prior to the issue of a Land Division Certificate, a final plan complying with the Plan Presentation Requirements issued by Land Services SA must be lodged with the State Planning Commission. The applicable Land Division Registration Fee is also payable at the time of lodgement.

An advisory note was also provided reminding the developer of the requirements under the *Telecommunications Act 1997* and the Commonwealth's *Telecommunications in New Developments Policy* regarding the provision of fibre-ready telecommunications infrastructure within new developments.

The responses can be found in ***Attachment 3.***

INTERNAL REFERRALS

Infrastructure & Environment

Council's Infrastructure and Environment (I&E) section reviewed the proposed access, traffic and stormwater arrangements.

Initial comments sought clarification on how stormwater would be managed once directed to the proposed detention basin, including whether any discharge to Noble Crescent was proposed and the potential for downstream flooding impacts. Concern was also raised that the basin may retain water for extended periods during wetter conditions. The applicant subsequently provided amended civil plans and stormwater calculations confirming that the basin is designed without an outlet and that stormwater would be retained and managed onsite through detention and infiltration. I&E has since confirmed that the amended stormwater assessment is acceptable.

I&E also reviewed the traffic and access arrangements and confirmed that these are acceptable. The amended civil plan identifies a new two-way crossover from Noble Crescent to be constructed in accordance with Council standards. The existing street tree at the crossover location has been approved for removal.

I&E further advised that the existing footpath along Noble Crescent should be extended by approximately 21 metres to connect with the new crossover. The applicant contends that the existing compacted gravel verge provide an adequate pedestrian connection.

The proposed access also crosses an existing driveway area which, while not comprising a formal constructed footpath, is relatively flat and walkable.

Given the limited length of the affected section, its location outside the subject land and the minor nature of the pedestrian-access deficiency, the footpath extension is not considered necessary and will not be required as part of the development.

Environmental Health

Council's Environmental Health Officer reviewed the proposed wastewater servicing arrangements and confirmed that the development is proposed to connect to the existing privately operated Alano wastewater network via a pump station.

The Environmental Health Officer advised that any extension of the existing Alano wastewater network will require approval from SA Health, as the relevant authority under the *South Australian Public Health (Wastewater) Regulations*. Concerns were also noted regarding the operation and capacity of the existing treatment plant, with these matters to be referred to SA Health for consideration as part of any wastewater approval process.

It was recommended that planning approval not be finalised until confirmation is obtained that the development can connect to the existing Alano wastewater network. Following the applicant's response to the Request for Further Information, including the provision of correspondence from Alano confirming servicing capacity, it is considered that any outstanding approvals required from SA Health be addressed via a Reserved Matter pursuant to section 102(3) of the PDI Act, should the Panel be of a mind to support the proposal.

ASSESSMENT

Seriously at Variance

With reference to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is first necessary for the Relevant Authority to consider whether the proposal is seriously at variance with the Planning and Design Code and, if so, it must not grant Planning Consent.

In *Geber Super Pty Ltd v The Barossa Assessment Panel* [2023] SASC 154, the Supreme Court confirmed that the Relevant Authority must consider the fundamental nature of the proposed development and its alignment, or otherwise, with the provisions and intent of the Code when read as a whole.

The subject land is within the Neighbourhood Zone, which primarily seeks residential development that supports a range of housing needs and complements the existing local context. The proposal comprises a Residential Park containing 16 single-storey dwellings, an ancillary residents' clubhouse, communal open space, landscaping, internal roadways and shared infrastructure, together with a boundary realignment.

Although a Residential Park is not expressly identified as an envisaged use, the proposal is fundamentally residential in nature and would provide a managed form of independent living accommodation for older residents and downsizers. Its single-storey built form, residential appearance and associated communal facilities are broadly consistent with the residential purpose and intent of the Zone.

Upon consideration of the Neighbourhood Zone provisions, the proposal is considered not seriously at variance with the Planning and Design Code.

Overlays

The overlays relevant to this proposal are discussed as follows:

Affordable Housing

The parameters are not applicable as affordable housing is not proposed and the land division component does not create allotments sufficient to be considered.

Native Vegetation

The subject land contains established vegetation however the applicant has advised that the vegetation comprises exotic or planted species rather than native vegetation. An arborist engaged by the applicant has consulted with the Native Vegetation Council, which confirmed that no native vegetation is present on the land.

The proposal will not result in the clearance of native vegetation, threatened species habitat or ecological values protected by the Overlay. The proposed replacement landscaping will introduce new trees and planted areas throughout the development, including within communal areas and around the stormwater basin. The proposal is therefore considered to adequately address the intent of the Native Vegetation Overlay.

Prescribed Wells Area

The proposal comprises a Residential Park that will be serviced by the existing SA Water mains supply via the Alano reticulated water network and does not involve the extraction or taking of groundwater. The development is not expected to place additional pressure on groundwater resources or require a water license under the *Landscape South Australia Act 2019*.

Significant Retirement Facility and Supported Accommodation Sites

The proposal is not for a retirement facility or supported accommodation as defined by the Planning and Design Code. It is a Residential Park operating under the *Residential Parks Act 2007*, although it is directed toward an over-50s clientele and will provide a managed form of independent living broadly comparable in function to retirement-style accommodation.

On that basis, the Overlay provisions are not directly applicable to the proposal. However, they remain relevant context because they identify the subject land as suitable for accommodation serving the needs of an ageing population.

The proposed dwellings are single storey and domestic in scale, with an ancillary clubhouse and communal facilities provided for residents. The clubhouse is subordinate to the residential use and intended to support resident recreation, social interaction and wellbeing, consistent with the general intent of PO 1.1. No shops, offices or consulting rooms are proposed.

The built form is substantially lower than the scale contemplated by DPF 2.1, which allows buildings of up to four levels and 15 metres in height on sites of this size. The proposal adopts a low-rise residential form that is more closely aligned with the surrounding neighbourhood and limits potential impacts associated with massing, overlooking, overshadowing and visual dominance. The siting, scale and proportions of the dwellings are therefore considered to respond positively to the local context and adjoining residential uses.

Although the proposed land use is not a retirement facility or supported accommodation, it would provide housing specifically directed toward a specific age group on land identified for ageing-related accommodation.

Traffic Generating Development

The subject land is located more than 250 metres from both Gawler Road and Mallala Road, which are State-maintained roads. The proposal does not meet any of the referral thresholds identified in the Overlay and a referral to the Commissioner of Highways was not required.

The submitted Traffic Impact Assessment estimates the development will generate approximately 39 vehicle movements per day, representing a relatively low level of traffic generation. Access is proposed via a new two-way crossover to Noble Crescent, with the internal road network designed to safely accommodate resident, visitor, service and emergency vehicles and allow vehicles to enter and leave the site in a forward direction.

Council's I&E section reviewed the proposed traffic and access arrangements and confirmed they are acceptable. Given the low forecast traffic generation and the separation from the State-maintained road network, the proposal is not expected to adversely affect the safety, efficiency or functional performance of the surrounding road network and is considered to satisfy the intent of the Traffic Generating Development Overlay.

Technical Numerical Variation (TNV)

The application includes a boundary realignment resulting in a proposed allotment of 9,838 square metres for the Residential Park and an allotment of 3,350 square metres containing the existing dwelling and associated structures.

Both resultant allotments exceed the minimum site-area variation applicable to conventional residential allotments. The proposed Residential Park buildings are also single storey and comply with the maximum building-height variations of 2 levels and 8 metres.

The Residential Park allotment has a relatively narrow frontage to Noble Crescent; however, the minimum-frontage variations are expressed in relation to conventional dwelling types and are not directly applicable to a single super allotment accommodating a managed Residential Park. The proposed access width and configuration have been separately assessed and are considered adequate for the intended development. Accordingly, the boundary realignment is not considered to conflict with the intent of the applicable Technical Numeric Variations.

Subzone

The subject land is not affected by any subzones.

Neighbourhood Zone

The Neighbourhood Zone seeks housing that responds to a range of needs and complements the existing local context, together with supporting services and community facilities that contribute to a convenient and liveable neighbourhood without compromising residential amenity or character.

Although a Residential Park is not expressly identified in DTS/DPF 1.1, its fundamental character is residential. The development would provide independent living accommodation directed toward older residents and downsizers, with the clubhouse and communal areas remaining subordinate to and associated with the residential use. The proposal accords with the Zone's emphasis on predominantly residential development and housing diversity.

The associated boundary realignment would create a large allotment of approximately 9,838 square metres for the Residential Park and retain an allotment of approximately 3,350 square metres containing the existing dwelling, shed and associated infrastructure. Both resulting allotments remain suitable for their intended purposes. The Residential Park allotment is substantially larger than the minimum site-area variation applicable to conventional dwelling development, while the balance allotment retains practical access, adequate private open space and the existing wastewater system. Although the Residential Park allotment has a narrow frontage to Noble Crescent, this reflects its configuration as a single managed development rather than a conventional dwelling allotment.

The development would contain multiple dwellings on one allotment and therefore does not satisfy DTS/DPF 2.1. However, this criterion is not determinative of performance-assessed development. The overall site area equates to an average of approximately 615 square metres per dwelling when common areas are included, which is not an excessive residential density in the context of the Zone. The layout also provides communal landscaping, private open space and separation between buildings, avoiding an overly constrained or intensive form of development.

The proposal has an estimated site coverage of approximately 30–40%, below the 60% parameter in DTS/DPF 3.1. Sufficient space is retained around the dwellings for landscaping, light, vehicle circulation

and stormwater management. Although the internal arrangement is more compact than the prevailing detached-dwelling pattern along Noble Crescent, the low site coverage and extensive common landscaping assist in moderating the visual amenity of the development.

All proposed dwellings and the clubhouse are single storey and remain below the applicable maximum building height of two levels and 8 metres. The low-rise form is consistent with the scale of surrounding residential development and avoids unreasonable overlooking, overshadowing or visual dominance.

The buildings are located internally within the site rather than presenting directly to Noble Crescent. The existing dwelling on the balance allotment would continue to address the street, thereby largely maintaining the established streetscape presentation. The Residential Park entrance would be visible from Noble Crescent, but the access, landscaping, fencing and modest entry signage provide an orderly transition into the development.

Ancillary infrastructure, including the water tank, wastewater pump station, main switchboard, stormwater basin, fencing and communal facilities, is integrated into the broader site layout. These elements are generally located away from the public street and are screened or softened by fencing and landscaping. Their siting and scale are not expected to detract materially from adjoining residential properties or the appearance of the development.

The proposed entry sign is limited to identifying the Residential Park and is 1.7 metres high and 1.5 metres wide. It is non-illuminated and modest in scale. The signage is therefore unlikely to detract from the residential character of Noble Crescent and is consistent with PO 12.1.

While the proposal introduces a different residential model and a greater concentration of dwellings than the existing pattern immediately surrounding the site, its residential function, single-storey scale, moderate site coverage, extensive landscaping and managed operation provide a reasonable response to the intent of the zone. Importantly, the proposed residential yield is not materially greater than what could reasonably be expected if the land were developed for conventional residential purposes. Based on the size of the allotment, a conventional land division could reasonably accommodate a similar number of residential allotments and dwellings.

While the proposal adopts a different housing type, it is not considered to result in a materially greater residential intensity than that envisaged by the Zone.

General Development Policies

Advertisements

PO 1.1, PO 1.3, PO 2.1, PO 3.1 and PO 4.1 The proposal includes a single-entry identification sign associated with the Residential Park. The sign is modest in scale, located wholly within the subject land

and integrated with the entrance treatment and landscaping. It is limited to identifying the development and does not include unrelated promotional content.

The proposal does not involve multiple signs or a proliferation of advertising that would create visual clutter. The sign is non-illuminated and therefore would not result in light spill or adversely affect nearby sensitive receivers. Its location, scale and content are compatible with the residential setting and are considered to satisfy the relevant

Clearance from Overhead Powerlines

PO 1.1 The submitted plans do not identify any above ground powerlines within or immediately adjoining the proposed development area. The applicant has also declared that development undertaken in accordance with the submitted plans will comply with the applicable minimum safety-clearance distances from overhead powerlines.

Design

PO 1.3 The existing dwelling on the boundary realignment allotment is retained, maintaining the established streetscape presentation, while the Residential Park is largely internalised behind this allotment. The proposed clubhouse adopts a domestic scale and appearance, and the dwellings incorporate articulated façades, varied materials, roof forms and front entries orientated toward the internal roadway.

PO 1.5 Waste collection, visitor parking, service infrastructure and communal facilities are integrated into the overall site layout to minimise visual impacts. Bin storage areas and utility infrastructure are screened through fencing and landscaping, while the clubhouse and associated communal facilities are positioned internally within the development rather than dominating the public realm. The proposal therefore minimises the visual impact of service areas consistent with the intent of the policy.

PO 2.1 The layout increases opportunities for passive surveillance throughout the development. Each dwelling incorporates habitable room windows and entries overlooking the shared internal roadway, while the centrally located clubhouse overlooks communal open space and internal vehicle and pedestrian movements. This provides good natural surveillance of communal areas and contributes to resident safety.

PO 2.2 The development distinguishes between public, communal and private spaces. Noble Crescent provides the public interface, the internal roadway functions as shared circulation space, landscaped open space and the clubhouse provide communal facilities and each dwelling includes private areas separated by fencing and landscaping.

PO 2.3 The development provides a safe and legible point of entry via a new two-way crossover from Noble Crescent. Internal roads and pedestrian pathways provide direct connections between visitor parking, the clubhouse and each dwelling, allowing convenient access for residents, visitors and service vehicles.

PO 3.1 & PO 3.2 The landscape plan incorporates communal open space, shade trees, garden beds, irrigated turf and planting throughout the development. Landscaping softens the appearance of built form and parking areas, improves visual amenity, provides shade, contributes to stormwater infiltration and enhances biodiversity. The proposed planting is integrated throughout the site and will create an attractive residential setting whilst supporting the long-term amenity of the development.

PO 4.1, PO 4.2 & PO 4.3 The dwellings are single storey and incorporate contemporary residential design principles, including windows, private open space and building orientation that allows access to natural light and ventilation.

PO 5.1 Stormwater will be managed through an integrated drainage system incorporating infiltration measures and a landscaped detention basin. Runoff will be retained and managed on-site without adversely affecting adjoining land or the surrounding drainage network.

PO 7.2–PO 7.7 Parking areas are centrally located within the development and are screened from Noble Crescent by the retained frontage allotment, landscaping and the internal site layout. Visitor parking is distributed throughout the development and integrates with landscaped areas and street trees to reduce visual impacts. Pedestrian paths provide safe and direct connections between parking areas, communal facilities and dwellings. Stormwater from parking areas is managed through integrated landscaping and drainage infrastructure, including infiltration measures and the landscaped detention basin.

PO 10.1 The proposed dwellings are single storey and are separated by internal roads, landscaped areas and fencing. The layout and orientation of dwellings, together with private open space design, minimise opportunities for unreasonable overlooking between dwellings and adjoining residential properties.

Infrastructure and Renewable Energy Facilities

PO 11.1 & PO 11.2 The proposal will be supplied with potable water from the existing SA Water mains connection servicing the site. The application proposes that water from the existing SA Water meter will be directed to an on-site potable water balancing tank before being distributed throughout the Residential Park via a private reticulation system operated by Alano Water. The applicant has undertaken a flow test of the existing SA Water connection confirmed that the existing supply has sufficient capacity to service the proposed development, with the balancing tank providing storage and allowing water to be drawn from the SA Water network progressively over a 24-hour period to reduce peak demand.

Interface between Land Uses

PO 1.1 & PO 1.2 The proposal establishes a residential land use within the Neighbourhood Zone, where residential development is envisaged. The surrounding locality is characterised by existing residential development, educational facilities and vacant land for potential future residential expansion. The development has been designed with appropriate setbacks, landscaping, internal roadways and communal open space to provide residential amenity while minimising impacts on adjoining land.

PO 4.1 The Residential Park is a residential land use that is not expected to generate unreasonable noise impacts beyond those normally associated with domestic living. Vehicle movements are limited to residents and visitors, while the clubhouse is intended solely for the use of park residents. The nature and intensity of these activities would be broadly comparable to the noise and vehicle movements that could reasonably arise if the land were conventionally divided and developed for residential purposes. The scale and nature of the development are therefore compatible with surrounding residential uses and are not expected to adversely affect the amenity of adjoining sensitive receivers.

PO 4.4 The internal layout separates dwellings from the main vehicle access and visitor parking areas where practicable, while the internal road network operates at low vehicle speeds and volumes typical of a residential environment. The resulting acoustic conditions would be similar to those expected within a conventional residential subdivision, where dwellings are also exposed to local access roads, driveways and visitor vehicle movements.

PO 6.1 & PO 6.2 The application proposes low-level bollard lighting within the Residential Park for nighttime circulation and security. The engineering Design Brief identifies a vandal-resistant, warm-white bollard luminaire and states that the lighting design will minimise light spill to adjoining properties. Given the low-level form of lighting proposed and its location within the development, it is not expected to cause unreasonable light spill to adjoining residential land or glare to road users.

Land Division

PO 1.1 The boundary realignment creates an allotment of 3,350m² containing the existing dwelling, shed and associated structures, and a separate allotment of 9,838m² accommodating the proposed Residential Park. Both allotments are of sufficient area, dimensions and configuration to accommodate their intended uses, associated access, parking, landscaping, services and stormwater infrastructure. The realigned boundary does not result in buildings being inappropriately divided between allotments or create an allotment that is incapable of functioning independently.

PO 1.2 The division responds appropriately to the physical characteristics and established development of the land. The existing dwelling and associated domestic structures are retained together on the frontage allotment, while the balance land forms a coherent site for the Residential Park. The land is generally flat and does not contain identified environmental or cultural features that would be fragmented or adversely affected by the proposed boundary.

PO 2.2 The realignment provides an appropriate spatial relationship between the retained dwelling and the Residential Park. The retained dwelling remains on a separate, generously sized residential allotment, while the Residential Park is contained within the balance allotment. Building setbacks, fencing and landscaping provide separation between the two uses and minimise potential privacy, noise and visual-interface impacts. As both allotments will retain residential uses, the potential interface effects are comparable to those that could arise from a conventional residential land division and are appropriately managed through the development layout.

PO 2.4 The division is integrated with the existing development, surrounding land uses, transport network and available infrastructure. Both allotments retain direct access to Noble Crescent, and the Residential Park uses a defined access point connected to its internal private road network. The configuration also allows the existing dwelling to remain independently serviced while the Residential Park is provided with its own coordinated utility, wastewater and stormwater infrastructure.

PO 2.5 The land division and built-form components are proposed together, ensuring that the boundaries, access, servicing and stormwater arrangements are coordinated rather than relying on uncertain future development.

PO 2.8 The applicant has confirmed that vegetation proposed for removal is exotic and that the Native Vegetation Council has been consulted. Replacement landscaping and tree planting are proposed throughout the Residential Park, maintaining and enhancing the landscaped character of the site.

PO 3.1 Both resulting allotments have practical access to Noble Crescent, an existing sealed, all-weather public road. The retained dwelling will continue to use its established access arrangements, while the Residential Park will be served by a two-way crossover and internal private road network designed to accommodate residents, visitors, service vehicles and emergency vehicles. The division therefore does not create any landlocked or inadequately accessed allotment.

PO 4.1 SA Water and the State Planning Commission raised no objection to the division, subject to standard servicing investigations, connection requirements and augmentation charges. The allotment configuration provides sufficient flexibility for electricity, telecommunications, potable water and wastewater infrastructure to be installed and maintained without unreasonable encroachment on buildings or functional areas.

PO 4.2 Wastewater from the Residential Park is proposed to be managed through an extension of the Alano wastewater system. Alano has confirmed capacity to service the proposal; however, SA Health approval is recommended as a reserved matter. Subject to that approval, wastewater can be collected, treated and disposed of without unreasonable risk to public health or the environment. The retained dwelling will continue to use its existing servicing arrangements.

PO 4.4–PO 4.6 The proposed detention basin forms part of the integrated stormwater system and is positioned within a landscaped area of the Residential Park. The basin is designed to temporarily detain and infiltrate stormwater rather than operate as a permanent wetland.

PO 7.1 and PO 7.2 The common internal access network is supported by a coordinated stormwater-management system incorporating collection infrastructure, infiltration measures and a landscaped detention basin. The amended stormwater proposal was reviewed and accepted by Council's I&E section. These arrangements are comparable to the drainage infrastructure that would be required if the land were conventionally divided and developed as a residential subdivision.

Transport, Access and Parking

PO 1.1 The proposal is appropriately integrated with the existing transport network through a single two-way access from Noble Crescent. The submitted traffic assessment estimates that the Residential Park will generate approximately 39 vehicle trips per day, which is a modest volume that can be accommodated by the surrounding local road network without materially affecting its safety or functional performance. Council's I&E section reviewed the traffic and access arrangements and raised no objection, subject to the crossover being constructed to Council standards.

PO 1.4 The internal road layout provides sufficient space for residents, visitors, service vehicles and emergency vehicles to enter the site, circulate, access parking areas and leave without queuing or undertaking manoeuvres on Noble Crescent. Loading, waste collection and vehicle turning can occur within the boundaries of the Residential Park, minimising interruption to the operation of the public road and adjacent pedestrian areas.

PO 2.1 and PO 2.2 The proposed crossover is positioned on a straight section of Noble Crescent where suitable sightlines are available for vehicles entering and leaving the site.

PO 3.1 The proposed two-way crossover will provide safe and convenient access to the Residential Park while minimising interruption to Noble Crescent. The crossover is separated from road intersections and will be constructed in accordance with Council's infrastructure standards. The modest traffic volumes generated by the proposal are not expected to cause unreasonable delay, congestion or safety impacts on the public road.

PO 3.3 The access has been designed to accommodate the nature and volume of traffic expected from 16 dwellings, visitors, the clubhouse and occasional service or emergency vehicles. Its two-way configuration allows vehicles to enter and leave simultaneously and avoids reliance on informal passing or queuing within the road reserve.

PO 3.4 The access is separated from neighbouring dwelling access points and directs Residential Park traffic immediately into the internal road network. The location and design of the crossover are not expected to result in unreasonable headlight glare, noise, loss of on-street parking or other access-related impacts on neighbouring properties. Any effects would be similar to those expected from the access road serving a conventional residential subdivision of comparable yield.

PO 3.5 and PO 3.6 A single access point is proposed for the Residential Park, thereby limiting interruptions to the Noble Crescent frontage and preserving the remainder of the frontage for landscaping, pedestrian movement, infrastructure and on-street parking.

PO 3.8 and PO 3.9 The internal roads, parking areas and turning spaces are designed to accommodate passenger vehicles and the service and emergency vehicles reasonably expected to enter the development. The connected internal layout allows vehicles to circulate between dwellings, visitor parking and the clubhouse without returning to or using Noble Crescent for internal movements. The proposal therefore provides adequate on-site manoeuvrability and a coherent circulation system.

PO 5.1 The Off-Street Car Parking General Development Policies prescribe a parking rate for a Residential Park of 1 space per dwelling containing one or two bedrooms, 2 spaces per dwelling containing three or more bedrooms, together with 0.2 visitor spaces per dwelling. The proposal comprises three two-bedroom dwellings and 13 three-bedroom dwellings, generating a requirement for 29 resident parking spaces and 3.2 visitor parking spaces.

The applicant's Traffic and Parking Assessment concludes that the proposal provides sufficient on-site parking. Each two-bedroom dwelling incorporates a single garage and an additional uncovered tandem parking space. Four of the three-bedroom dwellings incorporate double garages and two uncovered tandem spaces, while the remaining three-bedroom dwellings provide a single garage with capacity for an additional vehicle to be parked within the associated driveway. Three dedicated visitor spaces are proposed adjacent the clubhouse. Although this is marginally below the visitor-parking calculation of 3.2 spaces, the applicant identifies additional visitor-parking capacity within the driveways serving the two-bedroom dwellings and the four dwellings with double garages.

PO 6.1 All movement between dwelling parking areas, visitor spaces and the clubhouse occurs within the Residential Park. Vehicles are not required to use Noble Crescent to travel between different parts of the development.

PO 6.2 Visitor and communal parking areas are located internally within the site and separated from adjoining residential properties through dwelling sites, fencing and landscaping. Their internal location limits their visibility from Noble Crescent and reduces potential noise, headlight and visual impacts on neighbouring sensitive receivers.

PO 6.4 The layout provides direct and legible pedestrian connections between parking areas, dwellings and the clubhouse. Given the low-speed character of the internal road and the relatively short walking distances, the arrangement provides safe and convenient pedestrian access throughout the park.

PO 6.6 Waste collection, servicing and any loading associated with the clubhouse can occur wholly within the Residential Park. The internal road network provides sufficient space for service vehicles without requiring them to stop or manoeuvre on Noble Crescent.

PO 8.1 The civil drawings provide for sealed internal roads, driveways and vehicle parking areas constructed in accordance with the approved engineering design. The proposed sealed pavement will provide appropriate access for residents, visitors and service vehicles and is considered to minimise the potential for dust, mud and surface deterioration associated with unsealed accessways.

PO 8.2 The internal road layout will operate as a low-speed residential environment. Its scale, shared character and relationship with dwelling frontages and landscaping encourage low vehicle speeds and awareness of pedestrians. Traffic volumes will be limited principally to residents and visitors and will be comparable to those expected on a small local street within a conventional residential subdivision.

SUMMARY

The proposal seeks approval for a boundary realignment and the establishment of a Residential Park comprising 16 detached dwellings, a residents' clubhouse and associated infrastructure within the Neighbourhood Zone. While a Residential Park is not a form of development specifically anticipated by the Zone, it is fundamentally a residential land use that provides long-term accommodation. The proposed use is consistent with the residential intent of the Zone.

The proposal has been assessed against the relevant provisions of the Planning and Design Code, including the Neighbourhood Zone, applicable overlays and the General Development Policies. The assessment has considered matters relating to neighbourhood character, residential amenity, traffic and access, infrastructure servicing, stormwater management, landscaping, parking and the relationship of the development with surrounding land uses.

The proposal represents a residential form of development on land identified for residential purposes. While the development adopts a Residential Park model rather than a conventional residential land division, the overall scale and intensity of development are not materially greater than what could reasonably be achieved through a conventional residential subdivision of the site. Based on the available developable area, a traditional residential land division could be expected to achieve a broadly comparable residential yield, with similar levels of vehicle movements, infrastructure demand and residential activity. Accordingly, the proposal is not expected to result in significantly greater impacts on the surrounding locality than an alternative conventional residential development outcome.

Referral agencies and Council's Infrastructure and Environment section have raised no objection to the proposal, subject to standard conditions and reserved matter relating to servicing and wastewater approvals. The applicant has also provided amended traffic, stormwater and servicing information that satisfactorily addresses the matters raised by Council’s I&E section.

On balance, whilst Residential Parks are not expressly anticipated within the Neighbourhood Zone, the proposal delivers a residential outcome that aligns with the Zone's intended land use and is capable of integrating with the surrounding residential environment. Subject to the conditions and reserved matters, the development is not expected to result in unreasonable impacts on the amenity of adjoining land and is considered appropriate and supportable.

RECOMMENDATION 1

It is recommended that the Council Assessment Panel resolves that:

> Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

RECOMMENDATION 2

It is recommended that the Council Assessment Panel resolves that:

Development Application Number 26004016 by Beltana Property Group for a combined application comprising a land division (boundary realignment), with the existing dwelling, shed and associated structures on Allotment 300 to remain, and the establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services, landscaping, entry signage and directional signage at 9 and 9A Noble Crescent, Two Wells SA 5501, is GRANTED Planning Consent pursuant to section 102(1)(a)(i) of the Planning, Development and Infrastructure Act 2016, subject to the following Reserved Matter, Conditions and advisory notes.

RESERVED MATTER

1. Pursuant to section 102(3) of the *Planning, Development and Infrastructure Act 2016*, prior to the issue of Development Approval, the applicant shall provide, to the satisfaction of the Assessment Manager:

    - Approval from SA Health for the proposed extension and connection to the Alano Water wastewater system, including the proposed sewer pump station and associated infrastructure.

CONDITIONS

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

2. The clubhouse and communal facilities must remain ancillary to the Residential Park and must only be used by residents of the Residential Park and their invited guests.

   The clubhouse and communal facilities must not be separately leased, hired or made available to the general public for functions, commercial activities or other events without separate authorisation first being obtained.

3. The Residential Park must be operated and maintained substantially in accordance with the approved Operational Management Plan.

4. Boundary fencing shown on the approved plans must be installed before occupation of any dwelling within the Residential Park.

   The fencing must be maintained in good condition for the duration of the use and must provide an effective visual and privacy screen to adjoining residential land.

5. All landscaping shall be planted within the first available planting season following commencement of the use of the development. Any person(s) who have the benefit of this approval shall maintain, tend and nurture the landscaping in good order and condition at all times to the reasonable satisfaction of Council and shall replace any landscaping which may become diseased or die.

6. The proposed two-way crossover to Noble Crescent must be designed and constructed in accordance with Council's applicable standards and specifications, to the reasonable satisfaction of Council, before occupation of any dwelling within the Residential Park.

7. All internal roadways, driveways, manoeuvring areas and vehicle parking spaces must be constructed and delineated in accordance with the approved civil and site plans before occupation of the dwellings or facilities they serve and maintained in a serviceable condition for the duration of the use.

8. All resident, visitor and clubhouse parking spaces shown on the approved plans must be constructed and made available before occupation of the development.

   The approved parking spaces must remain available for their designated purpose and must not be used for storage, structures or any other purpose that prevents vehicle parking.

9. All approved stormwater-management infrastructure must be installed in accordance with the approved civil and stormwater documentation before occupation of the development.

10. Stormwater generated by the development must be managed in accordance with the approved stormwater documentation and must not cause nuisance or adverse impacts to adjoining land or the adjoining road reserve.

    The stormwater basin and associated drainage infrastructure must be maintained in an operational condition for the duration of the use, including the regular removal of sediment, litter and vegetation that would impair its function.

11. The water-storage tanks, pressure pumps, private water-reticulation system, sewer pump station and associated infrastructure must be installed, commissioned and operational before occupation of any dwelling reliant upon that infrastructure.

12. Prior to occupation of any dwelling within the Residential Park, written certification from a suitably qualified hydraulic engineer must be provided to Council confirming that the existing SA Water connection, potable water balancing tank, pressure pumps and private reticulation system have sufficient capacity to service the approved development.

13. The sewer pump station and associated wastewater infrastructure must be maintained in proper working order for the duration of the Residential Park use and must not result in overflow, unreasonable odour or other nuisance affecting adjoining land.

Advisory Notes of the Council Assessment Panel

1. Once development approval is granted, the development must be:
    a. Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required; and
    b. Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
    c. Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

2. Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Ph. 8204 0289).

24ADL - 1091
29 APRIL 2026

Planning Report & RFI Response

Proposed lifestyle village at 9 & 9A Noble Crescent, Two Wells



BELTANA PROPERTY GROUP

URPS

Planning Report & RFI Response

29 April 2026

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V3	8//2/26	JS	JS	Version lodged
V4	29/4/26	JS	JS	Updated with response to RFI in S.6

We acknowledge the Kaurna people as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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1. Introduction

The site comprises two allotments at 9 and 9A Noble Crescent, Two Wells. This land is bound by a rural living allotment to the north, Two Wells Primary School to the east, Noble Crescent to the south and low density housing to the west.

This application proposes a residential park (involving an over 50's 'lifestyle village') containing 16 dwellings and an associated boundary realignment.

The site is within the Neighbourhood Zone and affected by Overlays for:

- Affordable Housing.
- Native Vegetation.
- Prescribed Wells Area.
- Significant Retirement Facility and Supported Accommodation Sites.
- Traffic Generating Development.

This planning report includes a detailed description of the proposal and its spatial context, and an assessment of its planning merits.

We find that the proposal represents a highly desirable, and appropriate, development of the land.

2. Proposal

This development involves built form, land use and land division elements, as detailed below.

The application proposes an over 50's 'lifestyle village' with associated driveway access, car parking and landscaping. Specifically, the village contain 16 independent living dwellings which:

- Are single storey.
- Comprise a combination of 2 and 3-bedroom products.
- Include 4 double garages, and 12 single garages
- Have a conventional residential appearance featuring a mix of skillion and hipped roof forms, and weatherboard-style walls.

The villas will remain on one allotment, to be rented to people aged over 50, with no 'premium' – ie residents will not need to make a one-off entry payment. This meets the State Government's definition of a lifestyle village, although this term is not recognised by the planning system.

Instead, the proposed village meets the Planning and Design Code's definition for 'residential park', which:

Means a residential park operating under the regulatory framework of the Residential Parks Act 2007.

The development includes an ancillary clubhouse, to be used exclusively by the village residents and their guests. This is a small, single storey building with a kitchenette and 101sqm internal floor area.

The application also seeks to realign the site's internal allotment boundaries, creating a 9838sqm allotment for the proposed village, and a 3350sqm allotment for the balance land (containing the existing dwelling, its access and its wastewater system).

A draft Operational Management Plan has been submitted with this application. This sets out:

- How the village is managed day-to-day, including the roles of the Estate Operator and residents.
- Governance processes, complaint and dispute-resolution pathways, office hours and access arrangements.
- Rules for safety, security, emergency responses, bushfire and disaster management, parking and visitor access.
- Expectations for amenity, behaviour, site appearance, pet management, and use of common areas and community facilities.
- Requirements for maintenance, waste management, landscaping, alterations, and contractor engagement.
- Financial processes for rent and site fees, within the Residential Parks Act 2007 (SA) framework.

3. Site and Locality





The site and locality are pictured above.

The site has a total area of about 1.3ha, of which 9838sqm contains the lifestyle village. The land contains a detached dwelling, clustered outbuildings and trees/vegetation planted along boundaries or in rows.

The land sits within an established low-density residential area, with other properties on Noble Crescent containing similar suburban housing.

The site is well connected, close to Port Wakefield Highway, Mallala Road and Old Port Wakefield Road.

It is also close to the emerging Two Wells Town Centre. In the near future this will be developed with an 8ha mixed-use precinct including a supermarket, retail, medical facilities, community spaces and landscaped public areas.

This local context supports a lifestyle village. It offers a quiet residential setting close to reliable vehicular access, public transport and a range of essential services, social infrastructure and day-to-day conveniences.

4. Application Process

4.1 Zoning

The site is within the Neighbourhood Zone and affected by Overlays for:

- Affordable Housing.
- Native Vegetation.
- Prescribed Wells Area.
- Significant Retirement Facility and Supported Accommodation Sites.
- Traffic Generating Development.

4.2 Assessment Pathway

Residential parks and land divisions (boundary realignments) are not classified as Accepted, Deemed to Satisfy or Restricted Development in this Zone. The application is to be Performance Assessed accordingly.

4.3 Public Notification

Zone Table 5 specifies which development classes (Column A) are exempt from public notification, where they do not trigger any corresponding exclusions in Column B.

Land division, which includes boundary realignment, avoids notification under Clause 7(f).

In addition, a range of residential development is exempt from notification, including "any development involving" retirement facilities, supported accommodation, residential flat building, co-living and dwellings. This residential park development "involves" dwellings (ie self-contained residence), which satisfy the relevant boundary wall and building height criteria.

Accordingly, the application should be exempt from public notification in our view.

4.4 Statutory Referrals

No statutory referrals are triggered, including to the Native Vegetation Council (NVC). The project arborist and NVC recently confirmed there is no native vegetation on the subject land.

5. Planning Assessment

5.1 Land Use and Intensity

Zone DO and PO 1 predominantly seek "residential development", supporting "a range of needs", while complementing the local context. These policies also support community facilities that improve convenience, walkability, and access to local services. Dwellings and retirement facilities are envisaged (DPF 1.1).

The proposed lifestyle village is clearly a desirable form of residential development in this Zone as it:

- Involves 'dwellings', satisfying DPF 1.1.
- Contributes to housing variety and diversity per DO 1.
- Has a purpose, built form, and resident profile that closely mirror that of a retirement facility – which is an anticipated use. The key difference in these uses is whether the village is governed under the *Residential Parks Act 2007* or *Retirement Villages Act 2016*. The different Acts affect contracts, resident rights and management duties but have little impact on land use.
- Is ideally located within walking distance of the Town Centre (600m), which provides access to medical facilities, a supermarket and social activities.

The low density, low-rise form of this development also complements the surrounding suburban context. It proposes average site areas of about 615sqm including common areas. This is suitable considering Zone DPF 2.1 contemplates conventional dwellings on sites of 250-450sqm. The proposed site areas suit retirement living as they support:

- Enhanced affordability.
- Significantly reduced maintenance
- Improved energy efficiency
- More manageable lifestyle.

Further, and in contrast to this single storey development, the Significant Retirement Facilities and Supported Accommodation Sites Overlay allow this land to be developed with a 4-storey facility.

The proposed clubhouse is ancillary to the lifestyle village, rather than being an independent land use. It provides a multi-purpose space that supports the social connection, recreation and wellbeing of the village residents.

More broadly, the development provides an important piece of social infrastructure to Two Wells, which has a shortage of similar housing that enables ageing in place.

5.2 Building Height, Setbacks and Site Coverage

Single storey buildings comfortably satisfy Zone DPF 4.1, which contemplates heights of up to 2-storeys (8m). Again, the development is modest compared to the 4-storey heights enabled by the Significant Retirement Facilities and Supported Accommodation Sites Overlay.

Much of the development is sited in accordance with the Zone, which seeks setbacks:

- Inline or behind adjacent dwellings, for the primary frontage.
- 1.9m from side boundaries, although walls can be built on the boundary.
- 4m from rear boundaries.

Some parts of the development exceed these setback guidelines, where circled in orange below (and numbered for reference). These departures are minor and of no planning impact for the following reasons:

- Departure 1 – This wall is substantially separated from the nearest dwelling, while on-boundary development is permitted in any event.
- Departure 2 – This wall is buffered by a rear shed on the adjacent property.
- Departure 3 – This affects an internal boundary only, noting that this application includes boundary realignment affecting *two* allotments.
- Departure 4 – This affects an internal boundary only.



We estimate site coverage to be in the order 30-40%, comfortably less than 60% as permitted by Zone DPF 3.1. This retains sufficient space around the buildings to limit visual impact while also enabling good access to light and ventilation.

5.3 Design, Appearance and Landscaping

The Design in Urban Areas provisions seek:

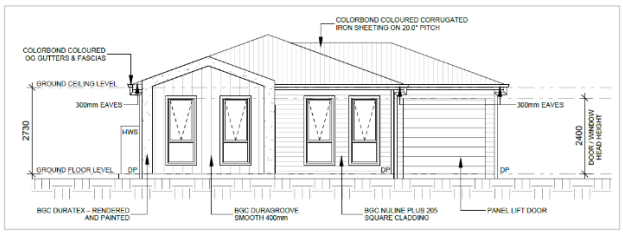
- Contextual, durable, inclusive, and sustainable development (DO 1).
- Articulated elevations and clear entries that enhance street presentation (PO 1.1, 1.3).
- Integrated, screened plant and service areas that reduce public visibility (PO/DPF 1.4).
- Passive surveillance and legible public, communal, and private spaces that improve safety (PO 2.1, 2.2).
- Soft landscaping and trees that improve shade, cooling, infiltration, and streetscape quality (PO 3.1).
- Building orientation and design that improve comfort and reduce energy use (PO 4.1-4.3).
- Privacy, car parking, stormwater and earthworks controls that protect amenity and site function (PO 7.7, DPF 8.1, PO 10.1).

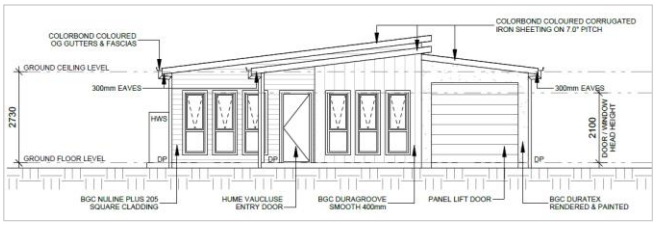
The design achieves the bulk of these outcomes.

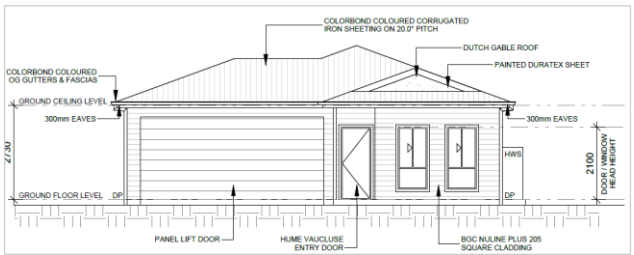
Building Design

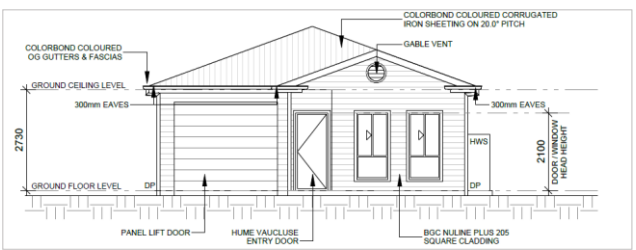
The dwelling elevations appear below for reference.

A variety of elevations, materials and floor plans provide visual interest, as well as choice to residents. Functional floor plans include open plan living areas that open onto rear alfrescos. Garaging is not dominant, as 75% of the development has single garages. Fine grained wall cladding contributes to the village's domestic feel. Overall, the village is consistent with the character of the surrounding low-rise, residential neighbourhood.









Passive Surveillance

The boundary realignment maintains the status quo by preserving one dwelling facing Noble Crescent.

In the village, each proposed dwelling has a direct line of sight to the shared driveway with at least one habitable room (often two) and a front door facing the street.

Likewise, the shared driveway is visible to the clubhouse, and vice versa.

Landscaping & Site Layout

Phaius has prepared a landscape concept to support this development.

The development has an intuitive and functional site layout which distinguishes between public, communal and private areas. This outcome is supported by circa 2m colorbond fencing to the external boundaries of the land, and around each dwelling site.

A significant amount of soft landscaping is provided to communal areas (2793.sqm or 28.4% of the site). Dozens of ornamental and shade trees soften the edges of the shared driveway and the facades of the dwellings. A large stretch of irrigated turf adjacent the clubhouse provides visual amenity and space for passive recreation.

The development features water-sensitive urban design elements such as permeable surfaces (soft landscaping) and infiltration systems (the landscaped drainage basin).

In summary, the landscaping positively contributes to visual amenity, micro-climatic conditions, stormwater management, and biodiversity. The extent and quality of landscaping surpass the Code's expectations in our view.

5.4 Interface

The Interface Between Land Uses policies seek for development to be located and designed to mitigate adverse effects between land uses (DO 1). Zone DO 1 also states the importance of maintaining the residential amenity and character of the neighbourhood. Generally, these policies have work to do where *differing* land uses are located close to one another, as this gives rise to potential land use conflicts.

The proposed residential use here is compatible with the surrounding residential and education uses.

The fact that the use involves a *residential park* does not cause additional interface risks in our view. To the contrary, we contend this particular use is lower impact than a traditional housing estate of the same size. This village accommodates people aged over 50, in a well-managed, attractive and peaceful setting. The supplied Operational Management Plan then provides an additional layer of protection, with:

- Noise controls and limitations on the use of power tools.
- Limits on the number of pets
- An internal speed limit of 10km / hour.
- Rules for managing bins and waste.

5.5 Traffic and car parking

We largely defer to CIRQA's traffic and car parking assessment. In summary:

- The application proposes a new two-way crossover on Noble Crescent for the village. Adelaide Plains Council confirms a street tree in this location can be removed due to bark inclusion (structural defect).
- The proposed driveway accommodates simultaneous movements and 10m long vehicles (eg refuse collection vehicle). Vehicles will be able to be enter and exit the land in a forward-facing direction.
- The proposal is forecast to generate about 39 vehicle movements daily, which is much lower than would be generated by 16 'traditional' dwellings. This is within the capacity of the proposed access pint and the surrounding road network.
- CIRQA has applied the car parking rate for 'retirement facility', given this is a retirement facility in every way except which Act it is registered under.

Retirement Facility Element	Code Parking Rate	Proposed Car Parking
2-bedroom unit (3 proposed)	1 space each	Complies - 2 spaces each, including 1 in garage.
3-bedroom unit (13 proposed)	2 spaces each	Complies - At least 2 spaces each, including 1 in garage (4 units will have double garages and driveways)
Visitor car parking	0.2 spaces per unit (3.2 total)	Complies – 3 shared visitor spaces provided near clubhouse, plus surplus driveway parking.
Clubhouse	Nil additional parking required – as this is ancillary to the village.	Complies.

- Yorke Peninsula Coaches services Two Wells, providing residents with public transport access to Adelaide and surrounding regional centres.

5.6 Servicing

TMK has prepared a servicing report, which we summarise below. In summary, the proposal complies with the Code, which seeks:

- Safe, efficient, and sustainable servicing without adverse impacts on the locality.
- Stormwater managed on-site to maintain natural drainage patterns, limit runoff rates, and protect water quality.
- A reliable potable water supply that meets demand without compromising existing networks.
- An appropriate wastewater solution that protects health, amenity and the environment when mains sewer is unavailable.
- Electricity infrastructure that integrates safely within the site, minimise visual and physical impacts

Stormwater

The proposal manages stormwater on site through detention and treatment measures. Spoon drains, grated sumps, and rain gardens collect runoff from driveways and roadways. Detention tanks manage roof runoff from the dwellings and clubhouse. An 1100kL detention basin provides additional storage, sized using the DRAINS model. Proprietary pollutant traps treat runoff from common and vehicular areas before discharge.

Water

SA Water mains water will service the site with a steady supply for water using the existing meter, with on-site Alano Water infrastructure storing and delivering this water to the dwellings on demand.

Wastewater

The site is not serviced by an SA Water sewer main. A new sewer pumping station will connect the development to the Alano Water network. This arrangement will service all dwellings and common facilities on the site.

Electricity

The development is serviced by the SAPN network although it requires an upgrade to a nearby transformer. SAPN will determine the final connection through its negotiation process. The proposal locates the main switchboard on common land with compliant driveway clearance. Dedicated underground conduits will supply electricity to each dwelling via a shared service trench.

5.7 Boundary Realignment

Boundary realignments should result in allotments that continue to satisfy the Code provisions.

The proposed realignment satisfies the relevant policies by ensuring that both allotments remain functional, serviceable, and capable of supporting ongoing residential use. In particular, the realignment:

- Retains sufficient private open space for the existing dwellings.

- Maintains driveway access and a road frontage for the existing dwelling.
- Preserves sufficient building setbacks
- Preserves the existing dwelling's waste system and service connections within its own allotment boundaries.

5.8 Overlays and Concept Plan

The following table presents the Overlays that apply to the site.

Overlays	Assessment
Affordable Housing *This seeks to ensure the integration of a range of affordable dwelling types into residential and mixed-use development.*	The development will offer a new housing stock not currently offered in Two Wells. Residential Parks are generally more affordable upfront than traditional retirement villages, offering lower entry costs and ownership of the home (not the land).
Native Vegetation *This seeks to protect, retain and restore areas of native vegetation.*	The project arborist, in consultation with the Native Vegetation Council, recently confirmed that there is no Native Vegetation on the subject land. The existing vegetation is exotic or planted.
Prescribed Wells Area *This seeks to ensure sustainable water use in prescribed wells areas.*	The development does not seek to use groundwater resources.
Significant Retirement Facility Supported Accommodation Sites *This seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.*	While this is not a retirement facility due to a technicality, the village will accommodate an ageing community, meeting the intent of this Overlay The development is at a much lower scale than what can be provided by the Overlay, to better respond to the scale and character of this locality.
Traffic Generating Development *This aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.*	Traffic generated by the site will be a low volume and can be catered for in the existing road network capacity. The surrounding network, including Mallala Road will not be impacted nor will its intersections.
Concept Plan 99 Two Wells	The Concept Plan does not provide any directions relevant to this site.

6. RFI Response

The applicant responds to Council's Request for Further Information (RFI) dated 11/3/26 as follows. This is to be read in conjunction with the attached:

- Amended planning drawing providing more details on the proposed entry signage.
- Amended stormwater management report and civil plan, including amendments to the basin.
- Advice from Alano Water regarding water supply and wastewater.

Confirmation from SA Health that the existing Alano wastewater treatment plant has sufficient approved capacity to accommodate the proposed development; and/or Confirmation that the necessary approvals for increased capacity and/or infrastructure augmentation have been secured.

As confirmed by Alano Water in the attached letter, there is significant capacity within its Temby Road treatment plant, that includes and considers all likely development in Two Wells – including this development.

In our view there is no need to obtain further approval from SA Health, as the development will be connected to existing wastewater system with capacity, satisfying Infrastructure and Renewable Energy Facilities PO / DPF 12.1:

Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

While we do not think this is necessary given the circumstances outlined above, a Reserved Matter could be applied to the Planning Consent, requiring the applicant to provide further endorsement from SA Health. This approach is made possible by Section 102 of the PDI Act which states "A relevant authority may… reserve its decision on a specified matter or reserve its decision to grant a planning consent… until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act (including an Act of the Commonwealth)"

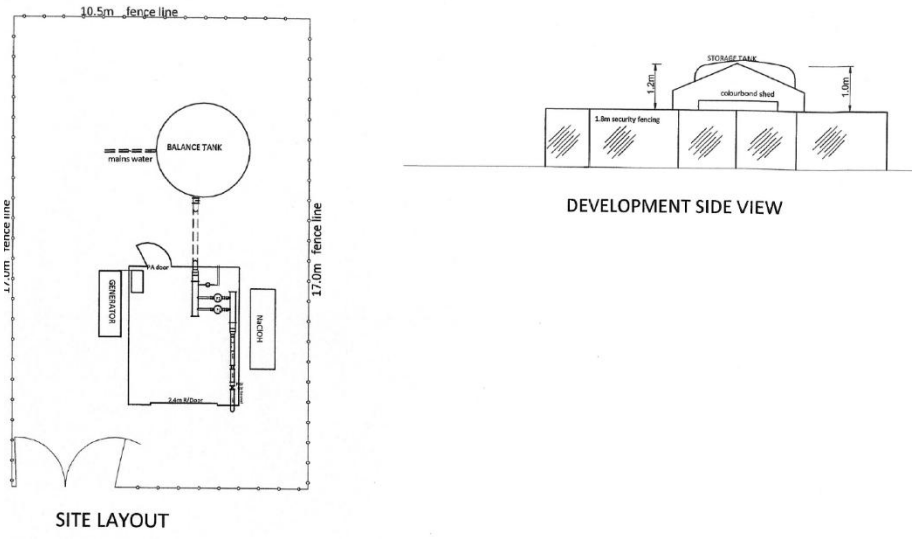
Please provide further detail outlining the proposed potable water servicing arrangement for the development, including clarification as to whether Alano Water will be providing or facilitating any infrastructure associated with the supply of potable water and how potable water will ultimately be delivered to the development.

As Alano Water advises in its attached letter, potable water to the development will be supplied from the existing SA Water meter. The internal water reticulation system within the site will be owned and operated by Alano Water.

Potable water will be directed to an on-site Alano Water balancing tank, which will be filled progressively over a 24-hour period. Water will then be pumped from the tank to each dwelling as required to meet demand.

A flow test undertaken on the existing SA Water meter confirms that there is sufficient capacity to supply the development's required daily water demand. This arrangement helps minimise demand on SA Water's network during peak periods.

Alano Water has provided the following concept plan to illustrate this arrangement:



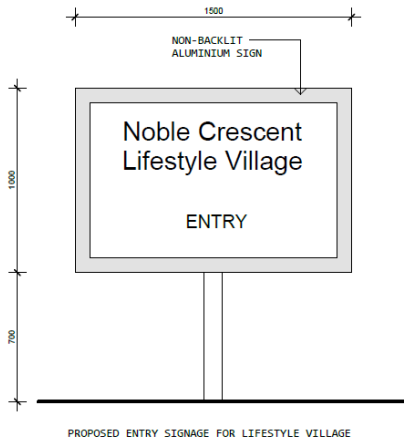
Extensive mature vegetation on the site - will any of these trees be maintained?

As described earlier in this report, the site contains exotic or planted vegetation, not regulated trees or native vegetation. As such, the site's existing vegetation will be cleared to enable site works to proceed efficiently and pragmatically.

The applicant acknowledges the importance of landscaping and vegetation however, and for this reason they propose abundant new vegetation – above and beyond the requirements of the Code.

Please provide further details regarding the proposed entry signage.

The amended site plan now depicts this additional detail (see below). The sign will be made of aluminium, it will not be backlit or illuminated, it will 1.7m high, 1.5m wide, and have a small surface area of 1.5sqm. It will identify the name and purpose of the site.



Stormwater management amendments

The attached stormwater calculations and civil plans demonstrate that all post-development stormwater will be fully managed and detained on site, with no uncontrolled discharge from the proposed detention system. Stormwater runoff from roofs, roads and hardstand areas is captured via a network of pits, pipework, spoon drains and landscaped rain gardens, before being directed to a combination of on-site rainwater tanks and a central on-site detention basin. The detention strategy comprises 3KL rainwater tanks at each villa and the clubhouse, with a dedicated detention component of 1.5KL, supplemented by an approximately 1,100 KL bio-retention/detention basin sized using the DRAINS model for developed site conditions. The basin is designed without an outlet, such that stormwater is retained on site during rainfall events, including the major 1% AEP event.

The stormwater calculations confirm that the detention basin provides sufficient storage capacity to contain post-development flows without downstream discharge, achieving freeboard of approximately 360 mm for the 1% AEP event. As there is no basin outlet, post-development flows are controlled by on-site detention and infiltration rather than gravity or pumped discharge, ensuring that pre-development flow regimes are not exceeded and downstream flooding is not exacerbated. The associated civil plans identify the detention basin location, internal drainage layout and overland flow paths, and confirm that stormwater is appropriately managed entirely within the site, with no discharge to external drainage systems or adjoining land under design storm conditions.

Please provide clarification of the proposed footpath works, including consideration The existing footpath along Noble Crescent will be extended to connect with the proposed crossover; and The extent of the footpath extension (approximately 21 metres) has been incorporated into the development works.

The application does not propose to construct or extend footpaths external to the site. The proposed crossover is located along the land marked by a red arrow below. The crossover will abut a flat, compacted, gravel driveway which inturn connects into a bitumised footpath. This environment is entirely walkable, particularly given this proposal is for an over 50's lifestyle village – it should not be confused with an aged care facility, whose residents would likely have very different mobility needs.



7. Conclusion

This application proposes an over 50's lifestyle village at 9 and 9A Noble Crescent, Two Wells, comprising 16 single-storey dwellings, an ancillary clubhouse, shared access and landscaping, and a minor boundary realignment.

The proposal delivers a well-designed residential park that functions in practice as retirement-style housing, providing independent living dwellings in a managed, low-impact setting. The development responds to an identified gap in local housing choice by supporting ageing-in-place outcomes within an established residential locality.

The application involves Performance Assessed Development. No statutory referrals are triggered, and the development is exempt from public notification.

The proposal's merits include the following:

- It represents a desirable form of residential development that aligns with Zone objectives for housing diversity, residential amenity, and community wellbeing. The Operational Management Plan further reinforces amenity, safety, and orderly site management.
- The built form is low rise and low density, sits comfortably within the surrounding suburban context, and is significantly less intensive than what the Code otherwise anticipates for retirement-focused development on this land (via the Significant Retirement Facilities and Supported Accommodation Sites Overlay).
- The design achieves high standards of appearance, landscaping, and internal amenity, while carefully managing interfaces with adjoining residential and educational uses.
- The development provides safe and efficient access, generates low traffic volumes, and meets car parking expectations.
- Stormwater, water, wastewater, and electricity servicing occur without adverse impacts on the locality.
- The boundary realignment results in two functional, serviceable allotments that can continue to support residential use.

Overall, the proposal represents a balanced, well-considered development that delivers meaningful housing choice, social benefit, and an efficient land use. It is consistent with the intent of the Code and deserves consent

.

Adelaide

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Enter via Symonds Pl
Adelaide, SA 5000

(08) 8333 7999

Melbourne

68 Clarke Street
Southbank, VIC 3006

(03) 8593 9650

Perth

Level 17, 1 Spring Street
Perth, WA 6000

(08) 6285 3177

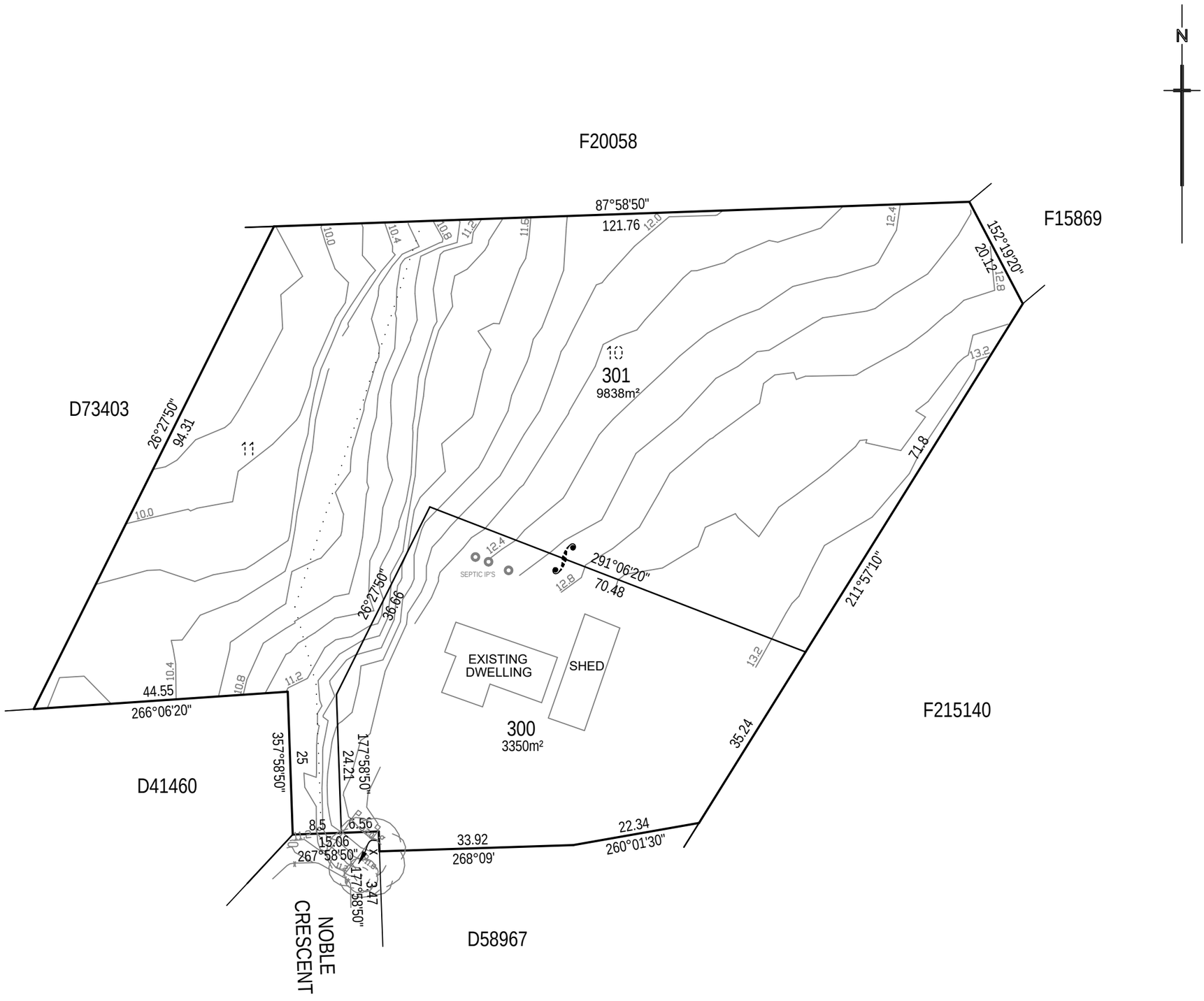
Brisbane

GPO Box 2349
Brisbane, QLD 4000

(07) 3778 7420

URPS SHAPING GREAT COMMUNITIES

urps.com.au



SCALE 0 15 30 45 60 75 METRES

ALL DIMENSIONS ARE IN METRES - DO NOT SCALE DRAWINGS

TORRENS TITLE LAND DIVISION

SCAP DEVELOPMENT NUMBER
312/D.../26
APPLICATION ID .....
SHEET 1 OF 1 SHEETS

COUNCIL ADELAIDE PLAINS COUNCIL

SUBJECT LAND DETAILS

ALLOTMENTS 10 & 11 IN D65208

STREET ADDRESS 9 & 9A NOBLE CRESCENT
IN THE AREA NAMED TWO WELLS
HUNDRED OF PORT GAWLER

CERTIFICATE(S) OF TITLE
CsTs VOL 5925 FOLIO 894 & VOL 5925 FOLIO 895

DETAILS OF LAND DIVISION

TOTAL AREA OF LAND TO BE DIVIDED	1.318ha
RESERVED AREA	0m²
NUMBER OF EXISTING ALLOTMENTS	2
NUMBER OF PROPOSED ALLOTMENTS	2
NUMBER OF ADDITIONAL ALLOTMENTS	0

LEGEND

GAS METER
STOBIE
TELCO PIT
TREE
WATER METER
SIP - SEWER INSPECTION POINT
GIP - GAS INSPECTION POINT

EASEMENTS / ANNOTATIONS

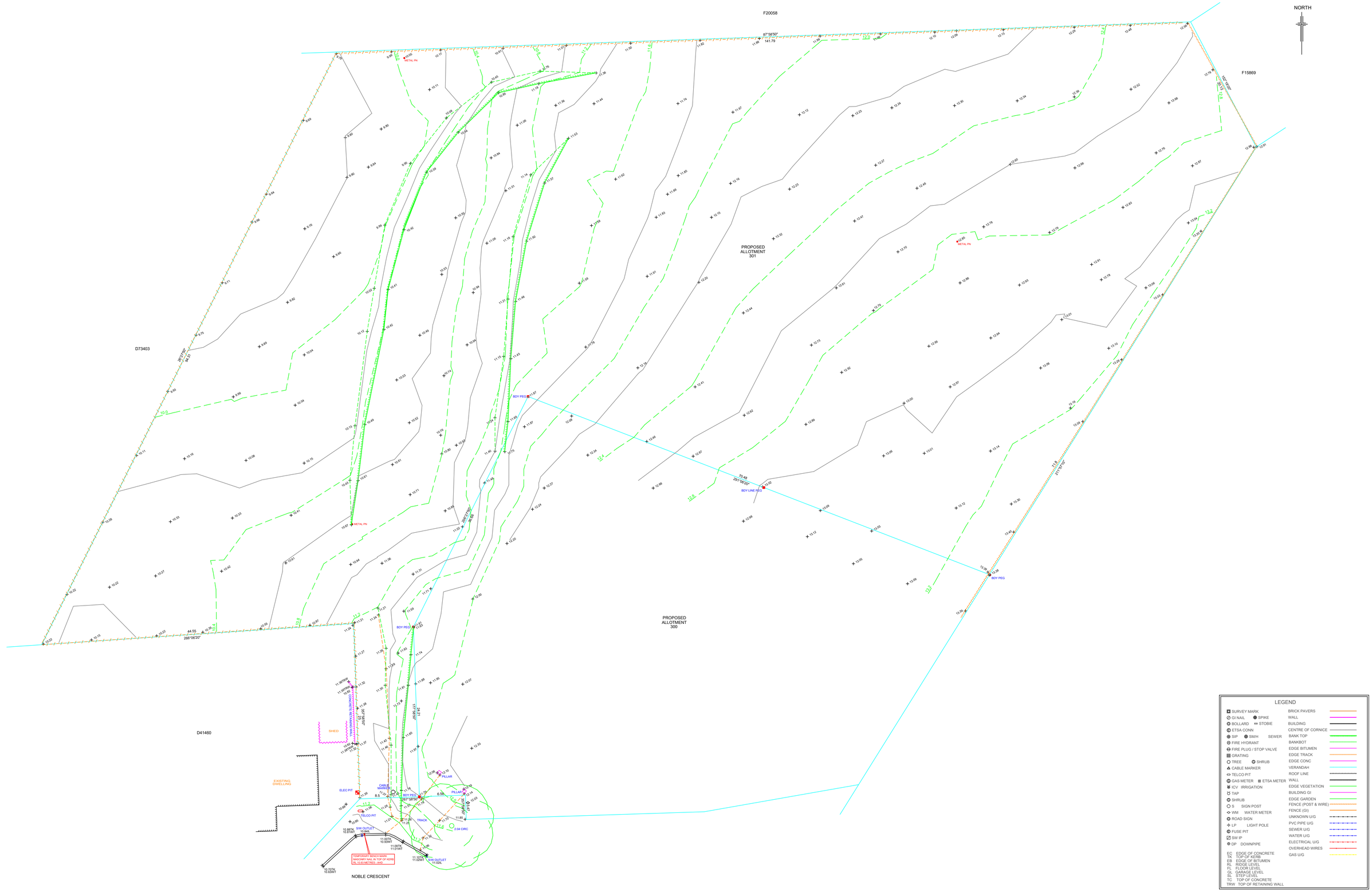
EXISTING DWELLING, SHED & STRUCTURES ON ALLOTMENT 300 TO REMAIN.

All dimensions are subject to survey and final plan of division.

ELITE LAND SOLUTIONS
A: PO Box 358 Prospect SA 5082
M: 0452 220 600
E: harry@elitelandsolutions.com.au
W: www.elitelandsolutions.com.au

SCALE 1:750 @ A3
FILE: ELS 014-24 PROPOSAL
REV: 0
DATE OF ISSUE: 30/01/2026
DRAWN: HML

A1



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A: PO Box 358 Prospect, SA 5082
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REVISION

NOTES

BOUNDARIES PLOTTED HAVE BEEN SURVEYED. BOUNDARY DIMENSIONS SUBJECT TO A CERTIFIED SURVEY EXAMINED AND APPROVED BY LAND SERVICES SA.

REFER TO CERTIFICATES OF TITLE 5925/894 & 5925/895 & DEPOSITED PLAN 65208 FOR EXISTING ALLOTMENT CONFIGURATION AND DIMENSIONS.

TREES ON SITE NOT LOCATED.

INFO

SCALE:	1:250
SURVEY DATE:	7 & 11/07/2025
SURVEYED BY:	HML
COORDS BASED ON:	MGA 2020
HEIGHT DATUM:	AHD

PROJECT

DETAIL/ BOUNDARY SURVEY
9 & 9A NOBLE CRESCENT
TWO WELLS

PROJECT REF: ELS 014-24 SHT: 1 OF 1 REV: 0

9 Noble Crescent

Lifestyle Village

Landscape Concept Design

Drawing	Page
Site Landscape Concept Plan	1
Selections	2



Legend

- - - - - -	New fence - 2m high good neighbour
•••••••••••••	New fence - 2m high post and rail
ent	Outdoor entertainment area
es	Entry sign
eg	Entry gates
msb	Main switchboard
irr	Irrigation pump (communal areas to be irrigated from stormwater basin)
cl	Indicative clothes line location

Unit paving

Small ornamental tree

Medium shade tree

Soakage basin

Planting type 1 - low hedge

Planting type 2 - low strappy

Planting type 3 - ground cover / flowering

Planting type 4 - screening

Planting type 5 - sedge / rush

Irrigated turf

NOTE: Concept Only.
Not for Construction

0 5 10 15 20m

1:500

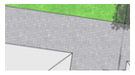
N

BELTANA PROPERTY GROUP

PHiUS

Client	Project	Scale	Date	Drawing
Beltana Property Group	9 Noble Crecent Two Wells Lifestyle Village	1:500 @ A3	Rev B Nov 2025	Site Landscape Concept Plan





Unit paving





Irrigated turf



Small ornamental tree
Lagerstroemia ‘Tuscarora’



Buxus ‘Japonica’



Euonymous ‘Green Rocket’



Callistemon ‘Little John’



Planting type 1 - low hedge



Lomandra ‘Nyalla’



Dietes grandiflora



Dianella ‘Breeze’

Planting type 2 - low strappy



Eremophila ‘Kalbarri Carpet’



Ajuga reptans



Sedum ‘Autumn Joy’



Hardenbergia sp.



Low Grevillea cultivars



Low Raphiloepis cultivars



Carpobrotus rossii

Planting type 3 - ground cover / flowering



Medium shade tree
Pyrus ‘Aristocrat’



Syzygium ‘Resilience’



Callistemon ‘Slim’



Planting type 4 - screening



Ghania filum



Juncus sp.



Ficinia nodosa



Planting type 5 - sedge & rush

NOTE: Concept Only.
Not for Construction

NOTE: All selections indicative to be confirmed during detailed design

BELTANA PROPERTY GROUP PHiUS

Client
Beltana Property Group

Project
9 Noble Crecent Two Wells
Lifestyle Village

Scale
NTS

Date
Rev B Nov 2025

Drawing
Selections



NOTE: NEW 2000mm HIGH POST AND RAIL PERIMETER FENCING TO BE INSTALLED WHERE NEEDED.

RESIDENTIAL SIDE BOUNDARY FENCING TO BE 1800mm GOOD NEIGHBOUR ON 200mm RETAINING

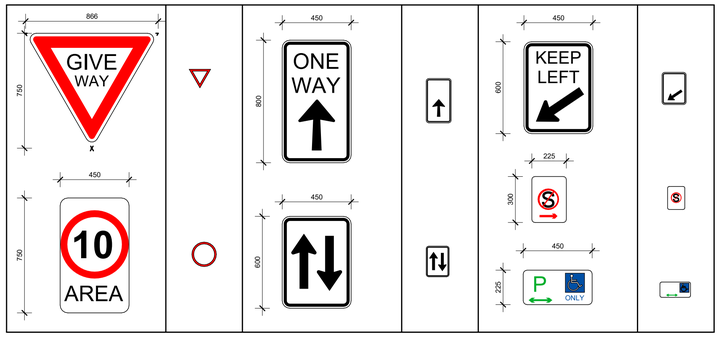
	SITE AREA:	9817.356m²
	PUBLIC AREA SOFT LANDSCAPING:	2793.665m² (28.46%)

TYPE A:	3 BEDROOM DESIGN - OPTION 1
TYPE B:	2 BEDROOM DESIGN - OPTION 2
TYPE C:	3 BEDROOM DESIGN - OPTION 2 (DOUBLE GARAGE)
TYPE D:	3 BEDROOM DESIGN - OPTION 2

NOBLE CRESCENT

PROPOSED ENTRY SIGNAGE FOR LIFESTYLE VILLAGE

TRAFFIC SIGNS TO COMPLY WITH AS 1743



RIDGE DESIGN & DRAFTING

Ridge Design & Drafting

PO Box 381
Burnside
South Australia 5066

Phone: 0419 866 046
Email: enquire@ridgedd.com.au

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REVISION SCHEDULE

REVISION NUMBER	ISSUED BY	REVISION DATE	REVISION DISCRIPTION
1	TW	02/10/25	Traffic signs
2	TW	13/11/25	Site amendments
3	TW	18/11/25	Minor Amendments

CLIENT:
BELTANA PROPERTY GROUP

SITE
9 NOBLE CRESCENT, TWO WELLS S.A. 5501

PROJECT:
LIFESTYLE VILLAGE DEVELOPMENT

PROJECT STATUS:
FOR APPROVAL

DRAWN BY: TW — ISSUE DATE: 11/09/25
REVIEWED BY: TW — DATE: 11/09/25
JOB No: RDD1235 — SCALE: A1 @ As indicated
DRAWING No: A103 — REVISION No. 1
TITLE: SITE PLAN

COUNTRY
LIVING HOMES

JOB NAME:	2 Bedrooms
CLIENT NAME:	Beltana Property Group
ADDRESS:	9 Noble Crescent, Two Wells, SA, 5501

SHEET LIST

SHEET NO.		SHEET NAME	SHEET NO.		SHEET NAME
01	A101	COVER PAGE	11	A111	DETAILS 1
02	A102	CONCRETE PLAN	12	A112	DETAILS 2
03	A103	FLOOR PLAN	13	A113	DETAILS 3
04	A104	ROOF PLAN	14	A114	GENERAL NOTES
05	A105	ELEVATION A & B			
06	A106	ELEVATION C & D			
07	A107	ELECTRICAL PLAN			
08	A108	KITCHEN LAYOUT			
09	A109	BATH & WC LAYOUTS			
10	A110	LAUNDRY LAYOUT			

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

COVER PAGE

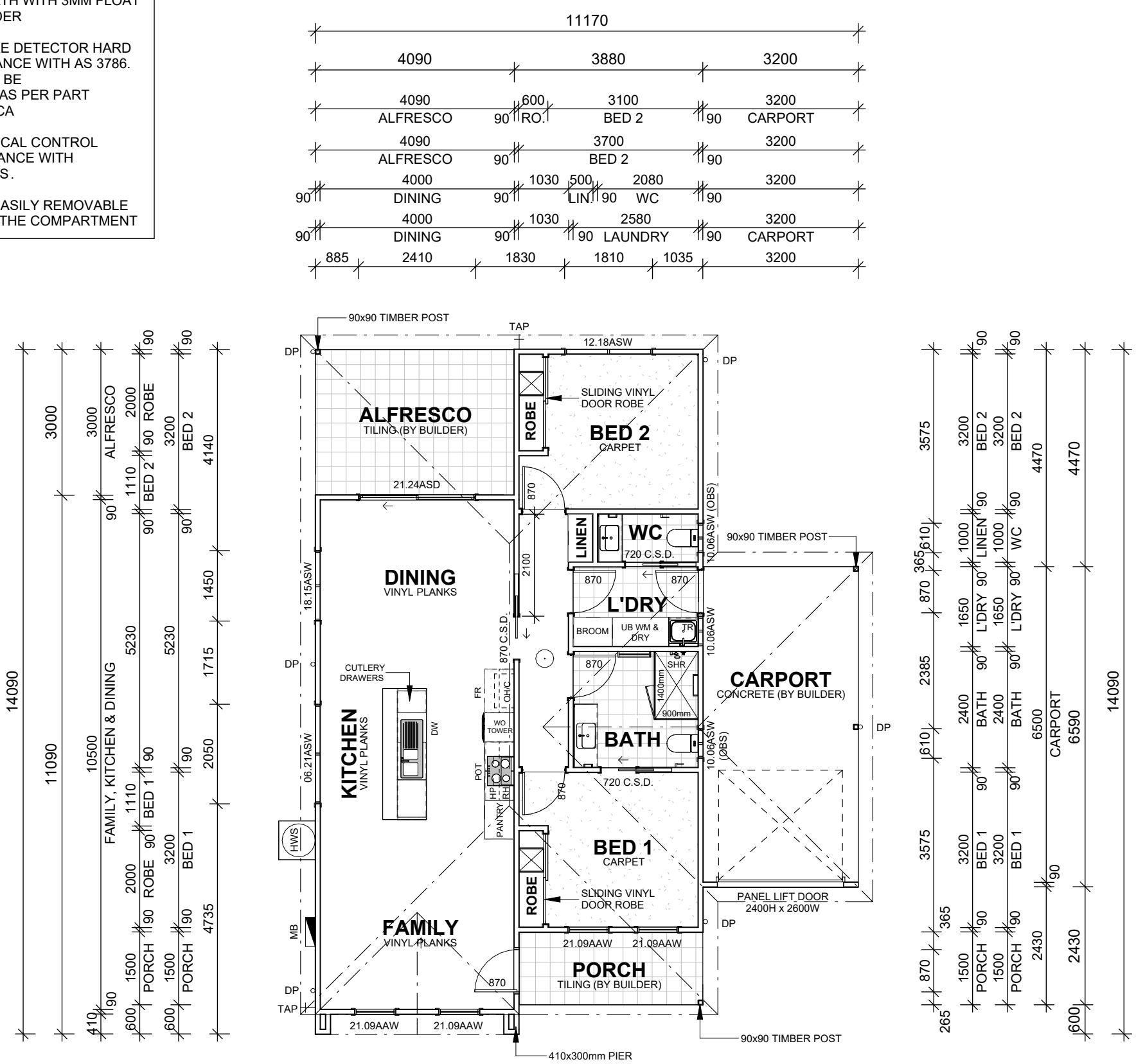
Project name:	2 Bedrooms	Sheet No.:	A101
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale: NTS	@A3

AS 1288 PROVIDE 5MM TOUGHENED GLASS TO ALL SLIDING DOORS AND WINDOW ABOVE BATH WITH 3MM FLOAT GLASS TO REMAINDER

DENOTES SMOKE DETECTOR HARD WIRED IN ACCORDANCE WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED AS PER PART 3.7.2.2(D) OF THE BCA

DENOTES VERTICAL CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS.

W.C. DOOR TO BE EASILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT



ENERGY RATING NOTES:

R6.0 FIBREGLASS INSULATION BATTS TO ALL PLASTERBOARD CEILINGS.

R2.0 FIBREGLASS INSULATION BATTS TO THE EXTERNAL WALLS.

R2.0 FIBREGLASS INSULATION BATTS TO THE INTERNAL WALLS.

NON-TRANSPARENT INTERNAL BLINDS TO ALL WINDOWS AND GLAZED DOORS.

EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5

AREA

CARPORT	21.09 m²
PORCH	5.96 m²
ALFRESCO	12.27 m²
LIVING	90.60 m²
TOTAL:	129.92 m²

FLOOR PLAN

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

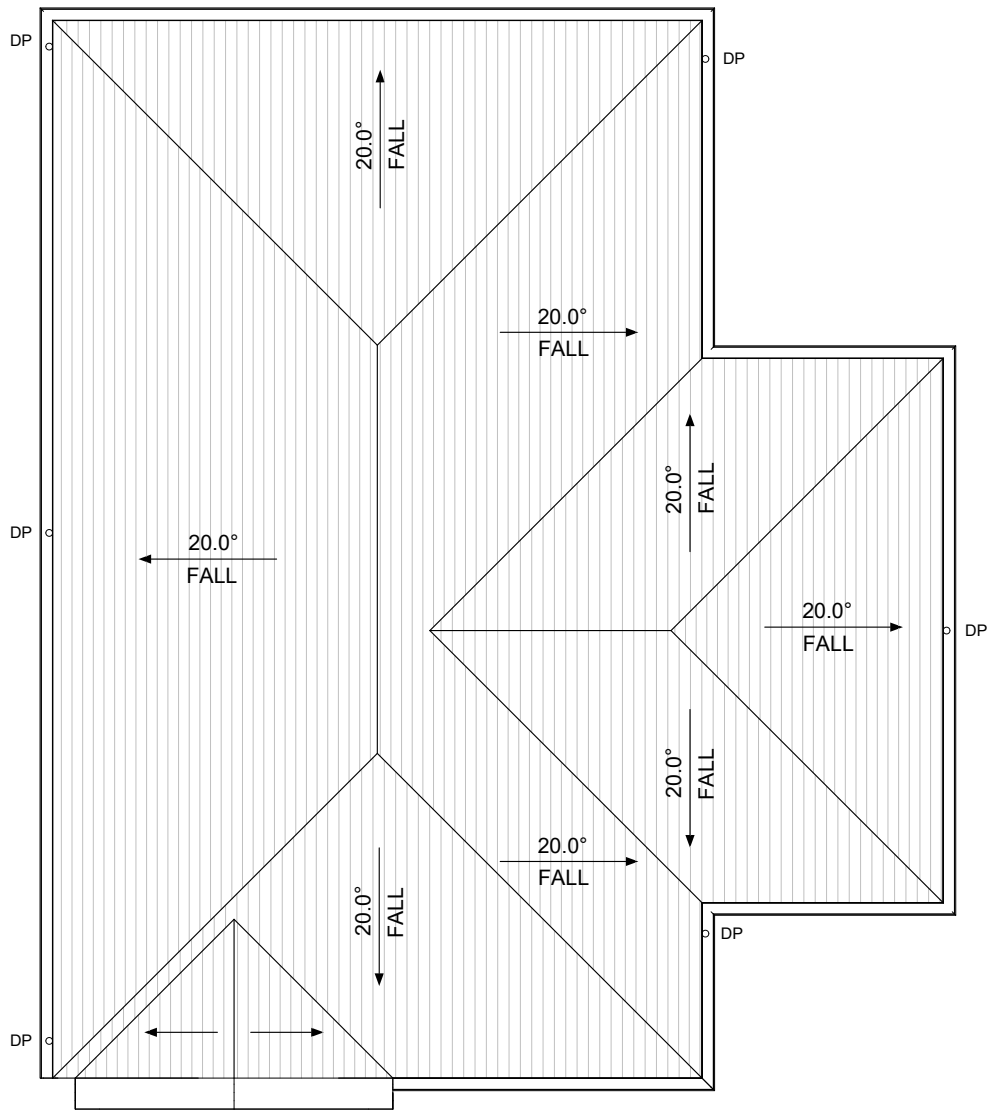
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Client: Beltana Property Group

Address: 9 Noble Crescent, Two Wells, SA, 5501

FLOOR PLAN

Project name:	2 Bedrooms	Sheet No.:	A103
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



NOTES

PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS. INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

EXTRA BRACING/REINFORCMENT FOR SOLAR PANELS.

ALL GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH NCC PART 3.5.2 & AS/NZS 3500.0

RWH	SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, GALVANISED FINISH.
DP	90MM ROUND PVC DOWNPIPES
B/G	ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
SPD	SPREADER PIPE TO END OF DOWNPIPE

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

ROOF PLAN

SCALE 1 : 100

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

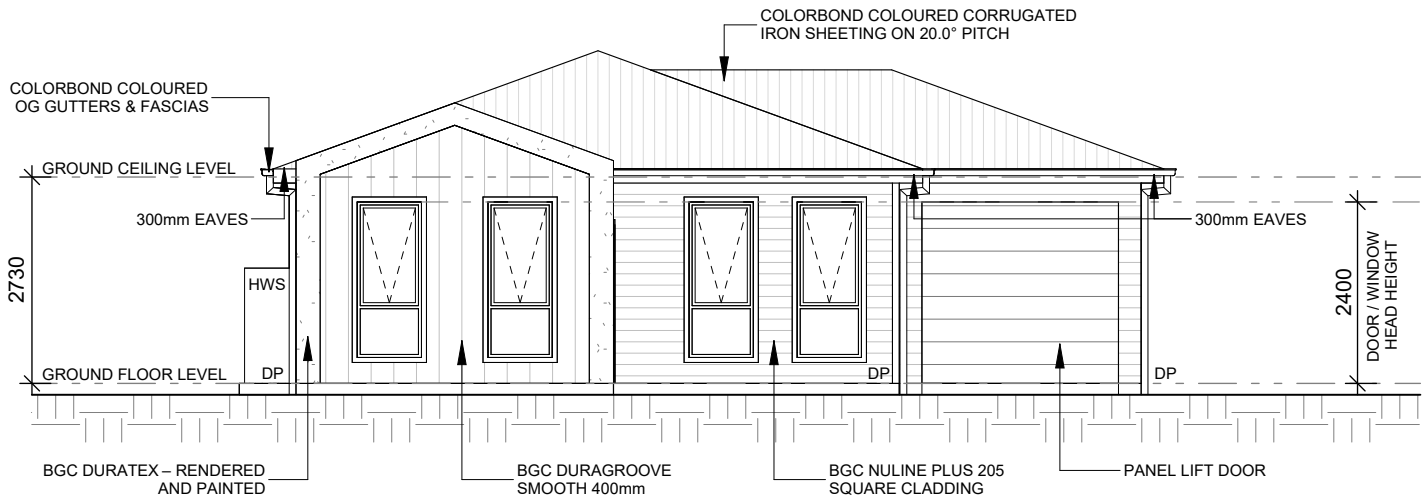
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Client:
Beltana Property Group

Address:
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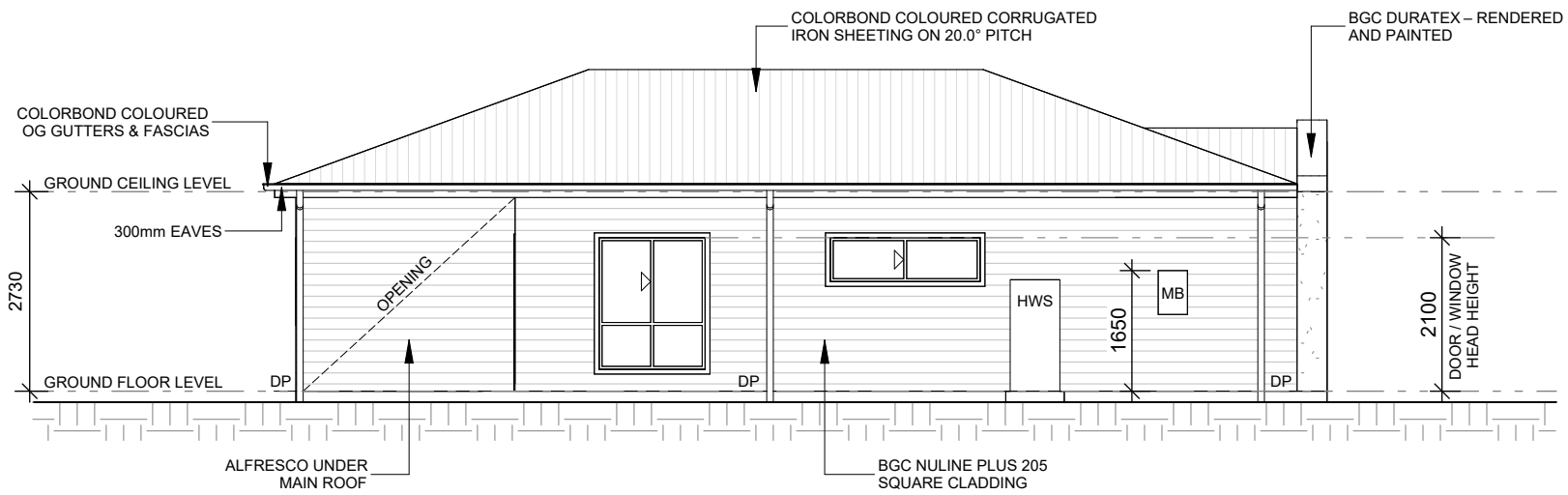
ROOF PLAN

Project name:	2 Bedrooms	Sheet No.:	A104
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



ELEVATION A

SCALE 1 : 100



ELEVATION B

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
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	H		
	I		

COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

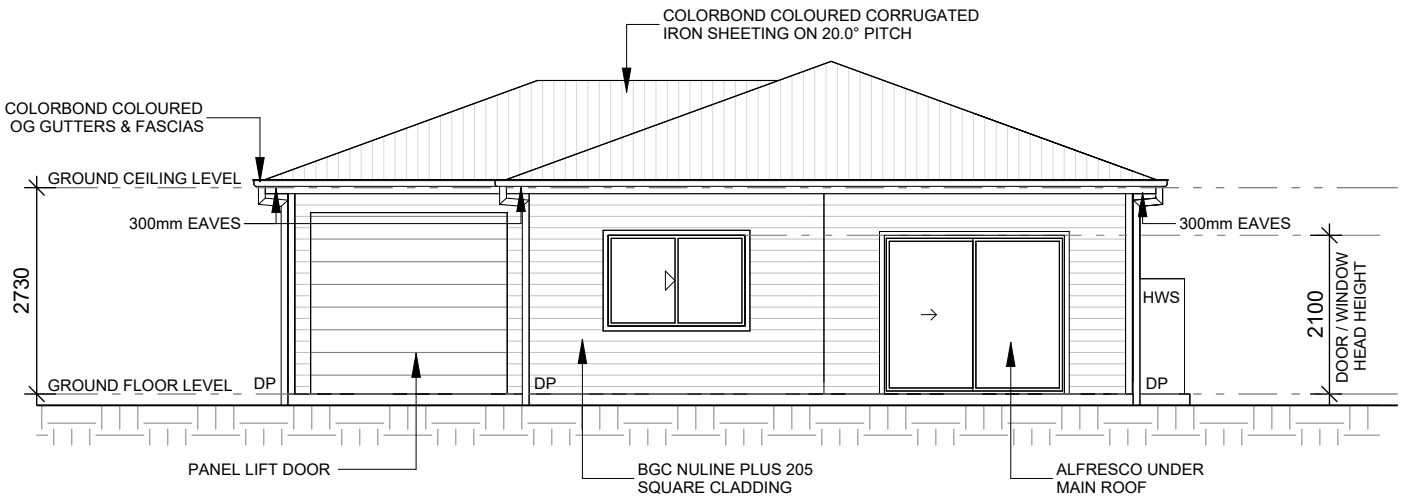
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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells SA 5501

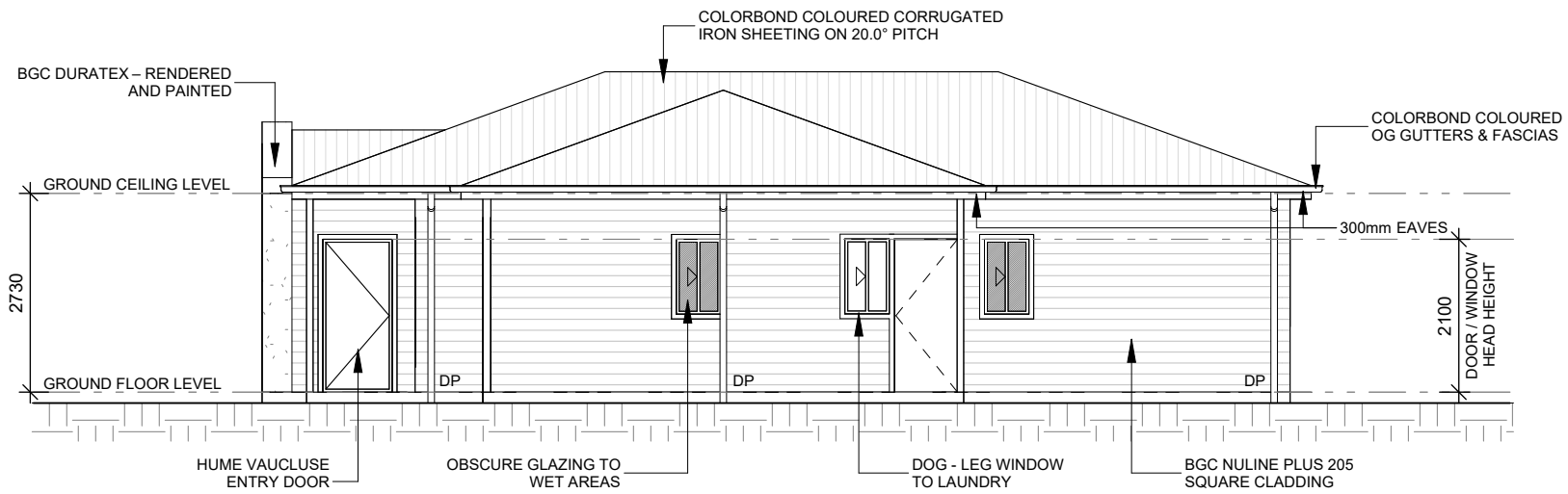
ELEVATION A & B

Project name:	2 Bedrooms	Sheet No.:	A105
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3



ELEVATION C

SCALE 1 : 100



ELEVATION D

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
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COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

ELEVATION C & D

Project name:	2 Bedrooms	Sheet No.:	A106
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3

COUNTRY
LIVING HOMES

JOB NAME: 3 Bedrooms - Option 1

CLIENT NAME: Beltana Property Group

ADDRESS: 9 Noble Crescent, Two Wells, SA, 5501

SHEET LIST

SHEET NO.		SHEET NAME	SHEET NO.		SHEET NAME
01	A101	COVER PAGE	11	A111	W.I.R LAYOUT
02	A102	CONCRETE PLAN	12	A112	DETAILS 1
03	A103	FLOOR PLAN	13	A113	DETAILS 2
04	A104	ROOF PLAN	14	A114	DETAILS 3
05	A105	ELEVATION A & B	15	A115	GENERAL NOTES
06	A106	ELEVATION C & D			
07	A107	ELECTRICAL PLAN			
08	A108	KITCHEN LAYOUT			
09	A109	LAUNDRY & W.I.P			
10	A110	BATH & WC LAYOUTS			

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

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Client:
Beltana Property Group

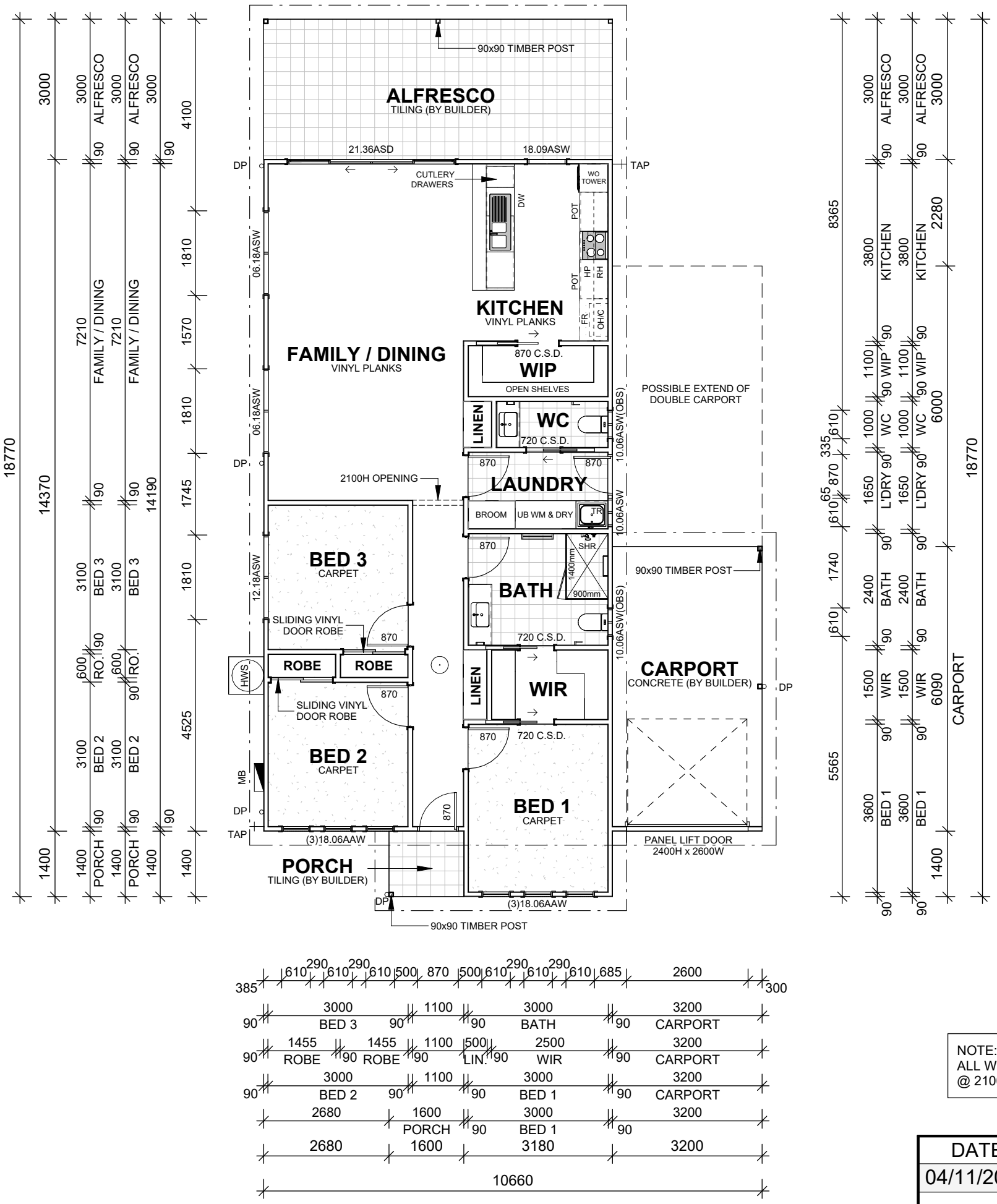
Address:
9 Noble Crescent, Two Wells, SA, 5501

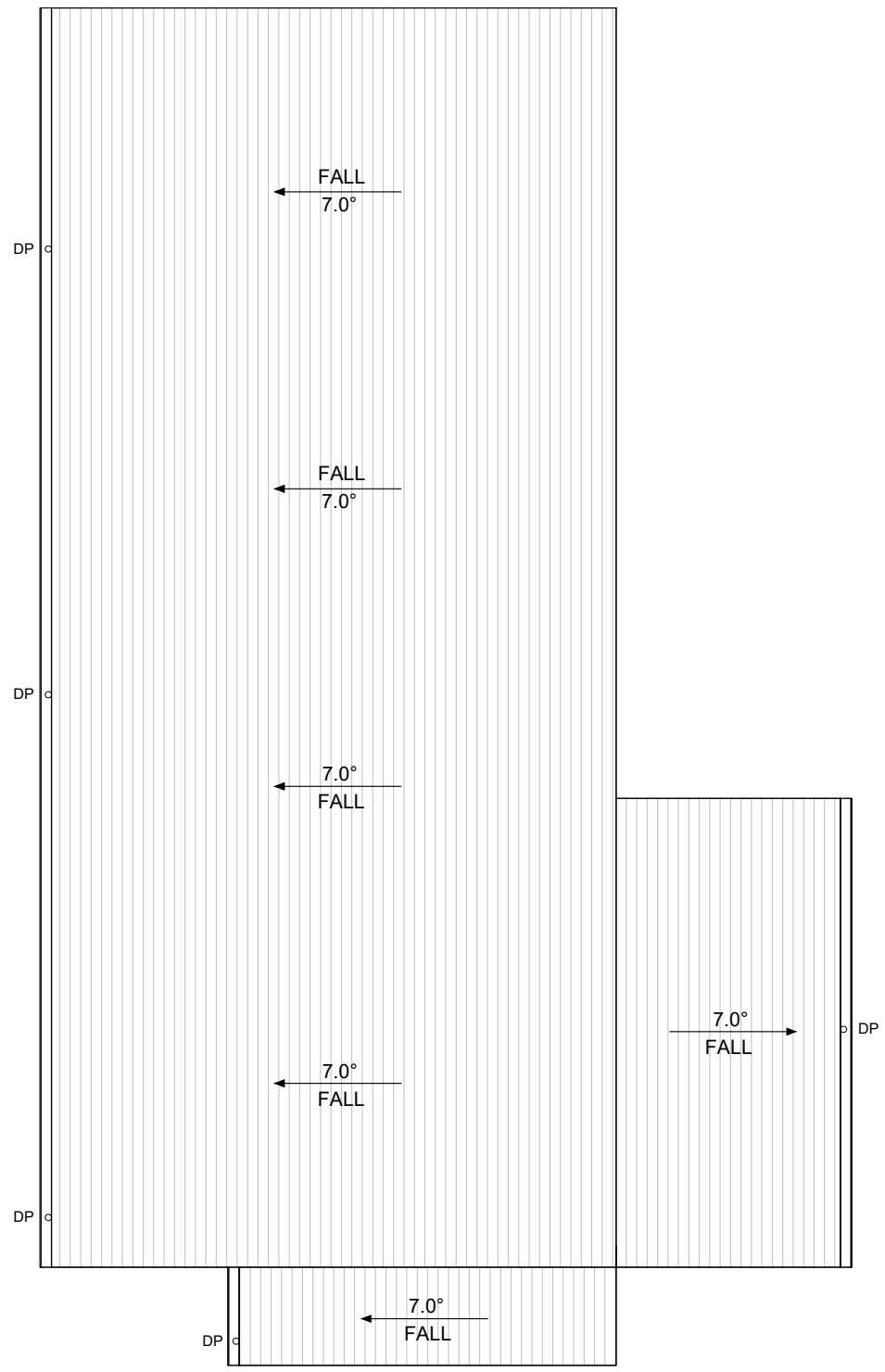
COVER PAGE

Project name:	Option 1
Date:	04/11/2025
Drawn by:	KV
Copyright:	

Sheet No.: A101

Scale: NTS @A3


90x90 TIMBER POST
ALFRESCO
TILING (BY BUILDER)
21.36ASD
18.09ASW
DP
TAP
CUTLERY DRAWERS
DW
WO TOWER
POT
HP
RH
FR
OH/C
KITCHEN
VINYL PLANKS
06.18ASW
FAMILY / DINING
VINYL PLANKS
870 C.S.D.
WIP
OPEN SHELVES
LINEN
WC
720 C.S.D.
POSSIBLE EXTEND OF DOUBLE CARPORT
10.06ASW(OBS)
2100H OPENING
LAUNDRY
BROOM
UB WM & DRY
TR
10.06ASW
BED 3
CARPET
12.18ASW
SHR
1400mm
900mm
BATH
90x90 TIMBER POST
SLIDING VINYL DOOR ROBE
ROBE
ROBE
HWS
WIR
CARPORT
CONCRETE (BY BUILDER)
SLIDING VINYL DOOR ROBE
BED 2
CARPET
MB
BED 1
CARPET
PANEL LIFT DOOR
2400H x 2600W
PORCH
TILING (BY BUILDER)
(3)18.06AAW
(3)18.06AAW
90x90 TIMBER POST
3000
ALFRESCO
4100
1810
7210
FAMILY / DINING
1570
1810
1745
1810
4525
1400
PORCH
1400
18770
14370
14190
3100
BED 3
3100
BED 2
3100
BED 3
3100
BED 2
600
RO.
600
RO.
90
90
90



NOTES

PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS. INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

EXTRA BRACING/REINFORCMENT FOR SOLAR PANELS.

ALL GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH NCC PART 3.5.2 & AS/NZS 3500.0

RWH	SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, GALVANISED FINISH.
DP	90MM ROUND PVC DOWNPIPES
B/G	ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
SPD	SPREADER PIPE TO END OF DOWNPIPE

ROOF PLAN

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

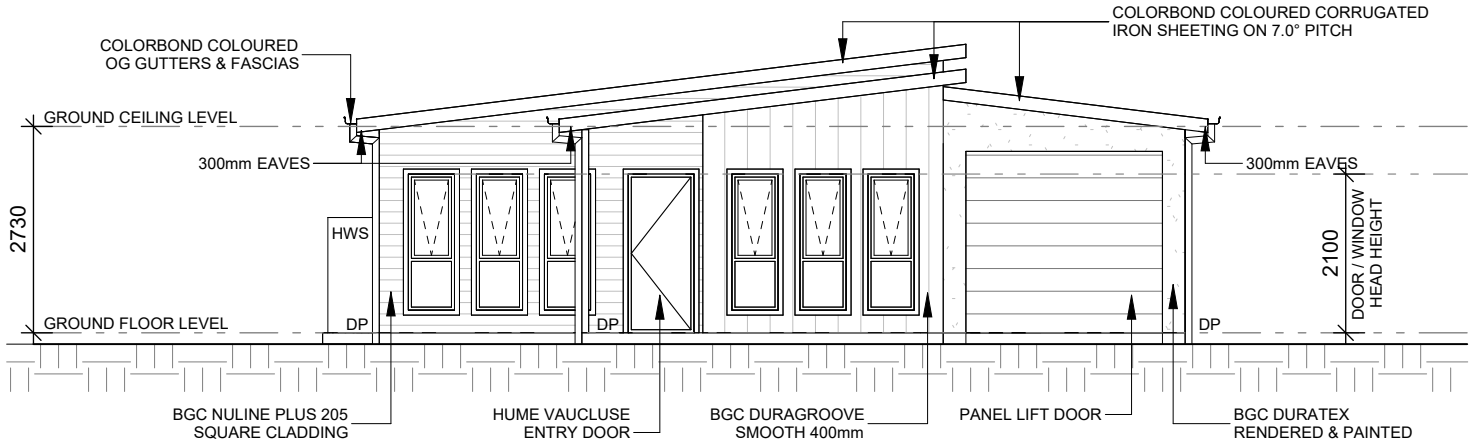
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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

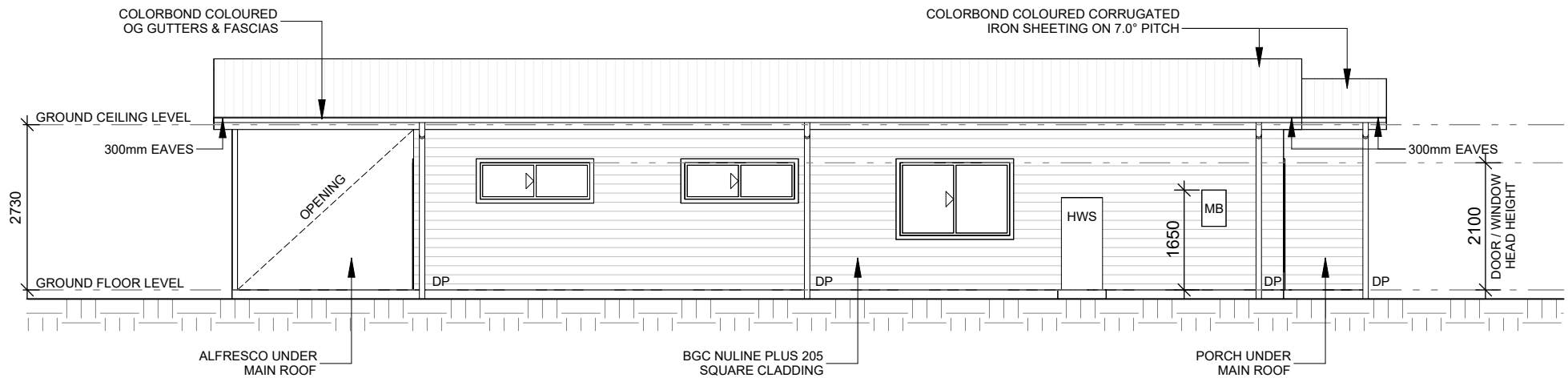
ROOF PLAN

Project name:	Option 1	Sheet No.:	A104
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



ELEVATION A

SCALE 1 : 100



ELEVATION B

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
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	H		
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COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

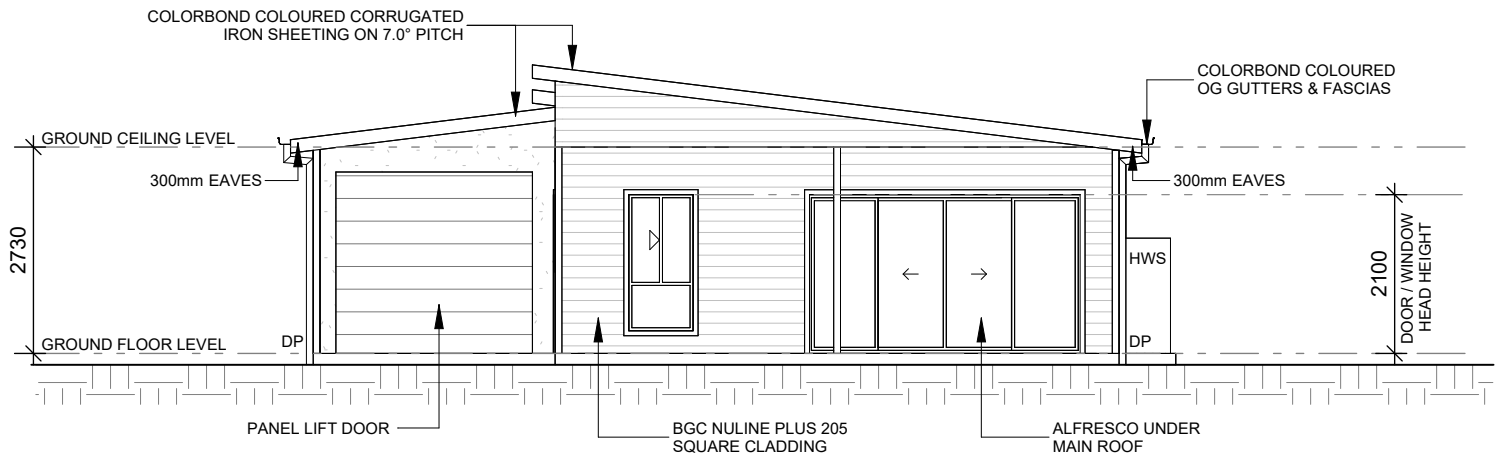
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Address:
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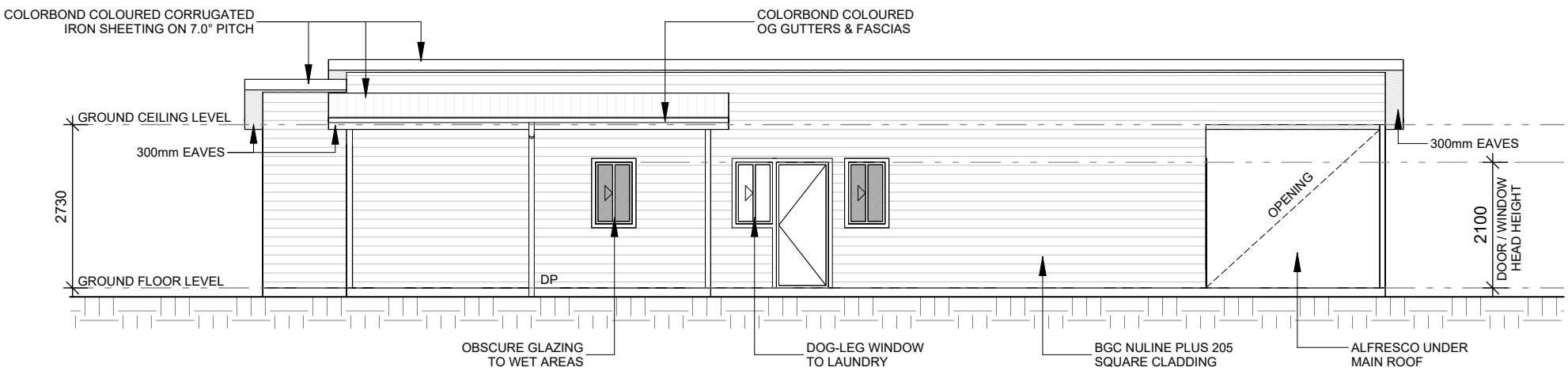
ELEVATION A & B

Project name:	Option 1	Sheet No.:	A105
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3



ELEVATION C

SCALE 1 : 100



ELEVATION D

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
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	I		

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

ELEVATION C & D

Project name:	Option 1	Sheet No.:	A106
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3

COUNTRY
LIVING HOMES

JOB NAME: 3 Bedrooms Option 2 - Double Garage

CLIENT NAME: Beltana Property Group

ADDRESS: 9 Noble Crescent, Two
Wells, SA, 5501

SHEET LIST

SHEET NO.		SHEET NAME	SHEET NO.		SHEET NAME
01	A101	COVER PAGE	11	A111	W.I.R LAYOUT
02	A102	CONCRETE PLAN	12	A112	DETAILS 1
03	A103	FLOOR PLAN	13	A113	DETAILS 2
04	A104	ROOF PLAN	14	A114	DETAILS 3
05	A105	ELEVATION A & B	15	A115	GENERAL NOTES
06	A106	ELEVATION C & D			
07	A107	ELECTRICAL PLAN			
08	A108	KITCHEN LAYOUT			
09	A109	BATH & WC LAYOUTS			
10	A110	LAUNDRY & ENSUITE			

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
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COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
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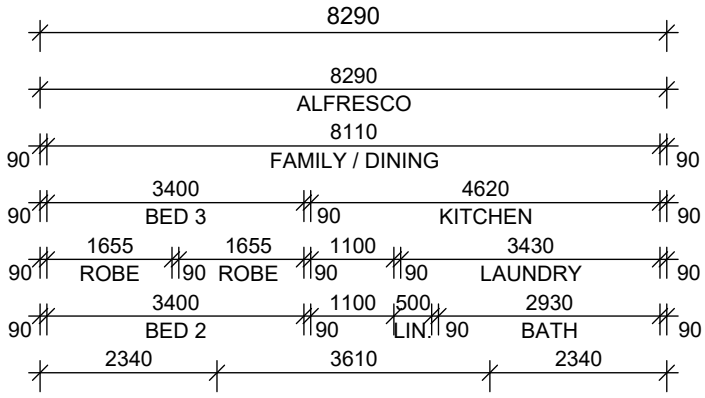
Client:
Beltana Property Group

Address:
9 Noble Crescent, Two
Wells, SA, 5501

COVER PAGE

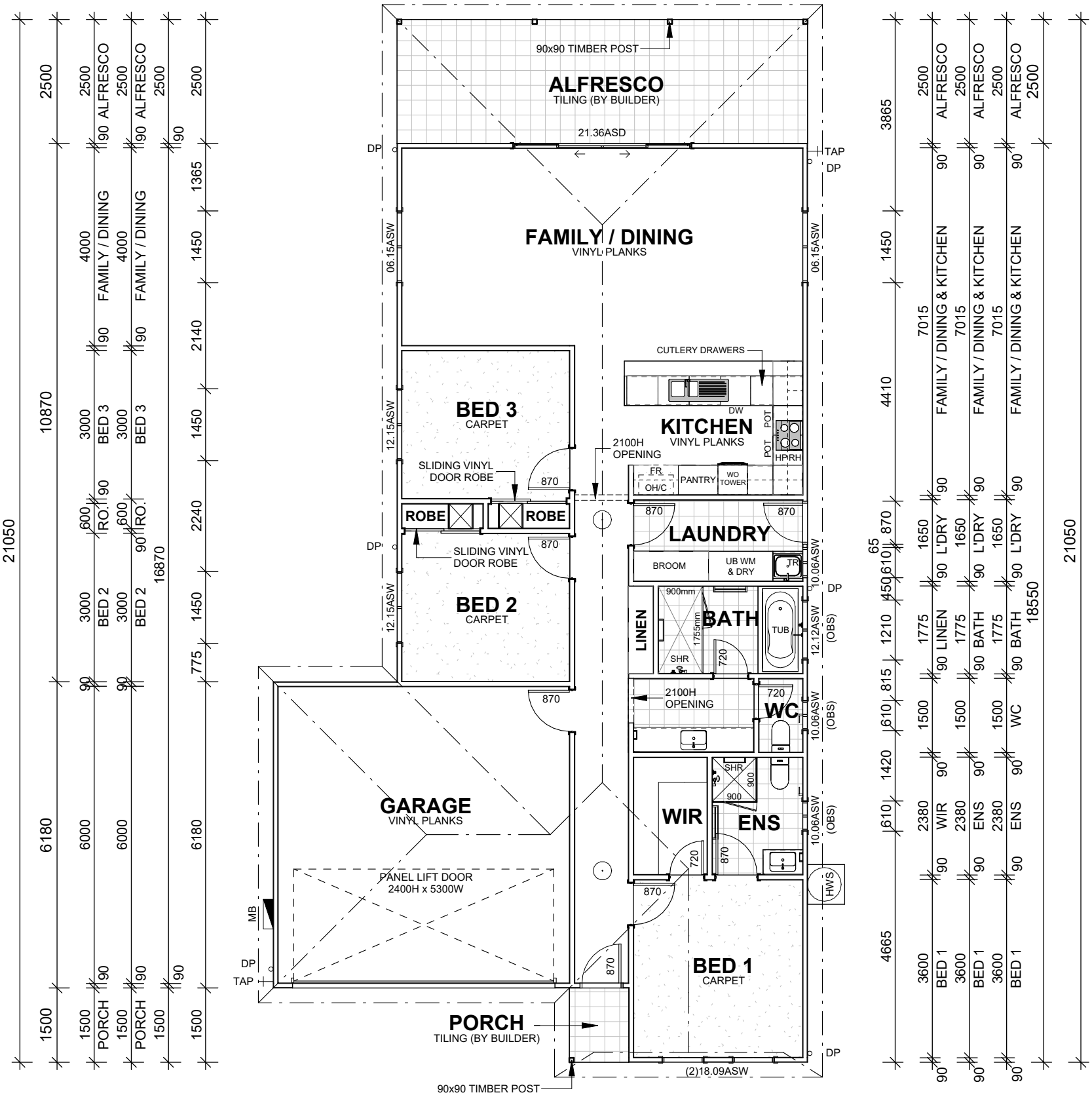
Project name:	Double Garage	Sheet No.:	A101
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale: NTS	@A3

NOTE:
ALL WINDOWS AND EXTERNAL DOORS @ 2100HH UNLESS NOTED.



AREA

PORCH	1.80 m²
GARAGE	36.77 m²
ALFRESCO	20.73 m²
LIVING	125.44 m²
TOTAL:	184.74 m²



AS 1288 PROVIDE 5MM TOUGHENED GLASS TO ALL SLIDING DOORS AND WINDOW ABOVE BATH WITH 3MM FLOAT GLASS TO REMAINDER

DENOTES SMOKE DETECTOR HARD WIRED IN ACCORDANCE WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED AS PER PART 3.7.2.2(D) OF THE BCA

DENOTES VERTICAL CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS.

W.C. DOOR TO BE EASILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT

ENERGY RATING NOTES:

R6.0 FIBREGLASS INSULATION BATTS TO ALL PLASTERBOARD CEILINGS.

R2.0 FIBREGLASS INSULATION BATTS TO THE EXTERNAL WALLS.

R2.0 FIBREGLASS INSULATION BATTS TO THE INTERNAL WALLS.

NON-TRANSPARENT INTERNAL BLINDS TO ALL WINDOWS AND GLAZED DOORS.

EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
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FLOOR PLAN
SCALE 1 : 100

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

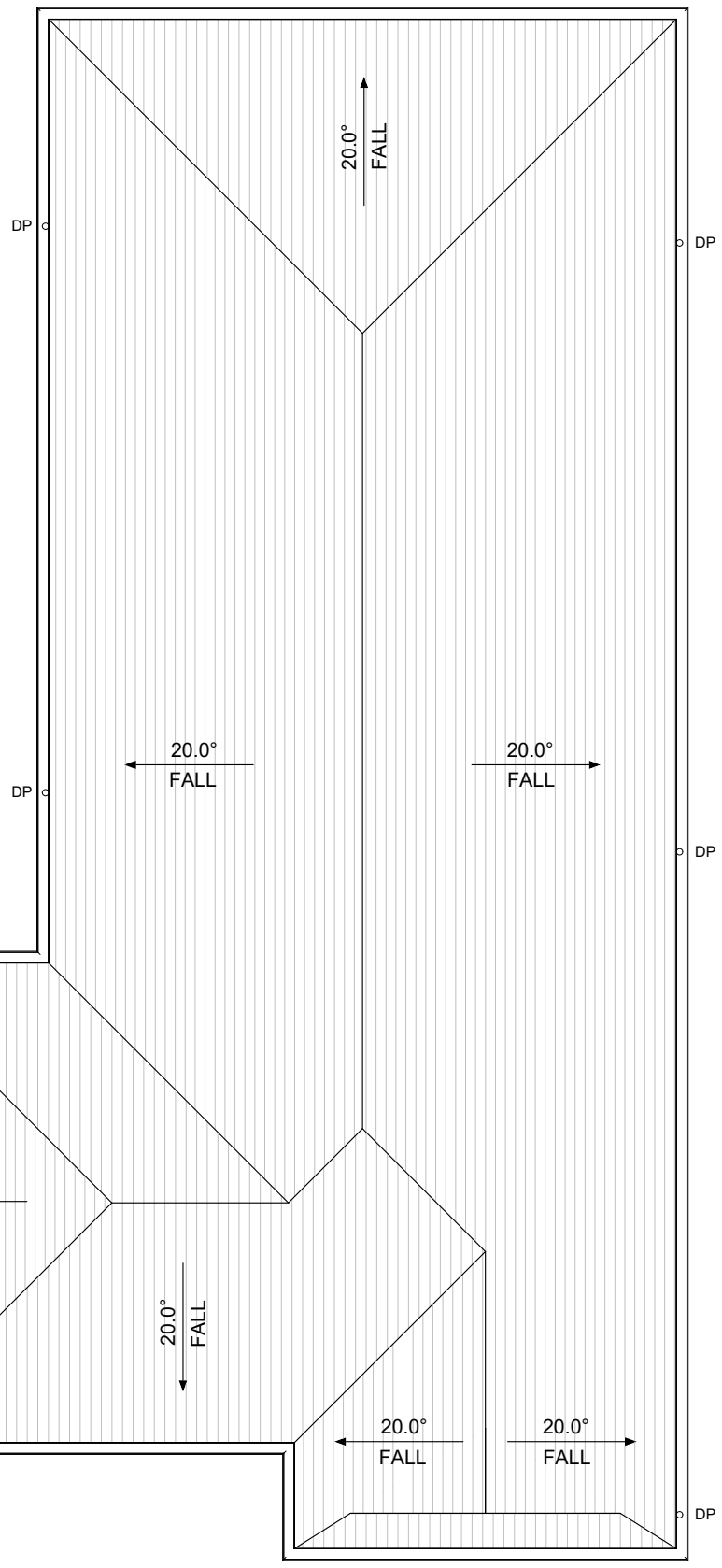
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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

FLOOR PLAN

Project name:	Double Garage	Sheet No.:	A103
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



NOTES

PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS. INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

EXTRA BRACING/REINFORCMENT FOR SOLAR PANELS.

ALL GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH NCC PART 3.5.2 & AS/NZS 3500.0

RWH	SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, GALVANISED FINISH.
DP	90MM ROUND PVC DOWNPIPES
B/G	ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
SPD	SPREADER PIPE TO END OF DOWNPIPE

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
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	I		

ROOF PLAN

SCALE 1 : 100

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

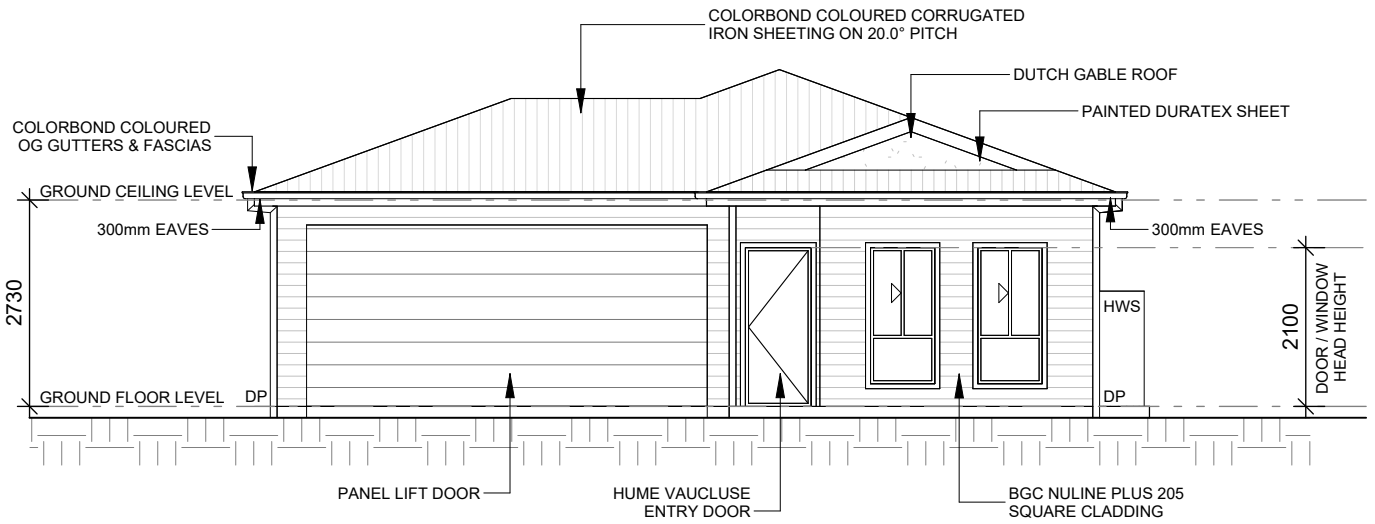
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9 Noble Crescent, Two Wells, SA, 5501

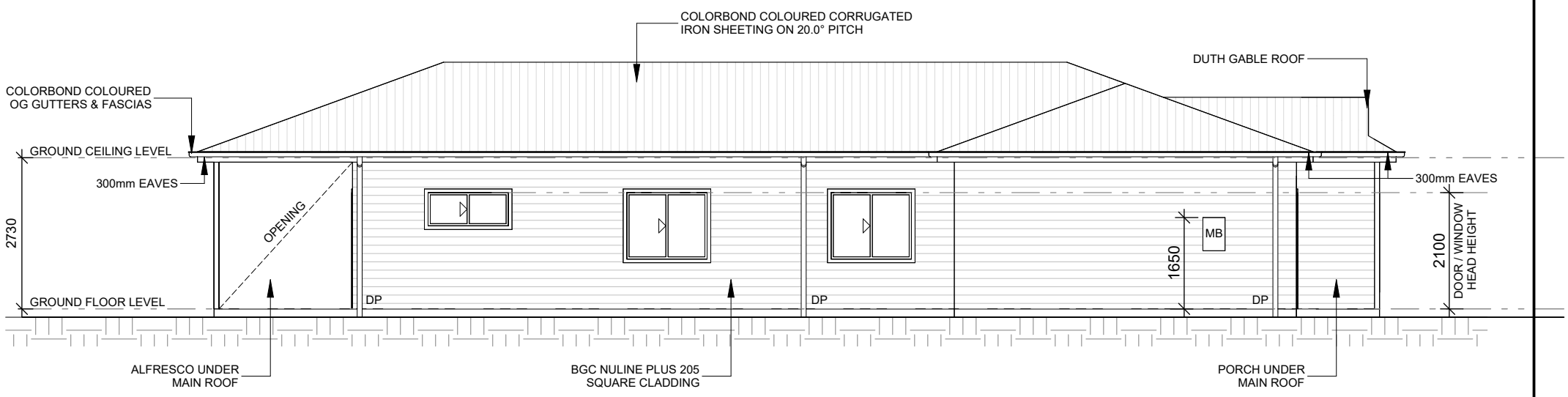
ROOF PLAN

Project name:	Double Garage	Sheet No.:	A104
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



ELEVATION A

SCALE 1 : 100



ELEVATION B

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
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COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
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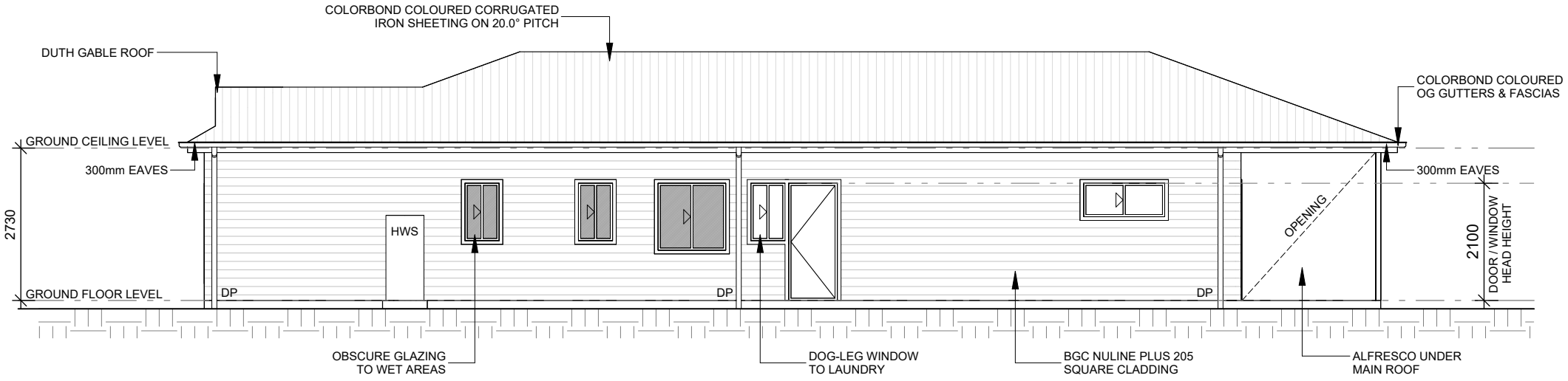
ELEVATION A & B

Project name:	Double Garage	Sheet No.:	A105
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3



ELEVATION C

SCALE 1 : 100



ELEVATION D

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	I		

COUNTRY
LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

ELEVATION C & D

Project name:	Double Garage	Sheet No.:	A106
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3

COUNTRY
LIVING HOMES

JOB NAME: 3 Bedrooms Option 2 - Single Garage

CLIENT NAME: Beltana Property Group

ADDRESS: 9 Noble Crescent, Two
Wells, SA, 5501

SHEET LIST

SHEET NO.		SHEET NAME	SHEET NO.		SHEET NAME
01	A101	COVER PAGE	11	A111	W.I.R LAYOUT
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10	A110	LAUNDRY & ENSUITE			

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
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COUNTRY
LIVING HOMES

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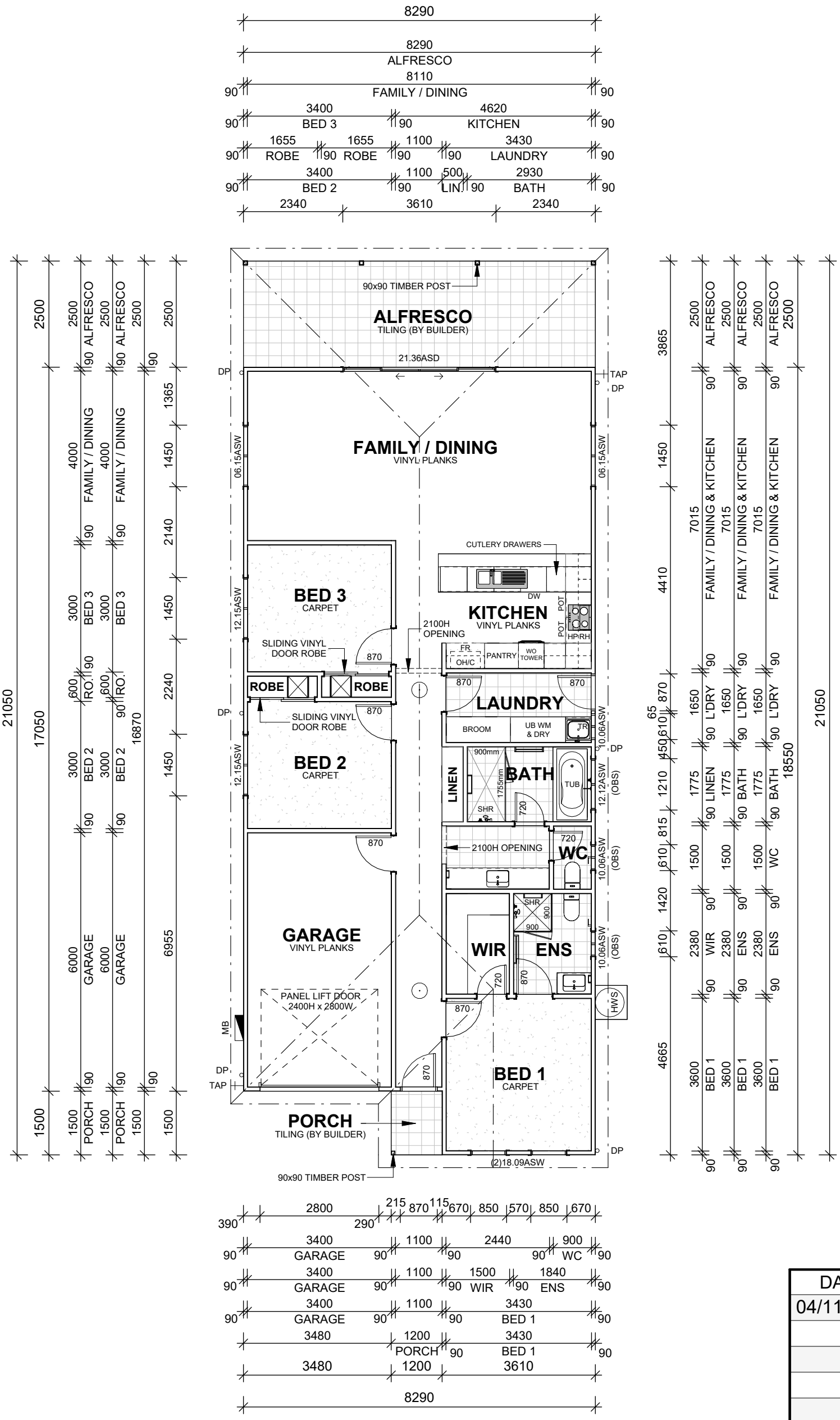
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COVER PAGE

Project name:	Single Garage	Sheet No.:	A101
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale: NTS	@A3



NOTE:
ALL WINDOWS AND EXTERNAL DOORS @ 2100HH UNLESS NOTED.

AS 1288 PROVIDE 5MM TOUGHENED GLASS TO ALL SLIDING DOORS AND WINDOW ABOVE BATH WITH 3MM FLOAT GLASS TO REMAINDER

DENOTES SMOKE DETECTOR HARD WIRED IN ACCORDANCE WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED AS PER PART 3.7.2.2(D) OF THE BCA

DENOTES VERTICAL CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS.

W.C. DOOR TO BE EASILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT

ENERGY RATING NOTES:

R6.0 FIBREGLASS INSULATION BATTS TO ALL PLASTERBOARD CEILINGS.

R2.0 FIBREGLASS INSULATION BATTS TO THE EXTERNAL WALLS.

R2.0 FIBREGLASS INSULATION BATTS TO THE INTERNAL WALLS.

NON-TRANSPARENT INTERNAL BLINDS TO ALL WINDOWS AND GLAZED DOORS.

EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5

AREA

PORCH	1.80 m²
GARAGE	21.32 m²
ALFRESCO	20.73 m²
LIVING	125.44 m²
TOTAL:	169.29 m²

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
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	C		
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	E		
	F		
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FLOOR PLAN

SCALE 1 : 100

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
PHONE: (08) 8825 2655 FAX: (08) 8825 2677

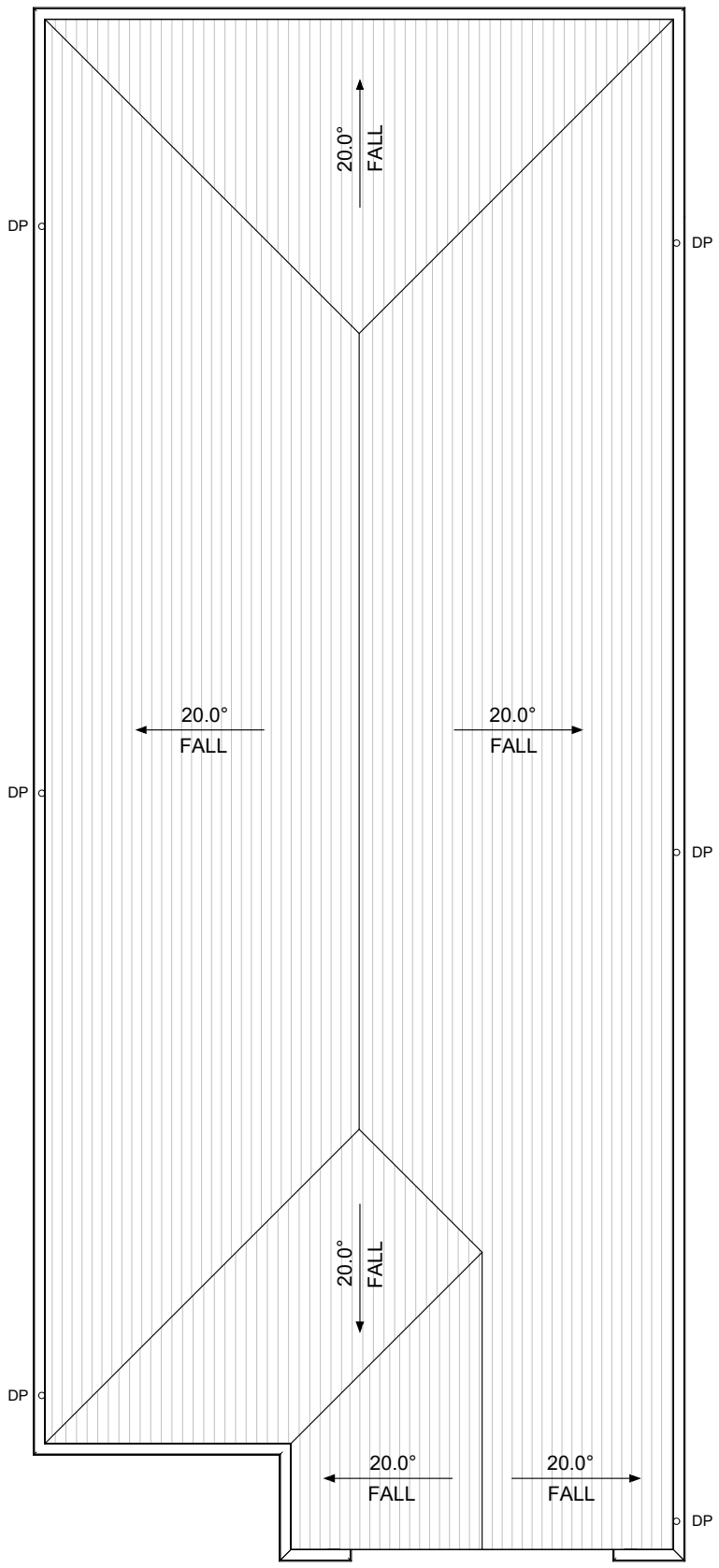
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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

FLOOR PLAN

Project name:	Single Garage	Sheet No.:	A103
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



NOTES

PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS. INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

EXTRA BRACING/REINFORCMENT FOR SOLAR PANELS.

ALL GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH NCC PART 3.5.2 & AS/NZS 3500.0

RWH	SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, GALVANISED FINISH.
DP	90MM ROUND PVC DOWNPIPES
B/G	ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
SPD	SPREADER PIPE TO END OF DOWNPIPE

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
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	D		
	E		
	F		
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	H		
	I		

ROOF PLAN

SCALE 1 : 100

COUNTRY LIVING HOMES

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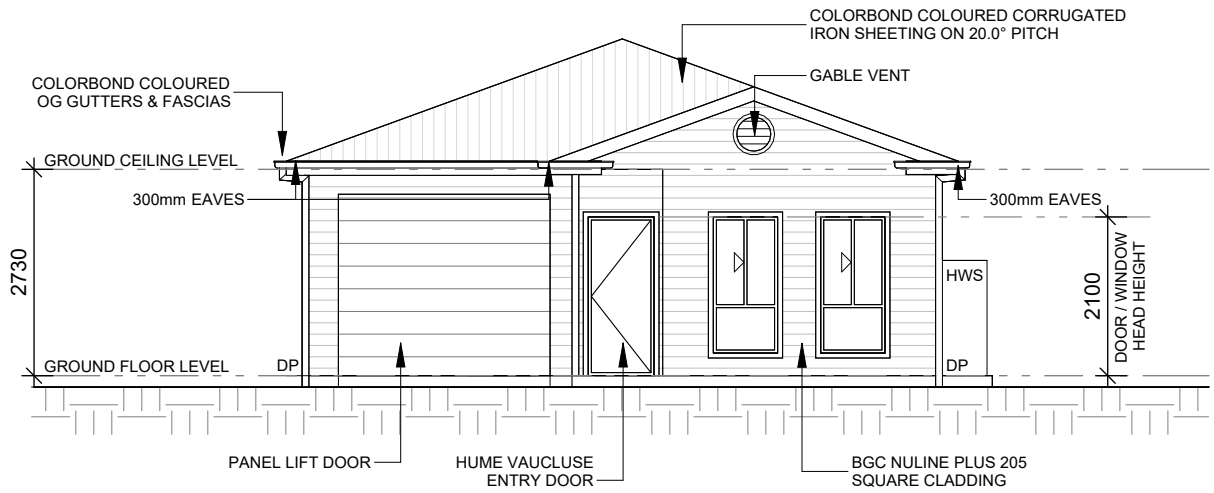
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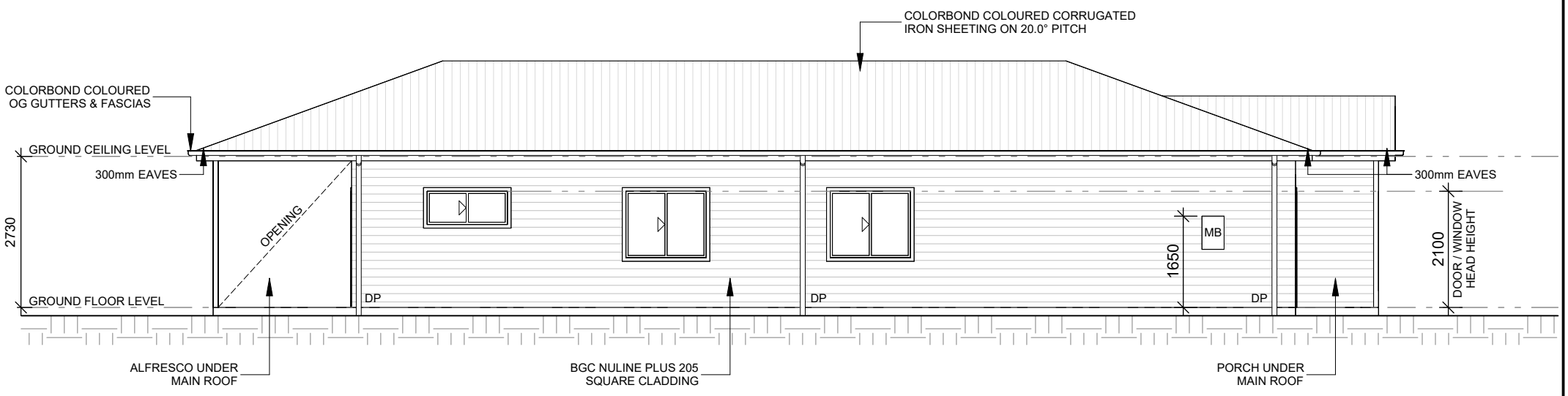
ROOF PLAN

Project name:	Single Garage	Sheet No.:	A104
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



ELEVATION A

SCALE 1 : 100



ELEVATION B

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
	C		
	D		
	E		
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COUNTRY LIVING HOMES

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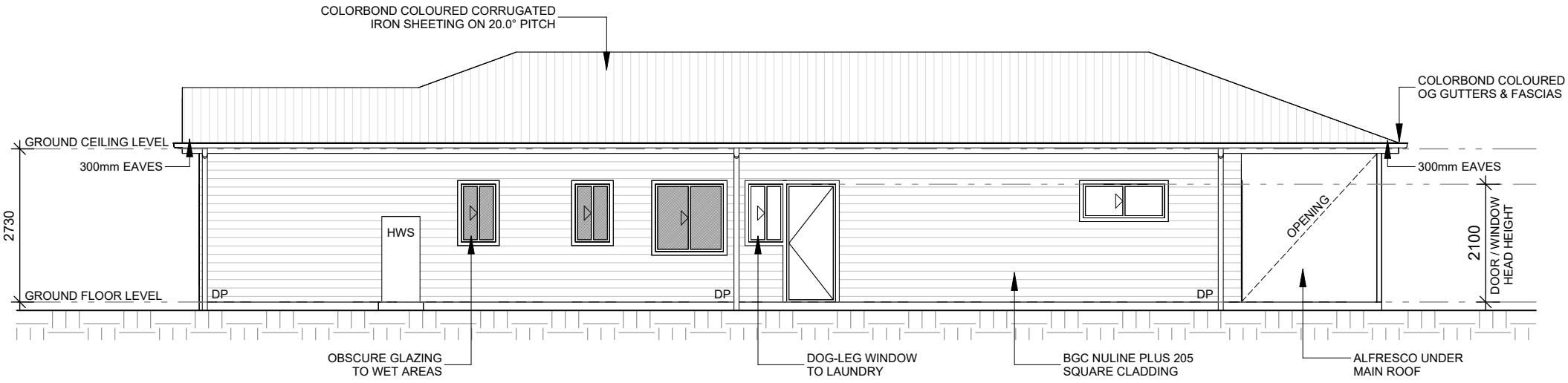
ELEVATION A & B

Project name:	Single Garage	Sheet No.:	A105
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3



ELEVATION C

SCALE 1 : 100



ELEVATION D

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
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COUNTRY LIVING HOMES

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Address:
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ELEVATION C & D

Project name:	Single Garage	Sheet No.:	A106
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3

COUNTRY
LIVING HOMES

JOB NAME:	Clubhouse
CLIENT NAME:	Beltana Property Group
ADDRESS:	9 Noble Crescent, Two Wells, SA, 5501

SHEET LIST

SHEET NO.		SHEET NAME	SHEET NO.		SHEET NAME
01	A101	COVER PAGE	11	A111	DETAILS 2
02	A102	CONCRETE PLAN	12	A112	DETAILS 3
03	A103	FLOOR PLAN	13	A113	GENERAL NOTES
04	A104	ROOF PLAN			
05	A105	ELEVATION A & B			
06	A106	ELEVATION C & D			
07	A107	ELECTRICAL PLAN			
08	A108	KITCHEN LAYOUT			
09	A109	TOILET & STORE			
10	A110	DETAILS 1			

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
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COUNTRY
LIVING HOMES

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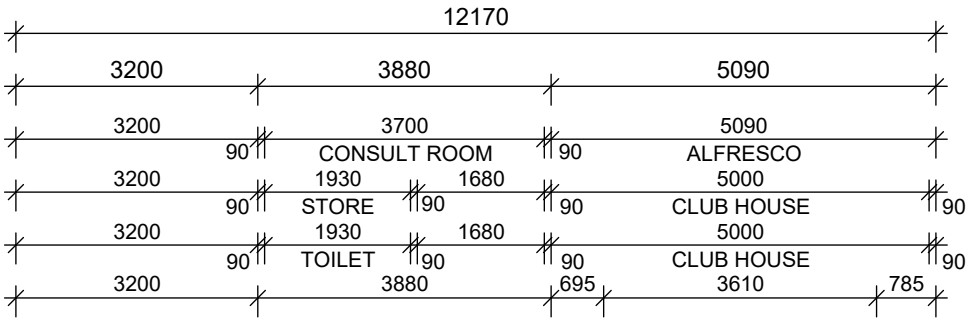
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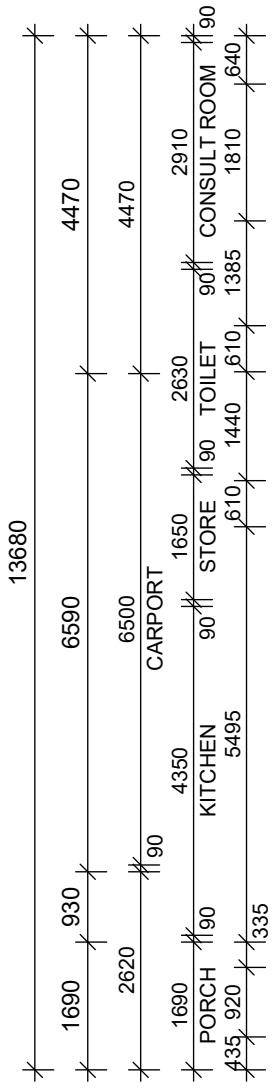
Client:
Beltana Property Group

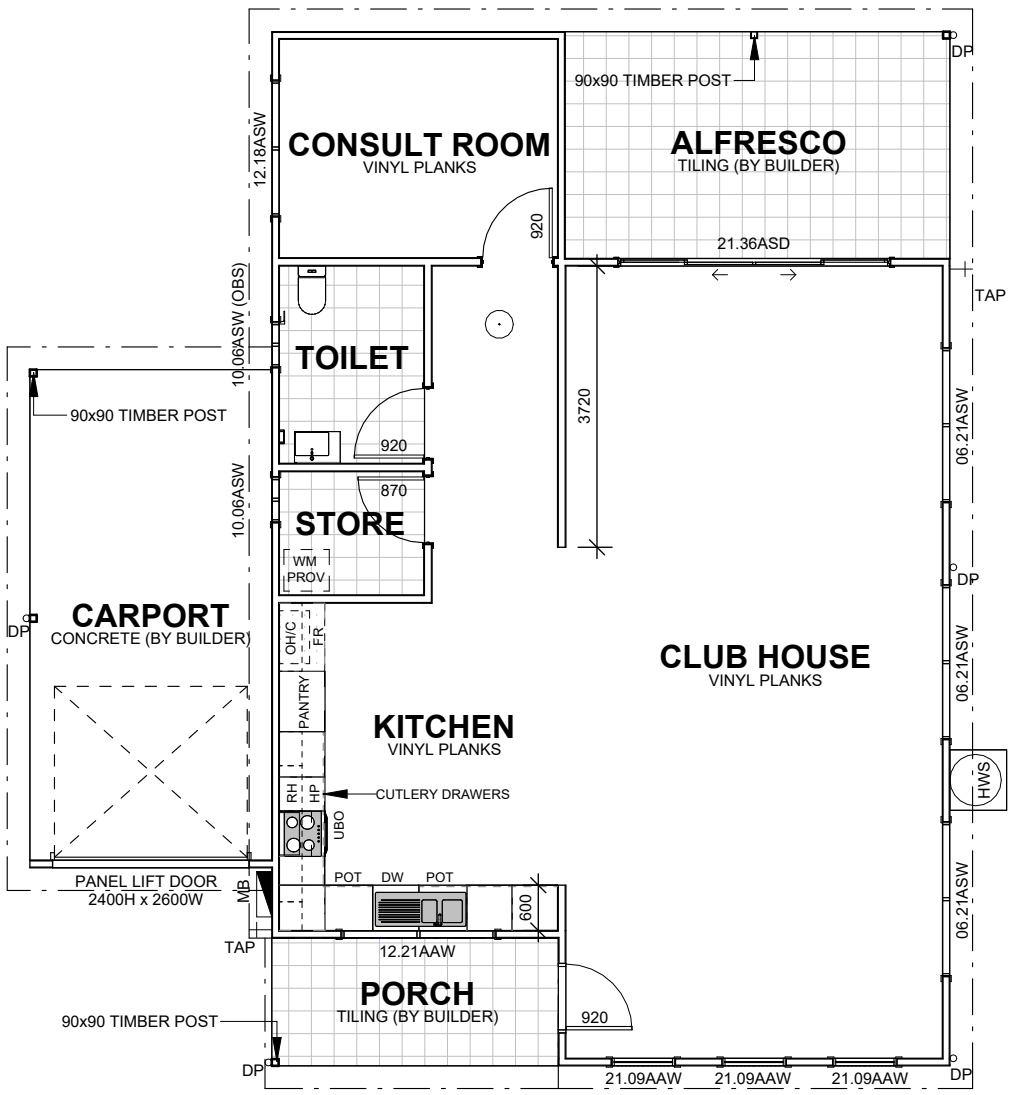
Address:
9 Noble Crescent, Two Wells, SA, 5501

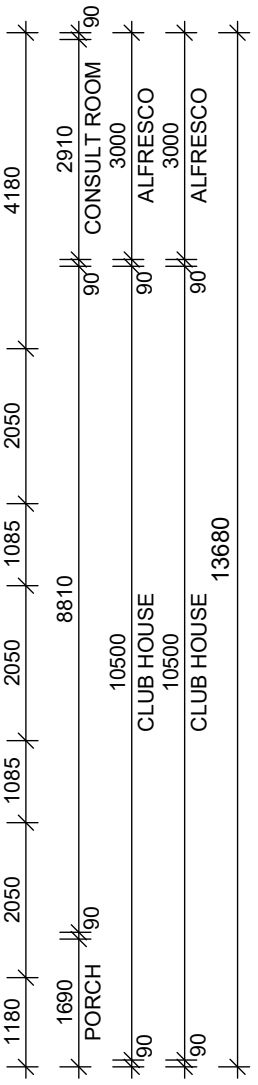
COVER PAGE

Project name:	Clubhouse	Sheet No.:	A101
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale: NTS	@A3









AS 1288 PROVIDE 5MM TOUGHENED GLASS TO ALL SLIDING DOORS AND WINDOW ABOVE BATH WITH 3MM FLOAT GLASS TO REMAINDER

DENOTES SMOKE DETECTOR HARD WIRED IN ACCORDANCE WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED AS PER PART 3.7.2.2(D) OF THE BCA

DENOTES VERTICAL CONTROL JOINTS IN ACCORDANCE WITH ENGINEERS DETAILS.

W.C. DOOR TO BE EASILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT

ENERGY RATING NOTES:

R6.0 FIBREGLASS INSULATION BATTS TO ALL PLASTERBOARD CEILINGS.

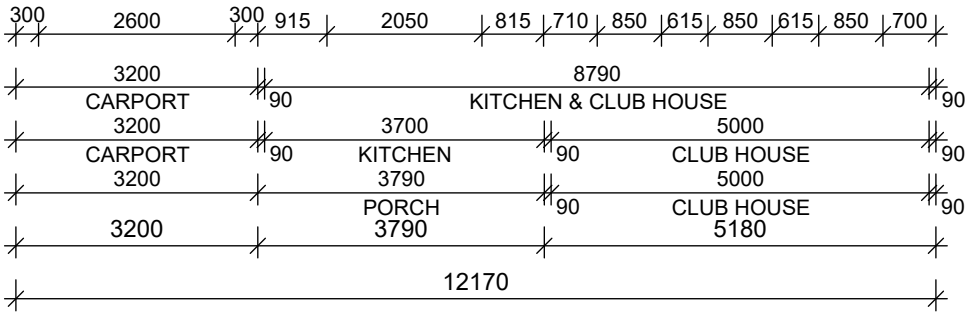
R2.0 FIBREGLASS INSULATION BATTS TO THE EXTERNAL WALLS.

R2.0 FIBREGLASS INSULATION BATTS TO THE INTERNAL WALLS.

NON-TRANSPARENT INTERNAL BLINDS TO ALL WINDOWS AND GLAZED DOORS.

EXTERNAL SWING DOORS TO BE FITTED WITH DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE OF EACH LEAF.

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 6A OF AS/NZS 3500.4.2 OR CLAUSE 3.38 OF AS/NZS 3500.5



NOTE:
ALL WINDOWS AND EXTERNAL DOORS @ 2100HH UNLESS NOTED.

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
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AREA

PORCH	6.41 m²
CARPORT	21.09 m²
ALFRESCO	15.27 m²
LIVING	101.03 m²
TOTAL:	143.80 m²

FLOOR PLAN

SCALE 1 : 100

COUNTRY LIVING HOMES

3-4 BLANCHE TCE, MOONTA SA 5558
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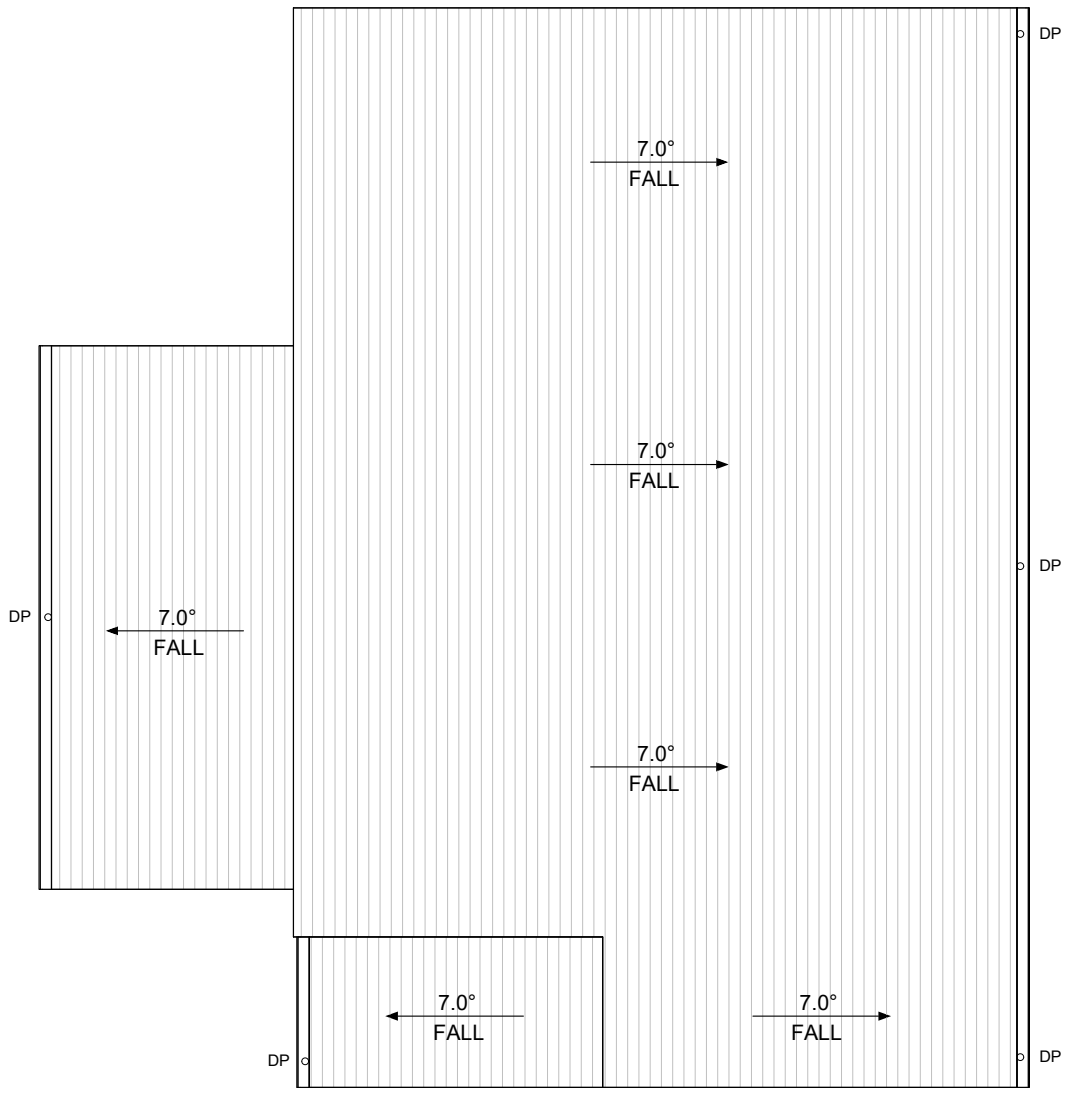
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Client:
Beltana Property Group

Address:
9 Noble Crescent, Two Wells, SA, 5501

FLOOR PLAN

Project name:	Clubhouse	Sheet No.:	A103
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



NOTES

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DP	90MM ROUND PVC DOWNPIPES
B/G	ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.
SPD	SPREADER PIPE TO END OF DOWNPIPE

ROOF PLAN

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
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COUNTRY LIVING HOMES

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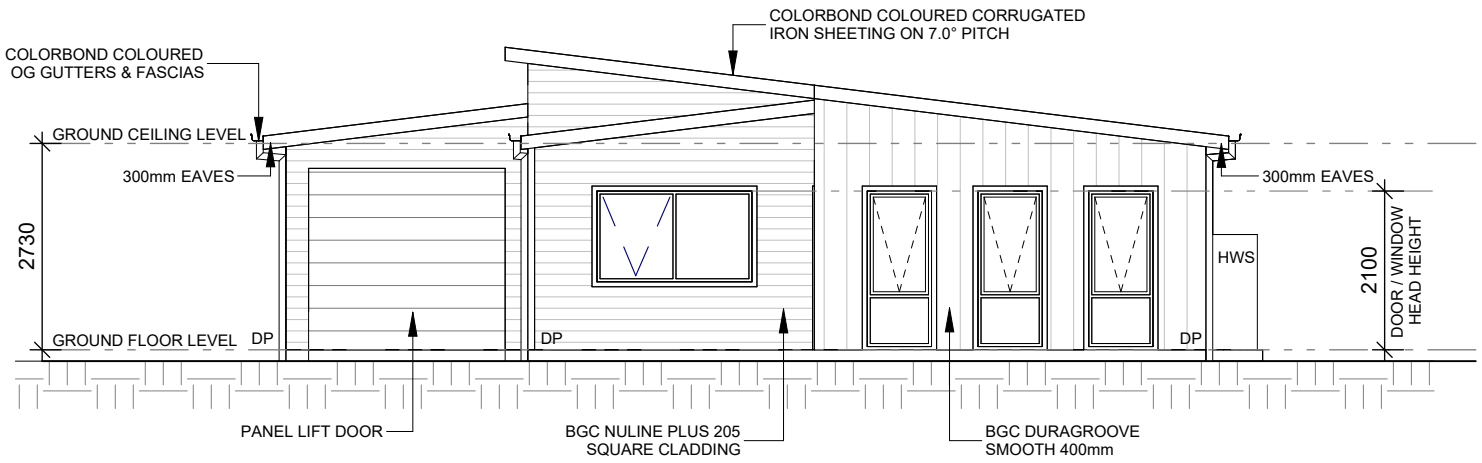
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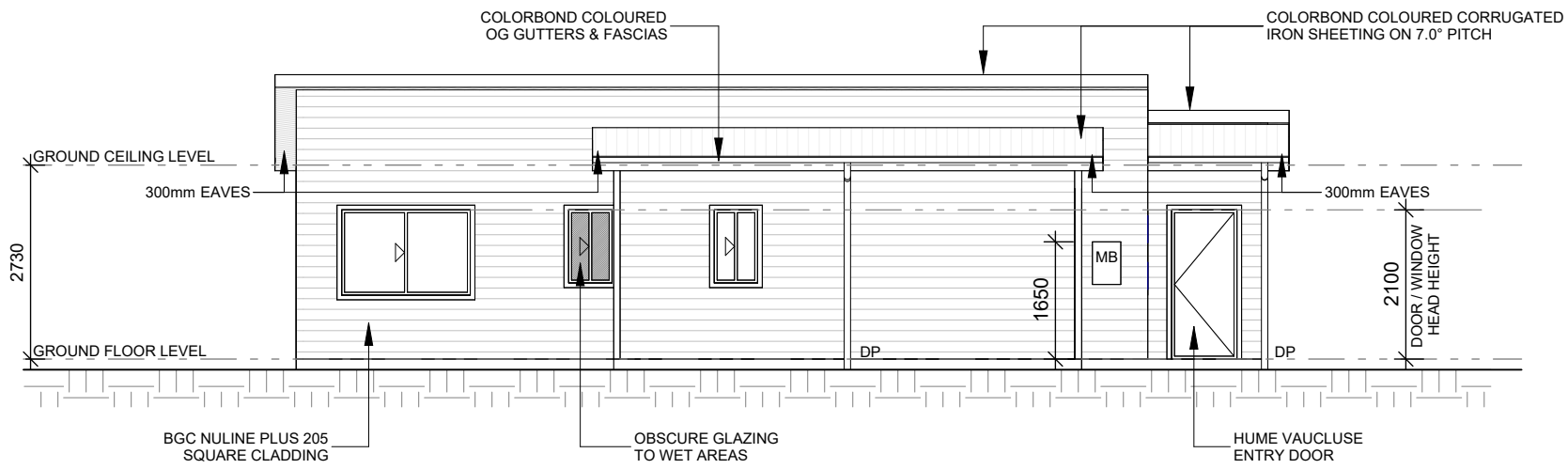
ROOF PLAN

Project name:	Clubhouse	Sheet No.:	A104
Date:	04/11/2025		
Drawn by:	KV		
Copyright:		Scale:	1 : 100@A3



ELEVATION A

SCALE 1 : 100



ELEVATION B

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
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COUNTRY LIVING HOMES

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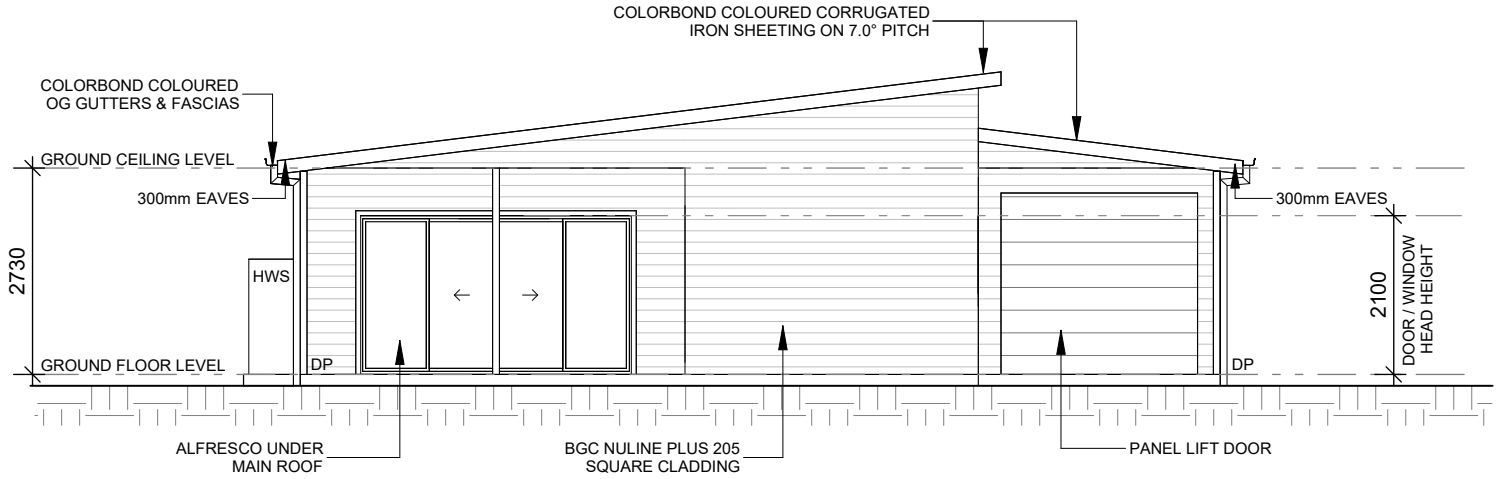
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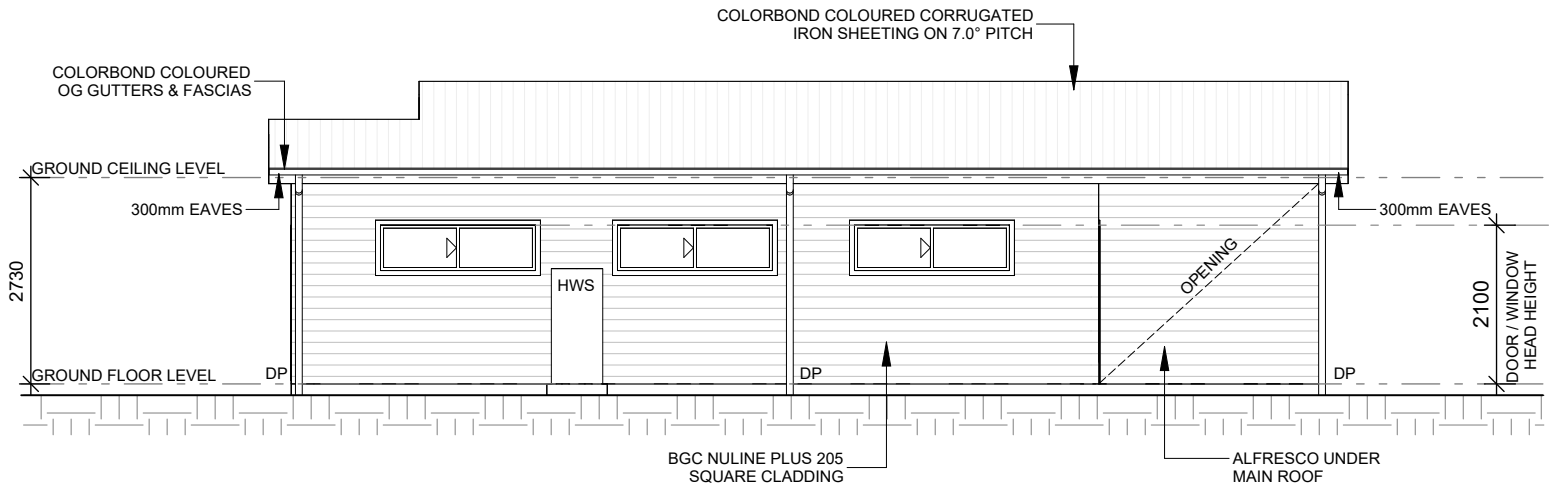
ELEVATION A & B

Project name:	Clubhouse	Sheet No.:	A105
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3



ELEVATION C

SCALE 1 : 100



ELEVATION D

SCALE 1 : 100

DATE	REV	DESCRIPTION	BY
04/11/2025	A	Working Drawings	KV
	B		
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COUNTRY
LIVING HOMES

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ELEVATION C & D

Project name:	Clubhouse	Sheet No.:	A106
Date:	04/11/2025		
Drawn by:	Author		
Copyright:		Scale:	1 : 100@A3

Beltana Property Group

External Colour Proposal

COUNTRY LIVING HOMES

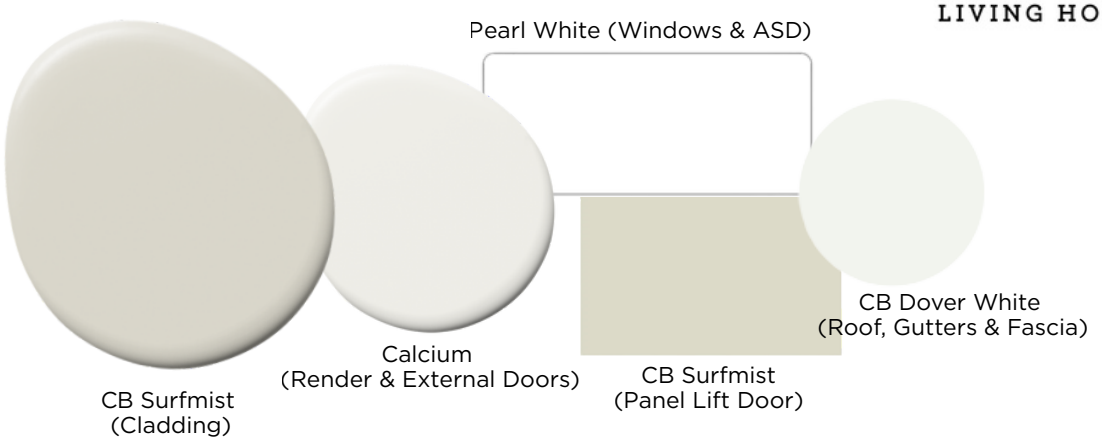
Villa 1	Type 2
Villa 2	Type 3
Villa 3	Type 1
Villa 4	Type 2
Villa 5	Type 3
Villa 6	Type 1
Villa 7	Type 1
Villa 8	Type 2
Villa 9	Type 2
Villa 10	Type 3
Villa 11	Type 1
Villa 12	Type 2
Villa 13	Type 3
Villa 14	Type 1
Villa 15	Type 3
Villa 16	Type 2
Clubhouse	Type 4

Beltana Property Group

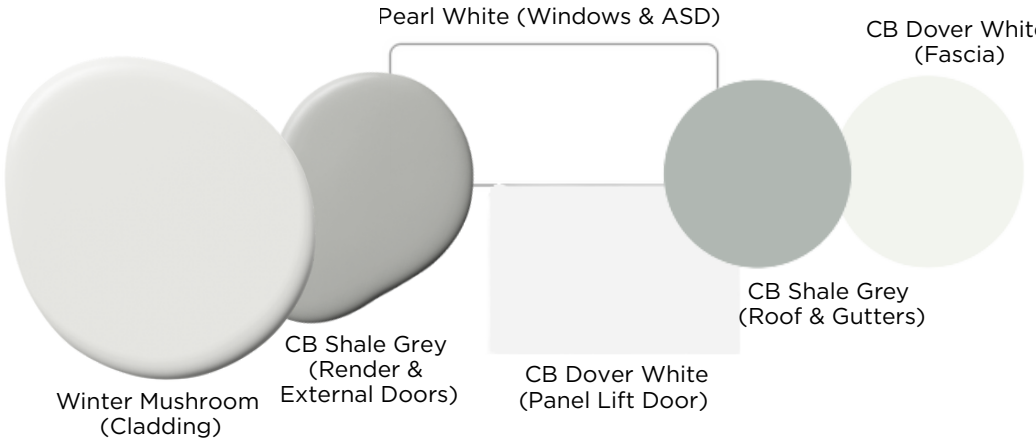
External Colour Proposal

COUNTRY LIVING HOMES

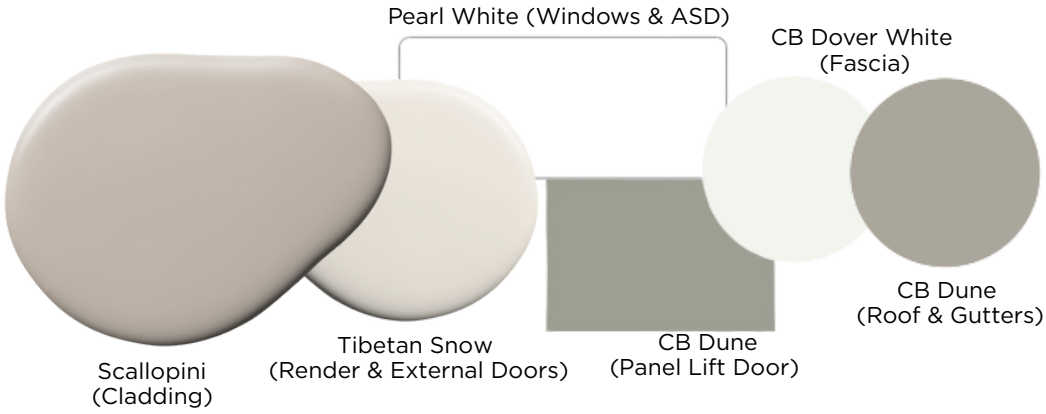
Type 1



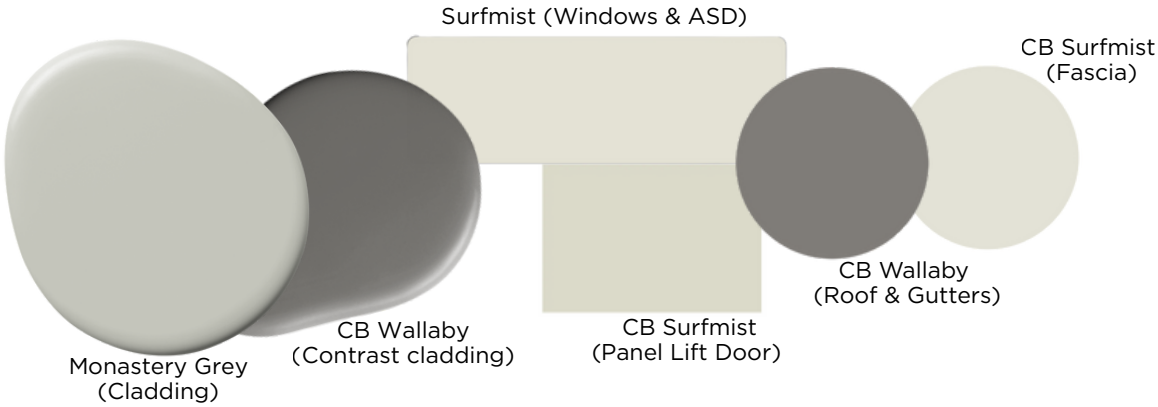
Type 2



Type 3



Type 4



Beltana Property Group

External Colour Proposal

COUNTRY
LIVING HOMES

TYPE 1	AREA	EXTERNAL COLOUR SELECTION
1	ROOF	COLOURBOND DOVER WHITE
2	FASCIA	COLOURBOND DOVER WHITE
3	GUTTER	COLOURBOND DOVER WHITE
4	CLADDING	WATTYL COLOURBOND SURFMIST
5	RENDER	WATTYL CALCIUM
6	WINDOW FRAMES	PEARL WHITE
7	GARAGE DOOR	COLOURBOND SURFMIST
8	EXTERNAL DOORS	WATTYL CALCIUM

Beltana Property Group

External Colour Proposal

COUNTRY LIVING HOMES

TYPE 2	AREA	EXTERNAL COLOUR SELECTION
1	ROOF	COLOURBOND SHALE GREY
2	FASCIA	COLOURBOND DOVER WHITE
3	GUTTER	COLOURBOND SHALE GREY
4	CLADDING	WATTYL WINTER MUSHROOM
5	RENDER	WATTYL COLOURBOND SHALE GREY
6	WINDOW FRAMES	PEARL WHITE
7	GARAGE DOOR	COLOURBOND DOVER WHITE
8	EXTERNAL DOORS	WATTYL COLOURBOND SHALE GREY

Beltana Property Group

External Colour Proposal

TYPE 3	AREA	EXTERNAL COLOUR SELECTION
1	ROOF	COLOURBOND DUNE
2	FASCIA	COLOURBOND DOVER WHITE
3	GUTTER	COLOURBOND DUNE
4	CLADDING	WATTYL SCALLOPINI
5	RENDER	WATTYL TIBETAN SNOW
6	WINDOW FRAMES	PEARL WHITE
7	GARAGE DOOR	COLOURBOND DUNE
8	EXTERNAL DOORS	WATTYL TIBETAN SNOW

Beltana Property Group

External Colour Proposal

COUNTRY LIVING HOMES

TYPE 4	AREA	EXTERNAL COLOUR SELECTION
1	ROOF	COLOURBOND WALLABY
2	FASCIA	COLOURBOND SURFMIST
3	GUTTER	COLOURBOND WALLABY
4	NULINE PLUS SQUARE CLADDING	WATTYL MONASTERY GREY
5	BGC DURAGROOVE SMOOTH CLADDING	WATTYL COLOURBOND WALLABY
6	CLADDING AROUND GARAGE DOOR	WATTYL COLOURBOND WALLABY
6	WINDOW FRAMES	SURFMIST
7	GARAGE DOOR	COLOURBOND SURFMIST
8	EXTERNAL DOORS	WATTYL COLOURBOND SURFMIST

Ref: 25477|RNM

3 December 2025

Jon Bouras
Beltana Property Group
Suite C, 568 Port Road
ALLENBY GARDENS SA 5009

Dear Jon,

PROPSOED RETIREMENT VILLAGE
9-9A NOBLE CRESCENT, TWO WELLS

I refer to the proposal to construct a retirement village at 9-9A Noble Crescent, Two Wells. As requested, I have undertaken a review of the traffic and parking aspects of the proposed development (as illustrated on plans prepared by Ridge Design & Drafting, Drawing RDD1235). This letter summarises the assessment undertaken.

1. BACKGROUND

The subject site comprises Allotment 9 (11) Noble Crescent, and the northern portion of Allotment 10 (9A) Noble Crescent, Two Wells. The site is bound by undeveloped land to the north, an education facility to the east (Two Wells Primary School), Noble Crescent to the south and residential dwellings to the west.

The Planning and Design Code identifies that the site is located within a Neighbourhood Zone, with the following Overlays applicable to the subject site:

- Affordable Housing;
- Native Vegetation;
- Prescribed Wells Area; and
- Traffic Generating Development.

The subject site is currently undeveloped (vacant). Vehicle access to the site is provided by a crossover on the cul-de-sac of Noble Crescent. Turning movements to/from the site will therefore be left-in and right-out movements.

Figure 1 illustrates the location of the subject site with regard to the surrounding road network.

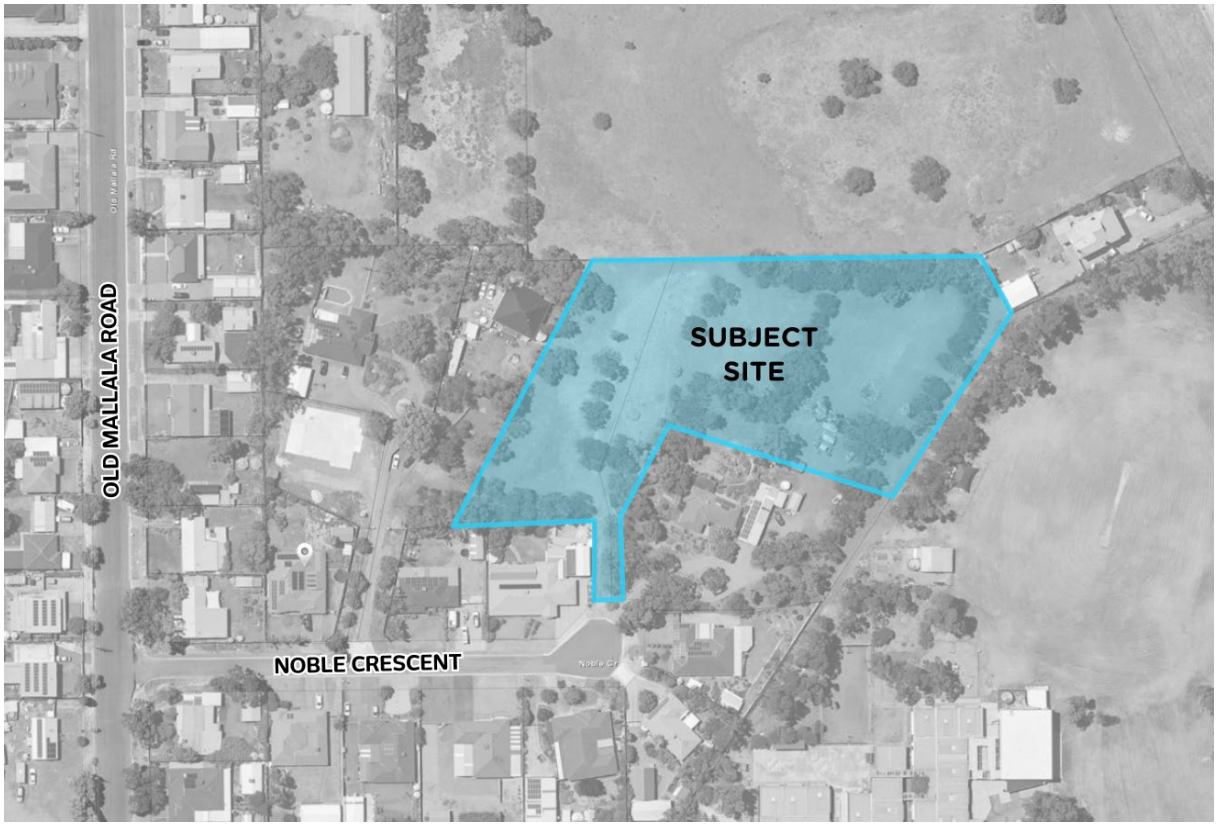


Figure 1 – Location of the subject site with regard to the surrounding road network.

Noble Crescent is a local road (cul-de-sac) under the care and control of the Adelaide Plains Council. Noble Crescent comprises a 6.0 m wide carriageway (approximate) accommodating two-way vehicle movements. On-street parking is permitted along the length of Noble Crescent (noting Australian Road Rule Regulation 208 stipulates that 3.0 m must be maintained adjacent parked vehicles to allow a clear path for other vehicles to pass). A footpath is provided on the northern side of Noble Crescent, facilitating both pedestrian and cyclist movements. Cyclists are also able to ride on Noble Crescent under a standard shared arrangement. A default urban speed limit of 50 km/h applies on Noble Crescent.

Traffic data was unavailable for Noble Crescent, however, noting that Noble Crescent provides access to approximately 13 detached dwellings and is a cul-de-sac (i.e. no through road), it is forecast that existing traffic volumes on Noble Crescent would be in the order of 110 vehicles movements per day.

Old Mallala Road is also a local no-through road under the care and control of the Adelaide Plain Council. Old Mallala Road comprises an 11.0 m wide carriageway (approximate) facilitating two-way vehicle movements. On-street parking is permitted on both sides of

Old Mallala Road. Footpaths (accommodating both pedestrian and cyclist movements) are provided on both sides of Old Mallala Road, however, is only sealed on the eastern side of the roadway. A default urban speed limit of 50 km/h applies on Old Mallala Road.

Noble Crescent intersects with Old Mallala Road at a priority-controlled T-intersection, at which all turning movements are permitted.

Traffic data was again unavailable for Old Mallala Road. However, noting that approximately 30 dwellings are access directly from Old Mallala Road (and considering the additional 13 dwellings accessed via Noble Crescent), it is considered that existing traffic volumes would in the order of 350 vehicles per day at the southern end of Old Mallala Road.

2. PROPOSAL

The proposal comprises the construction of a retirement village with associated access and parking provisions. Specifically, the retirement village will contain 16 villas (in the form of independent living units), comprising of 3 two-bedroom villas and 13 three-bedroom villas. Four (4) of the three-bedroom villas will have a double-car garage, whilst all remaining villas will have a single-car garage. Additional parking will be achievable in front of the garages of all villas (in a stacked configuration).

An additional ancillary clubhouse will be constructed adjacent the site's entrance for use by residents of the retirement village. A further three (3) 90-degree parking spaces are proposed adjacent the clubhouse, inclusive of one (1) space which will be reserved exclusively for use by people with disabilities.

The garages shall comply with the requirements of the Australian/New Zealand Standards for "*Parking Facilities – Part 1: Off-street car parking*" (AS/NZS 2890.1:2004) and "*Parking Facilities – Part 6: Parking for people with disabilities*" (AS/NZS 2890.6:2022) in that:

- single car garages shall have an internal width of at least 3.0 m, an internal length of at least 5.4 m, and a door opening width of at least 2.4 m; and
- double car garages shall have an internal width of at least 5.4 m, an internal length of at least 5.4 m, and a door opening width of at least 4.8 m.

Vehicle access to each villa will be provided via a private internal road network. The internal road will comprise two-way carriageways with a width of at least 6.6 m, or single direction carriageways with a width of at least 4.5 m. Such road width will comply with (and exceed) the minimum requirements of AS/NZS 2890.1:2004.

In order to demonstrate that appropriate manoeuvrability will be achievable within the internal road network, a turn path assessment has been undertaken using AutoCAD Vehicle Tracking software and a B99 design vehicle. The turn path assessment indicates

that appropriate access will be able to be achieved to/from each garage, as well as throughout the internal road network. Plans illustrating the B99 turn paths undertaken are attached to this letter.

Vehicle access to the retirement village is proposed via a two-way crossover on Noble Crescent. The access will facilitate simultaneous vehicle movements to/from Noble Crescent, with entering vehicles able to be driven past a vehicle exiting the site.

Approximately 25 m into the site, the site will be secured by a sliding security gate. The gate will be controlled by garage remote (or similar) as well as back-up intercom. The gate's setback from Noble Crescent will provide adequate off-street queuing for the traffic volumes expected to be associated with the proposed development.

The site will be accessed by commercial vehicles up to 10 m in length, such as a refuse collection vehicle (as well as emergency services vehicles which are typically shorter than the refuse collection vehicle). Such vehicles will be able to enter and exit the site in a forward direction, with associated manoeuvring and turning provisions provided on-site. A plan illustrating a 10 m refuse collection vehicle entering, manoeuvring within and exiting the site are attached to this letter.

3. PARKING ASSESSMENT

The Planning and Design Code identifies the following parking requirements applicable to the proposed development:

- retirement facility
  - dwelling with 1 or 2 bedrooms – 1 space per dwelling;
  - dwelling with 3 or more bedrooms – 2 spaces per dwelling; and
  - visitor – 0.2 spaces per dwelling.

As outlined above, each of the two-bedroom villas will comprise a single-car garage with an additional uncovered (tandem) space. Such provisions will satisfy the residential parking requirement of the Planning and Design Code for this component.

With regard to the 13 three-bedroom villas, 4 will comprise a double-car garage with two uncovered (tandem) spaces, thereby also satisfying the residential parking requirement of the Planning and Design Code.

With regard to visitors, the site will have a theoretical requirement for three (3) visitor spaces. Given that three (3) dedicated visitor spaces are proposed (with additional visitor parking accommodated in front of all two-bedroom villas as well as three-bedroom villas with double-car garages), adequate visitor parking (in excess of the above requirements) will be provided on-site.

Based upon the above assessment, the parking requirements of the Planning and Design Code are satisfied.

4. TRAFFIC ASSESSMENT

The TfN's "*Guide to Transport Impact Assessment*" identifies regional peak hour traffic generation rates of 0.44 am and 0.23 pm peak hour vehicle movements per dwelling as applicable to 'housing for seniors' (inclusive self-contained accommodation).

Based upon these rates, the proposed development is forecast to generate in the order of 8 am and 4 pm peak hour vehicle movements. Such a generation is extremely low and well within the capacity of a typical two-way access point. Furthermore, the low volume forecast will not impact upon the operation of the surrounding road network, nor its associated intersections.

The TfN Guide also identifies a daily traffic generation rate of 2.39 trips per dwelling as applicable to the subject development. The proposal is therefore forecast to generate in the order of 39 vehicle movements on a daily basis.

When considering the existing daily traffic volumes forecast on Noble Crescent and Old Mallala Road (110 and 350 vehicles per day respectively), the additional traffic generated by the proposed development will not impact upon the nature or function of these roads. Of note, such roads could reasonably accommodate in the order of 1,500 vehicles per day whilst still remaining within their local road classification. Given that the future daily volumes of Noble Crescent and Old Mallala Road are forecast to remain well below this threshold (with 150 and 390 vehicles per day forecast on each road respectively), traffic generated by the proposed development will not notably impact upon the function of the existing road, nor their operation.

5. SUMMARY

The proposal comprises the construction of a 16-villa retirement village, with associated access and parking provisions. Each villa will comprise either a single or double-car garage, with the ability for a vehicle to be stored (stacked) in front. The garages shall comply with the requirements of relevant Australian Standards.

Vehicle access is proposed via a two-way crossover on Noble Crescent, with entering vehicles able to be driven past an existing vehicle. The internal road network and access will comply with the requirements of relevant Australian Standards.

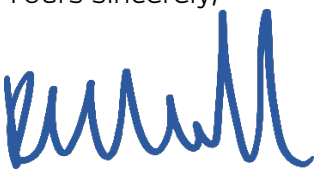
The site has been designed to accommodate commercial vehicles (such as a refuse collection vehicle) up to 10 m in length. Such vehicles will be able to be drive to and from the subject site in a forward direction.

The site's parking provisions satisfy the requirement of the Planning and Design Code for both residential and visitor requirements.

The proposed development is forecast to generate in the order of 8 am and 4 pm peak hour vehicle movements (or 39 vehicle movements per day). Such volumes are very low and will be readily accommodate at the site's access points and on the surrounding road network with negligible impact upon its operation.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



REBEKAH MAXWELL
Transport Planner | CIRQA Pty Ltd

Encl. - Turn path plans prepared by CIRQA



CIRQA™
ABN: 17 606 952 309 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	05/11/2025	DESIGN REVIEW	RNM	BNW
B	03/12/2025		RNM	BNW

C25477_01B.DWG 3/12/2025 3:05 PM

N
1:400
@ A3

PROPOSED RETIREMENT VILLAGE

9 NOBLE CRESCENT, TWO WELLS

INDICATIVE 10M REFUSE TURN PATHS AT ACCESS POINT

PROJECT # 25477 SHEET # 01_SH01



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	05/11/2025	DESIGN REVIEW	RNM	BNW
B	03/12/2025		RNM	BNW

C25477_01B.DWG 3/12/2025 3:05 PM

N
1:400
@ A3

PROPOSED RETIREMENT VILLAGE

9 NOBLE CRESCENT, TWO WELLS

INDICATIVE 10M REFUSE VEHICLE TURN PATHS (INTERNAL)

PROJECT # 25477 SHEET # 01_SH02



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	05/11/2025	DESIGN REVIEW	RNM	BNW
B	03/12/2025		RNM	BNW

C25477_01B.DWG 3/12/2025 3:06 PM

N
1:400
@ A3

PROPOSED RETIREMENT VILLAGE

9 NOBLE CRESCENT, TWO WELLS
INDICATIVE B99 TURN PATHS

PROJECT # 25477 SHEET # 01_SH03

LEGEND

- BITUMEN PAVING
- CONCRETE PAVING
- LANDSCAPING/GRASSED AREA
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- ALLOTMENT BOUNDARY
- BOUNDARY FENCE
- STORMWATER PIPE 1% MIN U.N.O.
- STORMWATER PIPE (SEALED) U.N.O.
- CONCRETE FLUSH KERB
- S.K. — CONCRETE SLOTTED KERB
- 600 WIDE CONCRETE SPOON DRAIN
- DP — SELECTED DOWNPIPE
- IO — SURFACE INSPECTION OPENING
- (GIP) ø90 GRATED INLET PIT
- (GS) 300SQ. GRATED SUMP (UNO)
- (JB) 450SQ. JUNCTION BOX (UNO)
- (GS) 450SQ. GRATED SUMP (UNO)
- (GS) 600SQ. GRATED SUMP (UNO)
- CONCRETE UPSTAND (500 MAX)
- SELECTED RETAINING WALL
- FB — FIXED BOLLARD
- PRE-CAST CONCRETE HEAD WALL
- 300 WIDE GRATED TRENCH DRAIN
- 99.89 — DESIGN LEVEL
  - TK. TOP OF KERB.
  - WT. WATER TABLE.
  - P. PAVEMENT.
  - TRW. TOP OF RETAINING WALL.
  - BRW. BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
  - FFL. FINISHED FLOOR LEVEL
  - BL. BENCH LEVEL
  - CL. COVER LEVEL
  - IL. INVERT LEVEL
  - RL. DESIGN LEVEL
  - NS. NATURAL SURFACE LEVEL
- ATLAN ECOCEPTOR

PROVIDE COMBINATION RETENTION AND DETENTION TANKS. FIRST TANK TO BE 1 x 1500L MIN. RETENTION TANK, CONNECTED TO W.C. AND INSTALLED IN ACCORDANCE WITH GOVERNMENT SPECIFICATIONS. SECOND TANK TO BE 1 x 1500L MIN. DETENTION TANK, FITTED WITH 20-25mm ORIFICE RESTRICTOR TO OUTLET OF TANK. (TYP).

CONCRETE UPSTAND REQUIRED DURING CONSTRUCTION BETWEEN WHERE FFLs FOR ADJACENT VILLAS ARE DIFFERENT (TYP).

LOCATION OF 300SQ GRATED SUMPS IN BACKYARD INDICATIVE ONLY AT THIS STAGE. PROVIDE MIN 300 COVER TO STORMWATER PIPES IN NON TRAFFICABLE AREAS (TYP).

DENOTES 1,100kL STORMWATER DETENTION BASIN. SIDES OF BASIN TO BE GRADED AT MAX 1:4. EFFECTIVE AREA OF BASIN (TOP): 867m². REFER DRAINS MODEL FOR MORE DETAILS.

DENOTES INDICATIVE LOCATION OF SEWER PUMP STATION.

DENOTES PROPOSED 1m x 1m x 1m GABION BLOCKS. TOTAL LENGTH 65m.

DISCHARGE INTO DETENTION BASIN PIPE PIPE AND PRE-CAST CONCRETE HEADWALL (TYP).

DENOTES INDICATIVE LOCATION OF IRRIGATION PUMP STATION.

ALL 600SQ GRATED SUMPS LOCATED WITHIN COMMON DRIVEWAY AND COMMON LANDSCAPED AREA (10 NO.) TO BE FITTED WITH ATLAN STORMSACKS FOR STORMWATER TREATMENT (TYP).

CONCRETE FLUSH KERB TO BE PROVIDED ALONG ROADWAY. FLUSH KERB TO TRANSITION TO 100mm UPRIGHT KERB AT FRONT GARDEN BEDS INFRONT OF EACH VILLA. REFER LANDSCAPE DOCUMENTATION FOR EXTENT OF TRANSITION (TYP).

PROVIDE ATLAN "FLOWGUARD" IN 300 WIDE GRATED DRAINS FOR STORMWATER TREATMENT.

RETAINING WALLS ARE TO BE FULLY CONTAINED WITHIN ALLOTMENT. SHOWN OUTSIDE FOR INCREASED CLARITY (TYP).

NEW TWO-WAY CROSSOVER TO BE CONSTRUCTED TO COUNCIL STANDARD.

PROVIDE COMBINATION RETENTION AND DETENTION TANKS. FIRST TANK TO BE 1 x 5000L MIN. RETENTION TANK, CONNECTED TO W.C. AND INSTALLED IN ACCORDANCE WITH GOVERNMENT SPECIFICATIONS. SECOND TANK TO BE 1 x 5000L MIN. DETENTION TANK, FITTED WITH 20-25mm ORIFICE RESTRICTOR TO OUTLET OF TANK. CONCRETE PLINTH TO BE PROVIDED UNDER TANK AS PER MANUFACTURERS SPECIFICATIONS.

PROPOSED VILLA 1 FFL. 11.40
PROPOSED VILLA 2 FFL. 11.40
PROPOSED VILLA 3 FFL. 11.67
PROPOSED VILLA 4 FFL. 12.00
PROPOSED VILLA 5 FFL. 12.30
PROPOSED VILLA 6 FFL. 12.30
PROPOSED VILLA 7 FFL. 12.80
PROPOSED VILLA 8 FFL. 12.70
PROPOSED VILLA 9 FFL. 12.60
PROPOSED VILLA 10 FFL. 12.50
PROPOSED VILLA 11 FFL. 12.45
PROPOSED VILLA 12 FFL. 12.55
PROPOSED VILLA 13 FFL. 12.65
PROPOSED VILLA 14 FFL. 12.30
PROPOSED VILLA 15 FFL. 12.00
PROPOSED VILLA 16 FFL. 11.67
PROPOSED CLUB HOUSE FFL. 10.95

NOTES:

THIS IS A PLANNING DRAWING ONLY, FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BUILDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

PIT SCHEDULE

PIT No	RL TOP	TYPE	SIZE	IL IN	IL OUT	COVER CLASS	COVER TYPE
01	12.600	JB	600 x 600	11.440	11.440	C	COVER
02	12.300	JB	600 x 600	11.340	11.340	C	COVER
03	12.200	GS	600 x 600	11.600	11.600	C	GRATE
04	12.400	GS	600 x 600	11.800	11.800	C	GRATE
05	12.150	GS	600 x 600	11.400	11.400	C	GRATE
06	12.050	GS	600 x 600	11.320	11.320	C	GRATE
07	11.800	GS	600 x 600	11.050	11.050	C	GRATE
08	11.200	GS	600 x 600	10.520	10.520	C	GRATE
09	11.050	GS	600 x 600	10.360	10.360	C	GRATE
10	10.900	GS	600 x 600	10.200	10.200	C	GRATE
11	10.750	GS	600 x 600	10.150	10.150	C	GRATE
12	10.830	GS	600 x 600	10.100	10.100	C	COVER
13	12.200	GS	600 x 600	11.390	11.390	C	GRATE

CIVIL PLAN
1:250

N

1 : 250 @ A1
0 2.5 5 7.5 10 12.5m

No	REVISION	DRAWN	CHE'KD	DATE
PG	PLANNNIG APPROVAL - CROSSOVER RFI	JR	-	16.07.26
PF	PLANNNIG APPROVAL - REVISED BASIN	ALS	ALS	09.04.26
PE	PLANNNIG APPROVAL	ALS	ALS	20.01.26
PD	PLANNNIG APPROVAL	ALS	ALS	14.01.26
PC	PLANNNIG APPROVAL	ALS	ALS	19.12.25
PB	PLANNNIG APPROVAL	ALS	ALS	18.12.25
PA	CONCEPT ISSUE	ALS	JR	06.11.25

PROJECT
NOBLE CRESCENT LIFESTYLE ESTATE FOR RETIREES
AT: 9 NOBLE CRESCENT, TWO WELLS, SA 5501
FOR: BELTANA DEVELOPMENTS

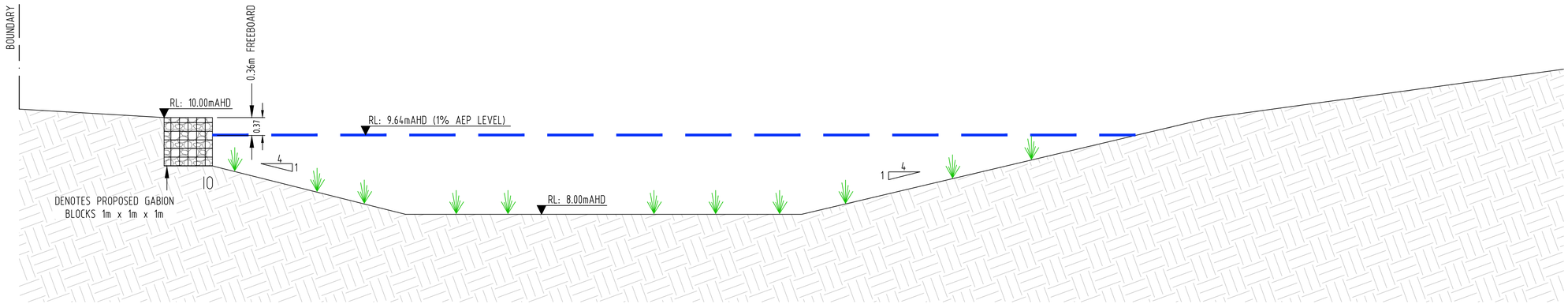
DRAWING TITLE
CIVIL PLAN

Civil, Geotechnical, Environmental, Structural, Mechanical, Electrical
Fire, Hydraulics, Forensic, Construction Assist, Vertical Transport
Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
www.tmkeng.com.au

SCALES: AS SHOWN
DRAWN: ALS
DATE: NOVEMBER 2025
ENGINEER: ALS
CHECKED: JR

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DRAWING No.
2405224-C1/PG



BIO-RETENTION/DETENTION BASIN

1:50
(SECTION A)

No	REVISION	DRAWN	CHE'KD	DATE
PF	PLANNNIG APPROVAL - REVISED BASIN	ALS	ALS	09.04.26
PE	PLANNNIG APPROVAL	ALS	ALS	20.01.26
PD	PLANNNIG APPROVAL	ALS	ALS	14.01.26
PC	PLANNNIG APPROVAL	ALS	ALS	19.12.25
PB	PLANNNIG APPROVAL	ALS	ALS	18.12.25
PA	CONCEPT ISSUE	ALS	JR	06.11.25

PROJECT

NOBLE CRESCENT LIFESTYLE
ESTATE FOR RETIREES
AT: 9 NOBLE CRESCENT,
TWO WELLS, SA 5501
FOR: BELTANA DEVELOPMENTS

DRAWING TITLE

CIVIL DETAILS

Civil
Geotechnical
Environmental
Structural
Mechanical
Electrical
Fire
Hydraulics
Forensic
Construction Assist
Vertical Transport

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DATE: NOVEMBER 2025
ENGINEER: ALS
CHECKED: JR

DRAWING No.

2405224-C2/PF

TMK Consulting Engineers
Level 6 100 Pirie Street Adelaide SA 5000
Civil • Environmental • Structural
Geotechnical • Mechanical • Electrical
Fire • Green ESD • Lifts • Hydraulics
Tel: 08 8238 4100 • Fax: 08 8410 1405
Email: tmksa@tmkeng.com.au

Client:	BELTANA DEVELOPMENTS	**Job Number:**	2405224
Project:	PROPOSED LAND DIVISION RETIREMENT VILLAGE	**Date:**	14th APRIL 2026
Project Location:	9 NOBLE CRESCENT, TWO WELLS		

ATTACHMENTS:
2405224-C1/PF Civil Plan

DESIGN:

TMK have been engaged to develop a stormwater management plan for the proposed for the proposed land division and retirement village located on Noble Crescent, in Two Wells. The current site consists of open landscaping, with roughly 3m of fall across the site sloping downwards to the West.

The proposed development will see the construction of 16 new villas for accommodation as well as a club house, connected by a common driveway/roadway. The site has been designed to have max 1:40 grades throughout, to ensure that all areas are disability accessible due to the nature of the development.

Stormwater runoff for the driveway and roadways will be collected via a concrete spoon drain and grated sumps within a landscaped rain garden area for the roadway connecting the two main driveways.

Stormwater detention will be managed through a combination of rainwater tanks and a detention basin. Each villa will be provided with a 3kL rainwater tank, comprising 1.5kL dedicated to detention and 1.5kL for reuse. The clubhouse will include a 10kL rainwater tank, split equally between detention and reuse. The remaining detention volume will be accommodated within an 1100kL detention basin, sized in accordance with the DRAINS model for developed site conditions. **Freeboard is achieved for the 1% AEP event, with approximately 360 mm available, noting this basin does not have an outlet and is designed to hold the event with no overflow. Model results are presented below in Table 1 and Table 2.**

Table 1: On-Site Detention Basin Configuration

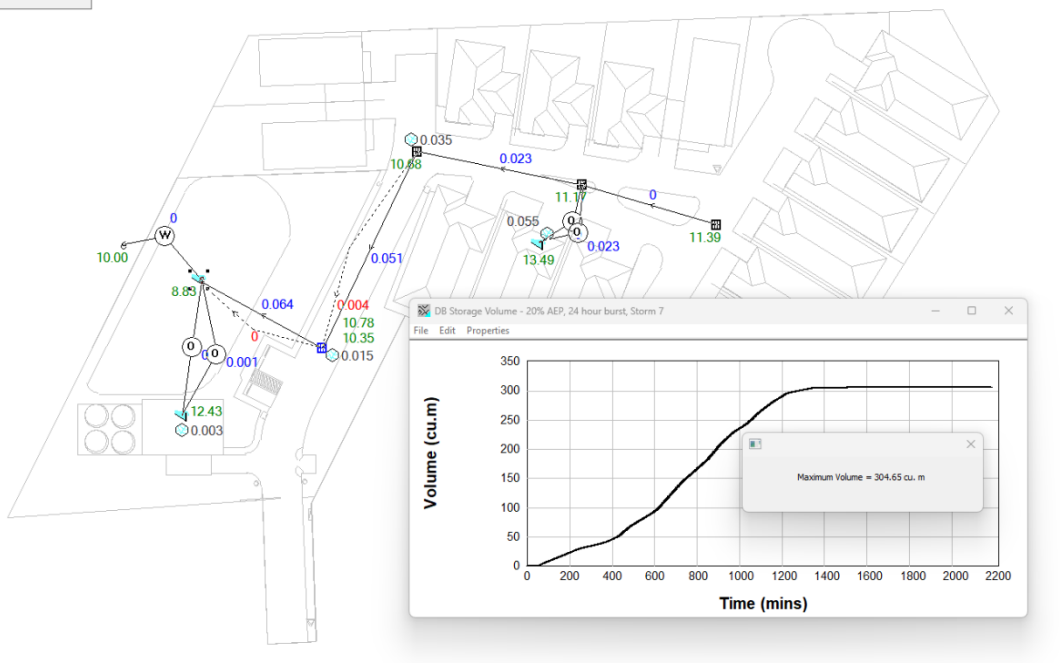
Surface Area (m^2)	Invert Level (m AHD)	Level to Spill (m AHD)	Volume to spillway (m^3)	Remarks
≈ 867	8.00	10.00	≈ 1100	On-site Detention Basin

Table 2: DRAINS Model Results Summary, refer to ***DRAINS OUTPUT*** for further details

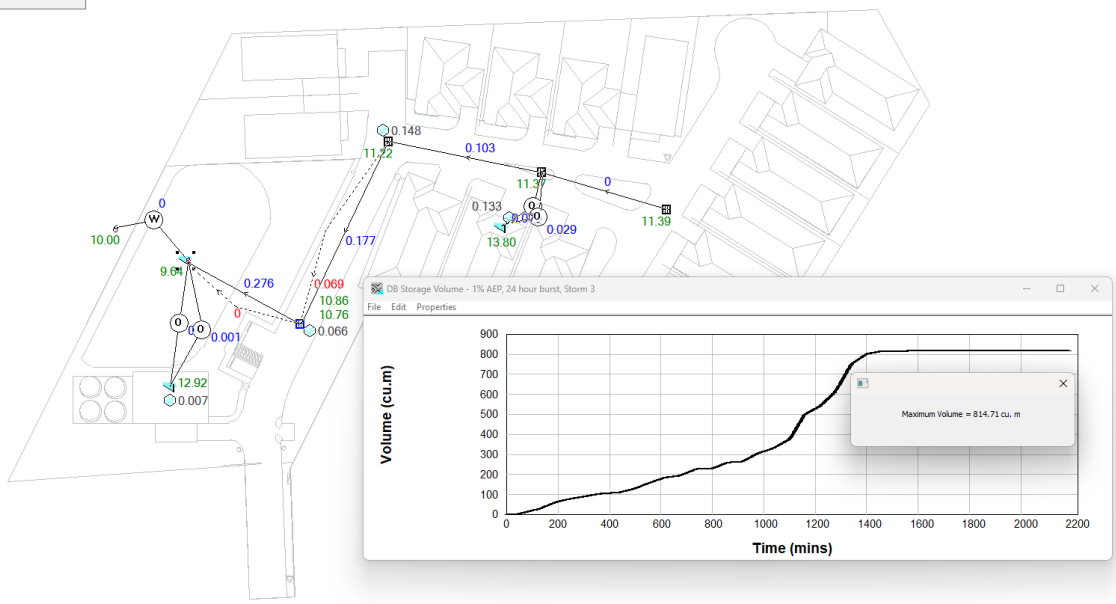
Catchment Area (Ha)	Minor – 0.2EY		Major – 1% AEP	
	Total Peak Detention Volume (m^3)	Peak Basin Water Level (m AHD)	Total Peak Detention Volume (m^3)	Peak Basin Water Level (m AHD)
≈ 1.32	≈ 305	8.83	≈ 815	9.64

DRAINS OUTPUT:

Results for median storm in critical 20% AEP ensembles using Full Unsteady hydraulic model.

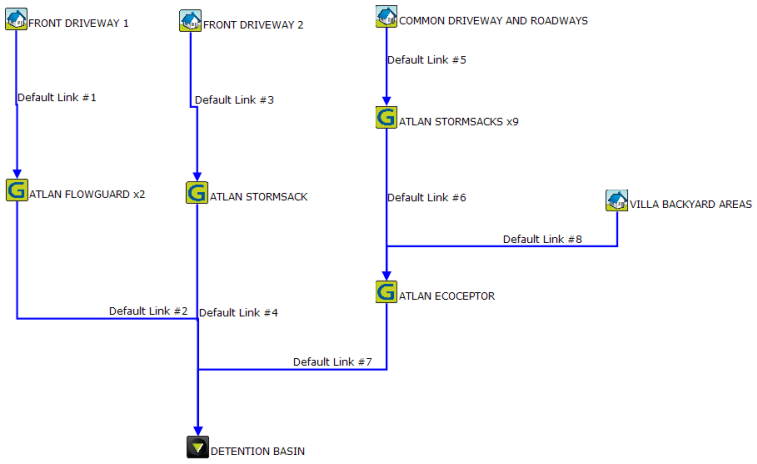


Results for median storm in critical 1% AEP ensembles using Full Unsteady hydraulic model.



MUSIC MODELLING:

In line with EPA requirements, stormwater treatment has been nominated and modelled for the proposed site. At source pollutant filters have been nominated for all common area grated drains, in the form of Atlan Flowguards and Atlan Stormsacks, and an Atlan Ecoceptor also nominated to provide treatment for the main driveway and vehicular areas. The MUSIC model and treatment train effectiveness can be seen below and in the MUSIC model provided.



	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.6431	0.6431	0
Total Suspended Solids (kg/yr)	140.6	26.46	81.18
Total Phosphorus (kg/yr)	0.2776	0.06272	77.4
Total Nitrogen (kg/yr)	1.835	0.7751	57.77
Gross Pollutants (kg/yr)	31.5	0.02074	99.93

GENERAL NOTES:

1. These calculations are to be read in conjunction with the relevant associated Drawings, Footing Construction Report, Civil Drawings and / or details.

2. All work is to comply with relevant SAA Standards and Guides.

AS 2200: *Design charts for water supply and sewerage*
AS/NZS 3500: *Plumbing and drainage*
AS 3798: *Guidelines on earthworks for commercial and residential developments*
AS 4000:
and *General conditions of contract*
AS 2124:
ARRB Special Report 35: Subsurface drainage of road structures
Australian Rainfall and Run-off Volumes 1 and 2: A guide to flood estimation
Austroads 2008 – Guide to pavement technology
NAASRA 1987 – Pavement design
Storm drainage design in small urban catchments: A handbook for Australian practice
Water Sensitive Urban Design (WSUD) Engineering Procedure: Stormwater
Water Services Association of Australia Code (WSAA).

For and on behalf of
TMK Consulting Engineers

ALEX SONZA
Engineer

4B Fisher St Port Adelaide
South Australia
Telephone +61 (08) 8240 2733
www.alano.com.au

Jon Bouras
Beltrana Property Group

2/4/2026

RE: Noble Development

Regarding Alano Utility available capacity at the Temby Rd treatment plant to accommodate Noble development, the sewage treatment plant infrastructure has been designed for capacity of some 4,000 allotments.

This considers all likely develops within the Two Wells township including Noble's



C Catalano
Alano

ALANO

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Jon Bouras
Beltrana Property Group

RE: Noble Development

Regarding supplying potable water to the above development water will be sourced from the current SAW water meter.

Flow test on the meter indicates that it will be able to supply required water at peak demand conditions.

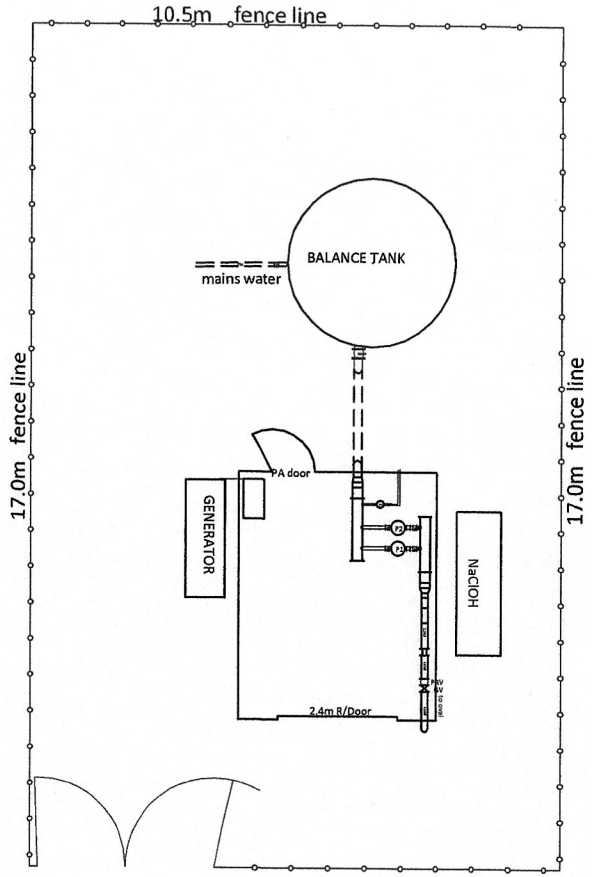
Inflow to the development will be balance over 24 hours and pumped to each dwelling as require.

Refer to attached details

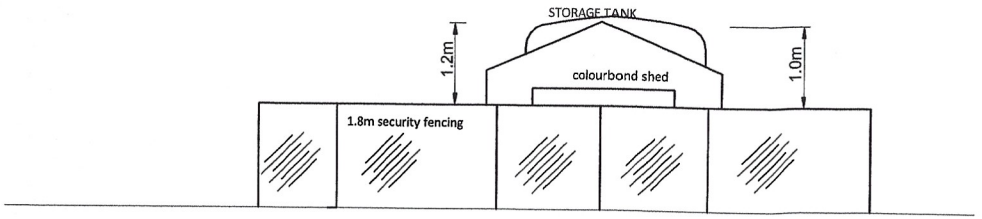
Then development's water supply and wastewater systems will be owned and operated by Alano Utilities.

The system has been submitted with DHW water group for final approval.

C Catalano
Alano



SITE LAYOUT



DEVELOPMENT SIDE VIEW

REVISIONS	REV	DATE	DRN	DESCRIPTION	APPRV'D
	2	-/-/2024	C C		
	1	-/-/2024	C C	FOR INTERNAL REVIEW	

DESIGNED	C C	-/-/2024	AUTHORIZED
DRAWN	C C	-/-/2024	-/-/2024 DATE
REVIEWED	INITIALS	DATE	TONY CATALANO PRINT NAME

CONTRACT NUMBER:

ALANO
49 Fisher St., Pt. Adelaide SA 5015
PH: 08 8240 2733
email: admin@alano.com.au

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NOBLE DEVELOPMENT
WATER SUPPLY
SITE LAYOUT

SHEET SIZE A3	ALANO PROJECT NUMBER DRAWING SCALE: NOT TO SCALE	REVISION 2
SHEET COUNT 2 OF 3		
DRAWING NUMBER 2024- 000 -02 (YEAR / NUMBER / SHEET)		

Comphort Technical Services

Bob Amezdroz Diploma of Horticulture and Arboriculture
Wk. 0427012755

Tree assessment at, 9 and 9A Noble Crescent, Two Wells on 2024-06-28

The purpose of this report is to identify these trees if they are Native Vegetation that may affect development within the vicinity.

The opinions and recommendations are based on a visual inspection from the ground and no increment boring to identify if internal decay was present.

Report was requested by Jon Bouras, to assess the trees.

Brief

Comphort Technical Services was engaged to assess multiple trees within the properties of 9 and (A Noble Crescent, Two Wells and provide information in relation to the following points:-

- *Identify potential impacts and recommend mitigation strategies in accordance with the Native Vegetation Act of South Australia 1991and any amendments.*
- *Identify potential impacts and recommend mitigation strategies in accordance with Australian Standard AS4970-2009 Protection of trees on development sites.*
- *Provide any additional relevant information*

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Location of tree that NV were indicating as a possible site





Aerial view from 1979

Tree species: Schinus molle (Peppercorn)



Height of tree: Approximately 7.9m

Circumference 1m above ground level: 1.76m

Diameter at Breast Height (DBH): 56cm

Spread of the canopy: Approximately 10m

Distance to Dwelling: 15m

Current condition: The tree is very healthy with minor deadwood throughout the canopy.

Age: Possibly 70 years old.

Useful Life expectancy: >20 years

Presence of swollen areas: None.

Signs of girdling roots: None.

Presence of bark bleeding extent: None.

Any visible disease symptoms: None.

Presence of cankers: None.

Presence of dead wood, describe: There was minor deadwood branches throughout canopy.

Presence of fungi: None.

Branch integrity: The majority of branches are in a good condition with minor deadwood branches throughout the canopy.
Integrity would be good.

Trunk integrity: The trunk is in a good condition with minor signs of decay in lower trunk. Integrity was good.

Signs of environmental damage: Unknown.

Presence of borer holes: None.

Condition of leaf material: Healthy.



Overall trees appearance: Healthy foliage with a balanced trunk.

Native wildlife habitat: None could be seen on the day of inspection.

Native vegetation: This species of Schinus is native to Peru and would not be classified as Native Vegetation in South Australia.

Any curious growth forms: None.

This species of tree were widely planted as they were easy to grow and were green and looked good but they can self-produce as seen nearby.

All other trees within the properties have been planted within the last 30 years as seen they are in rows and along fence lines.









The majority of trees planted were Eucalyptus torquata, Eucalyptus platypus, Eucalyptus cladocalyx, Eucalyptus leucoxylon.

As there is no regulations covering these trees in this location but it has been recommended to keep as many trees as possible within this development.

Native Vegetation is defined in the Act as:
"a plant or plants of a species indigenous to South Australia (ie. naturally occurring local native plants) including a plant or plants growing in or under waters of the sea but does not include:
1. a plant or part of a plant that is dead (unless declared by regulation to be native vegetation)
2. plant intentionally sown or planted (unless planted in compliance with a condition imposed by the Act or a Minister or statutory authority, etc under other relevant legislation)
Clearance of native vegetation under the Act is defined broadly and includes almost anything that can be done to kill or harm native vegetation including burning, chopping limbs or anything else that causes substantial damage [Native Vegetation Act 1991 s 3].

Descriptors referred to the Tree Risk Assessment Form

Target number—many trees have multiple targets within the target zone; the target number is provided to list individual targets and to facilitate inclusion of this number in the Risk Categorization chart so that the target description does not need to be rewritten.
Target description—brief description such as "people near tree" "house," "play area," or "high-traffic street." Location of the target can be noted by checking one of the distance boxes to the right of the description.
Target zone—identify where the targets are in relation to the tree or tree part:
Target protection—note any significant factors that could protect the target
Within drip line—target is underneath the canopy of the tree.
Within 1 × Ht—target is within striking distance if the trunk or root system of the tree fails (1 times the height of the tree).
Within 1.5 × Ht—target is within striking distance if the trunk or root system of the tree fails and there are dead or brittle branches that could shatter and fly from the failed tree.
Occupancy rate—an estimated amount of time the target is within the target zone. Use corresponding numbered codes (1–4):
Crown and Branches
Vigor—an assessment of overall tree health; classify as low, normal, or high:
Chlorotic—yellowish-green to yellow.
Necrotic—dead foliage in part of or the entire crown
Codominant—branches of nearly equal diameter arising from a common junction and lacking a normal branch union.
Included bark—bark that becomes embedded in a union between branch and trunk, or between codominant stems, causing a weak structure.
Weak attachments—branches that are codominant or that have included bark or splits at or below the junctions. **Reduced**—pruning to decrease tree height or spread by cutting to lateral branches.
Crown cleaned—pruning of dead, dying, diseased, and broken branches from the tree crown.
Cavity/Nest hole—openings from the outside into the heart- wood area of the tree; record the percentage of the branch circumference that has missing wood.
Canker—localized diseased areas on the branch; often sunken or discoloured.
Gall—abnormal swellings of tissue caused by pests; may or may not be a defect.
Sapwood damage/decay—check box if there is mechanical or fungal damage in the sapwood that may weaken the branch, or decay of dead or dying branches
Load on defect—a consideration of how much loading is expected on the tree part of concern.
Likelihood of failure—the rating (*improbable*, *possible*, *probable*, or *imminent*) for the crown and branches of greatest concern.

Consultants Liability and Limitations:

All tree assessments are visual inspections and comment on the tree species, that can be seen, touched or inferred from the ground and covers what could reasonably be assessed and available to the assessor at the time of inspection.

The Tree Audit Register (TAR) and recommendations made in this report associated with the project are made in good faith on the basis of the information available to the consultant at the time of the inspection therefore the author accepts no liability for any recommendations made.

The inspection period to which the report applies is two months from the date of the report.

Achievement of objectives set out in such reports will depend among other things on the actions of the client, contractor(s), council, environment and the tree(s), over which the consultant has no control before, during and after the audit has been conducted.

Information contained in this report covers only the tree(s) that where examined and reflects the condition of the tree(s) at the time of inspection. There is no warranty or guarantee, expressed or implied; that problems or deficiencies of the subject tree(s) may not arise in the future.

Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

The author remains the sole beneficiary of this report until due payment is made to the author.

If you require any further clarification or information, please contact me on the number provided.

Bob Amezdroz
Comphort Technical Services
Consulting Arborist
Dip of Hort, Dip of Arboriculture
TRAQ qualified
Management of Veteran Trees (UK)
0427012755

Nobel Crescent Lifestyle Estate

Operational Management Plan



Authors Note

This *draft* Operational Management Plan is currently under development, it is a 'work-in-progress' and will be completed prior to occupation of the Estate.

This *draft* Operational Management Plan outlines the nature of the Estate, how it will operate on a day-to-day basis, and the central rules and regulation pertaining to both management and the residents.

This *draft* Operational Management Plan will be reviewed annually in collaboration with the residents of the Estate and updated where necessary and appropriate to reflect legislative amendments, operational and management changes, and shifts in community expectations. This Operational Management Plan will be a living document and freely available to all residents and their representative as part of the land lease agreements.

Document Control

Title: Noble Crescent Lifestyle Estate Operational Plan

Address: 9 Noble Crescent, Two Wells SA 5501

Estate Operator: TBC

Document Issue

Issue	Date	Prepared by	Reviewed by
Preliminary	November 2025	WRP Legal	JB
DA Issue	January 2025		

Introduction

Our mission is to create a vibrant, secure, and well-managed lifestyle Estate that enhances the quality of life for all residents. We are committed to delivering exceptional service, fostering a strong sense of community, and ensuring that our Estate operates efficiently, sustainably, and in alignment with best-practice standards.

This Operational Management Plan outlines the systems, processes, and responsibilities that support our mission and guide the daily operations of the Estate. Our goal is to provide residents with peace of mind, meaningful connection, and an environment where they can thrive. This Operational Management Plan is in accordance with the *Residential Parks Act 2007 (SA)*, and if there is any inconsistency, the Act shall prevail.

The Estate Operator is dedicated to creating and promoting inclusive communities that connect and contribute to the broader local area. We embrace the principles behind Australia's aging-in-place framework by ensuring that our Estate offers thoughtfully designed homes, accessible care options, and a strong sense of belonging. Our focus is supporting older Australians to live with dignity, independence and meaningful social connection.

Our Purpose

We will achieve this by offering well-designed residential premises and premium community facilities that support comfort, independence, and long-term wellbeing. Our ambition is to set a new standard for retirement living, giving older Australians confidence in choosing a lifestyle that enhances their daily life. As the number of retirees continues to grow, we are committed to delivering environments that reflect the highest expectations for quality and care.

Our Estate is designed to offer a comprehensive range of services that support residents throughout every stage of their retirement journey. We also recognise the importance of holistic wellbeing. By collaborating with trusted Home Care providers, we will ensure residents have access to the right level of physical and emotional support.

Our team is committed to nurturing strong social networks by engaging actively with residents, facilitating support systems, and delivering a variety of wellbeing initiatives and social activities that enhance day-to-day living.

Our Objectives

This Operational Management Plan has been formulated to address and achieve the following:

- Corporate governance – managing assets and resources in a way that is accountable, transparent, responsive, efficient, equitable and complies with all applicable legislation and best practice guidelines.
- Environmental quality – using resources that deliver facilities and services to improve overall physical amenity while by considering the surrounding natural and built environment.
- Social equity – decision making that leads to greater physical, cultural, and eases financial pressures in the delivery of services and facilities within the Estate.
- Economic prosperity – promoting the development of jobs, business improvement, senior living and market growth in a sustainable manner.

Noble Crescent Lifestyle Estate is an over 50's lifestyle estate which consists of 16 residential premises together with community facilities.

Masterplan Layout



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1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Operational Management Plan, unless the context otherwise requires, the following words have the following meanings:

Common Areas means any part of the Estate other than residential premises.

Market Review means the market rent review as detailed under clause 30.3

Market Review Date means the date that is 1 July each five (5) year anniversary from the commencement of the site agreement.

Vehicle means cars, caravans, trailers, boats, and any other motorised vehicle.

Estate means “Nobel Crescent Lifestyle Estate”.

Estate Facilities means all shared amenities, buildings, spaces, and equipment provided within the Estate for the use and enjoyment of residents. These may include, but are not limited to, recreational facilities (such as barbecue areas), Common Areas, outdoor areas, pathways, gardens, and any other common-use infrastructure or services managed by the Estate Operator.

Estate Operator means the person, company or other legal entity who is responsible for the control, management, and operation of the lifestyle estate in accordance with the *Residential Parks Act 2007 (SA)* and any associated regulations. The Estate Operator oversees day-to-day administration, maintenance of common property and facilities, management of staff and contractors, and ensures compliance with all legal and operational obligations applying to the Estate. The Estate Operator may be the owner of the Estate or an authorised agent appointed to act on the owners behalf.

We, **our**, **us** means the Estate Operator of the Estate, and includes employees, agents, or representatives of the Estate Operator.

You, **your** applies to any resident of the Estate.

1.2 Interpretation

In this Operational Management Plan, unless the contrary intention appears:

(a) words denoting the singular include the plural and vice versa;

(b) a reference to any gender includes all genders;

(c) a reference to a person or entity includes a natural person, a partnership, corporation, trust, association, unincorporated body, authority or other entity;

(d) headings and the table of contents (if any) are for convenience only and do not affect interpretation;

(e) where a word or phrase is defined, its other grammatical forms have a corresponding meaning;

(f) a reference to any document is a reference to that document (and, where applicable, any of its provisions) as amended, novated, supplemented or replaced from time to time;

(g) a reference to a party includes that party's executors, administrators, successors and permitted assigns;

(h) a reference to (**$**) or (**Dollars**) is a reference to Australian currency;

(i) a reference to a recital, clause, schedule or annexure is to a recital, clause (including sub-clause, paragraph, sub-paragraph or further subdivision of a clause), schedule or annexure of or to this agreement and a reference to a paragraph is to a paragraph in a schedule;

(j) a reference to any books or records or writing includes a reference to such documents or writing in all formats including electronic, disk, magnetic or written format;

(k) a reference to any legislation or legislative provision includes any regulations or other delegated legislation or instruments made or issued under it and any consolidations, amendments, re-enactments or replacements of it and them and any of them;

(l) the word (**including**) is not to be treated as a word of limitation;

(m) a reference to time is a reference to the time in Adelaide, South Australia;

(n) if the time prescribed or allowed by this agreement for doing any act or thing falls or expires on a day which is not a Business Day, such time is extended so as to fall or expire on the next succeeding Business Day after that day; and

(o) no rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Operational Management Plan.

1.3 Schedules and Annexures

The schedules and annexures form part of this Operational Management Plan.

1.4 Joint / Several Liability

A term which purports to bind or benefit two or more persons binds or benefits them jointly and severally.

2 MANAGEMENT AND ADMINISTRATION

2.1 Management Team

The Estate has a dedicated manager and associated staff as required.

2.2 Complaint Management

(a) The Estate will maintain a paper feedback system that enables residents to lodge concerns complains, maintenance issues, safety hazards, suggestions and incident reports.

(b) All submissions made through the feedback system will be automatically forwarded to the Estate Operator for review and action. The Estate Operator will have oversight of the feedback register and will be notified where matters have not been addressed within reasonable timeframes.

(c) Residents may also provide feedback by emailing the Estate Operator directly.

(d) Feedback can be anonymous if preferred.

2.3 Dispute Resolution

Refer to the dispute resolution policy in Annexure E for further information.

3 OPERATING HOURS

(a) The Estate office, is open for general business during the following hours:

(i) Monday, Wednesday and Friday: 9.00am to 1.00pm

(A) Note: Office hours and operating days may vary from time to time based on resident demand, operational requirements, and the need for staff presence on certain days more than others. Any adjustments will be communicated to residents in advance wherever practicable.

(ii) Tuesdays, Thursdays, Weekends and Public Holidays: CLOSED

(b) These hours do not apply in the event of an emergency or matters of a serious nature. If the office is unattended, please use your emergency call system or dial 000 for urgent assistance.

(c) Due to a small staffing team, the office may occasionally be closed to attend to Estate management duties, such as sales inspections, emergency responses, or other essential tasks. In such cases, a notice will be posted on the office door to inform residents.

4 SECURITY

4.1 Reception

The Estate reception operates from 9:00am to 1:00pm, Monday, Wednesday and Friday, and is closed on Tuesdays, Thursdays, weekends and public holidays. During these hours, a trained staff member is always on-site, fully equipped to assist with all aspects of the Estate operations.

4.2 Entrance

(a) For security, the Estate has a single vehicular entry point with an electric gate. The gate will be unlocked, and the Estate will be accessible by residents and visitors between 6:00am to 7:00pm.

(b) The gate will be locked from 7:00pm to 6:00am. Entry during the locked hours is only possible using a swipe card, or with permission from a staff member.

4.3 Surveillance

CCTV security cameras are installed in key areas throughout the Estate to ensure the safety of residents, staff, and visitors.

4.4 Electronic Card Access

(a) Access to Estate facilities is managed through a hierarchy of electronic swipe cards, reflecting security clearance levels. The staff members will have full access to all areas.

(b) All residents will receive swipe card(s) providing entry to the Estate. A deposit is required for card issuance, and replacement fees apply if lost. All swipe card readers are positioned at appropriate heights for residents with mobility requirements.

5 RESIDENT SECURITY TO ESTATE

(a) We are responsible for providing and maintaining locks and other security devices to the Common Areas to ensure security.

(b) The gate entrance lock must not be altered, replaced, or re-keyed by any resident.

(c) Residents must not tamper with self-closing mechanisms on exterior doors, as these are designed to maintain the security.

(d) To reduce the risk of theft, all windows, doors, and other openings should be closed and securely fastened whenever your premises are unoccupied.

(e) If security screens are installed on windows and doors, we strongly recommend keeping them locked whenever possible.

6 MASTER KEYS AND PROXIMITY CARDS

(a) All door locks for Common Areas and amenities are fitted with master-keyed locks.

(b) Locks to Common Areas must not be altered by residents.

(c) Any loss of swipe cards must be reported immediately to ensure security and continued access to the Estate.

7 VISITORS AND GUESTS

(a) Residents are encouraged to maintain connections with family, friends, and other visitors from outside the Estate.

(b) Visitors and short-stay guests are welcome at any time, and prior approval is not required.

(c) Residents are responsible for ensuring their guests behave in a manner that does not disturb or interfere with the peaceful enjoyment of other Estate residents.

(d) Guests are welcome to use Estate facilities, provided they are accompanied by a resident and comply with all rules and guidelines applicable to those facilities.

(e) Refer to the resident handbook in Annexure A for further information.

8 EMERGENCY EVACUATION DRILLS AND PROCEDURES

(a) All individuals within the Estate must follow emergency evacuation procedures and comply with instructions provided by Estate wardens or emergency services personnel. This includes evacuating buildings, Common Areas, and, if necessary, the entire Estate.

(b) Residents are responsible for ensuring that their visitors and any service providers accompanying them also comply with all instructions during an emergency evacuation or drill.

(c) Refer to the resident handbook in Annexure A for further information.

9 ROADWAYS AND PARKING AREAS

(a) The speed limit throughout all Estate roads is 10 km/h and must be observed at all times.

(b) All traffic signs within the Estate must be adhered to.

(c) Due to limited parking, Vehicles may only be parked in your allocated garage or driveway. Parking is not permitted in any other area of the Estate.

(d) This rule does not prevent brief stopping in restricted areas for passenger drop-off or pick-up.

(e) Visitor parking bays are strictly for visitors, tradespeople, visiting medical professionals, emergency services, and other non-resident guests.

(f) Roadways must remain clear at all times. Please ensure your Vehicle does not obstruct traffic flow.

(g) Repeated or serious traffic or parking breaches will be escalated in accordance with Estate rules and procedures.

10 PEOPLE CULTURE AND MANAGEMENT – COMMUNITY EVENTS

(a) The Estate Operator will assist the residents committee with regular events for the residents. These will be related to key calendar items such as Christmas, Easter and other seasonal and key sporting events.

(b) The Estate Operator will have access to a community transport that is available to take residents to local events.

(c) Any event or activity proposals can be presented to the residents committee for review.

(d) The Estate will have a resident committee that will coordinate events at the Estate.

11 ESTATE MAINTENANCE AND OPERATIONS

11.1 Contractor Engagement

(a) Any service personnel or contractors engaged by a resident must complete an induction with the Estate Operator's representative before commencing work.

(b) All contractors are required to provide evidence of current insurance and relevant qualifications.

(c) All alterations or modifications to a villa must receive written approval from the Estate Operator before any work begins.

(d) Residents are responsible for ensuring that service or delivery vehicles associated with their contractors do not obstruct Estate roadways at any time.

11.2 Electrical Circuits

(a) Residents must not install electrical equipment that may overload the circuits in their residence without obtaining prior written approval. If any modifications to the residence or Estate infrastructure are required to meet insurance, statutory, or regulatory obligations resulting from such installations, the Estate Operator may undertake these works at the resident's expense. All alterations or electrical modifications to a villa must receive formal approval from the Estate Operator before proceeding.

(b) It is prohibited to tamper with, bypass, or alter the operation of any electrical safety device, including circuit breakers. Any unexplained or repeated tripping of a circuit breaker must be reported to Estate management immediately.

11.3 Landscape Areas

(a) The appearance of the Estate grounds is an important part of creating an attractive and welcoming environment for both residents and visitors. We are responsible for maintaining all lawns and gardens within the Common Areas and landscaped area at the front of each residential premises to ensure they remain neat and well-presented.

(b) Residents who wish to assist with light maintenance, such as watering or weeding the Common Areas near their villa, are welcome to do so. However, pruning, removing plants, taking cuttings, or picking flowers from Common Area gardens is not permitted without prior approval.

(c) Vegetable gardens are not to be planted anywhere in the Estate except within the designated communal vegetable garden areas (if applicable). Residents wishing to participate must first seek approval from the Estate Operator, who will allocate a space. All gardening within these areas must be carried out in consultation with the Estate Operator, who has full authority over their management.

(d) Plants on patios are the responsibility of residents and must be kept in a tidy and acceptable condition. When selecting new plants, residents must avoid species known to grow rapidly or cause allergic reactions. Trees, shrubs, or vines that may exceed one (1) metre in height require prior approval. Plants, pots, ornaments, and decorative items must not obstruct access to villa entrances at any time.

12 BUSHFIRE IMPACT

(a) Any external buildings, structures, or alterations must be approved by the Estate Operator. All structures must comply with the relevant bushfire protocols.

(b) The Estate Operator will monitor and maintain all landscaped areas to ensure vegetation does not pose a risk to the Estate. Residents who have concerns about the condition of landscaped areas should contact the Estate Operator.

(c) All residential premises are constructed to meet the required Australian Standards for bushfire-prone areas. The Estate Operator will ensure that all external elements are maintained in accordance with these construction standards.

(d) In the event of an emergency, residents must follow the Bushfire Management Policy, which is included in the Information Pack and covered during the induction process when moving into the Estate.

(e) Access and egress will be provided by all-weather bitumen roads from Noble Crescent. The main entry road will be a 7m wide two-way carriageway area and internal roads will be approximately 6m in width. No perimeter roads are proposed as the site is surrounded by areas that will be managed in perpetuity. Turning points are also located at various areas within the internal roadways. Please refer to the Masterplan Layout for further reference to the internal roadways layout.

(f) All dead-end roads will be appropriately signposted and will include turning areas in accordance with South Australian and Adelaide Plains Council standards.

(g) The Estate Operator will act in accordance with all applicable South Australian bushfire safety and emergency management requirements, including procedures for bushfire response and resident evacuation. In the event of a bushfire emergency, the Estate Operator will follow the approved bushfire emergency and evacuation plan, ensure resident communication, and coordinate with emergency services as required.

13 WASTE MANAGEMENT

13.1 Waste Collection (Disposal and Recycling)

(a) Estate residents will be provided with designated general waste, recyclable, and green organics bins. Residents are required to place their bins at the front of their residence no earlier than the night before the scheduled collection day, for pickup by either the Adelaide Plains Council's waste collection service or an approved private waste contractor. Bins must be returned to their designated storage areas promptly after collection to maintain Estate presentation and safety.

(b) Hard rubbish and bulky waste items must not be left in common areas or outside residences except where a formal hard-waste collection has been arranged. Residents may book hard-rubbish collection directly with the Adelaide Plains Council or an approved private contractor. Items must be stored safely and neatly until the scheduled collection date to ensure the Estate remains clean, orderly, and free of hazards.

(c) Recycling is an important priority for the Estate, and maintaining environmentally responsible waste collection practices is essential to our operations.

13.2 Waste Management Plan

Please refer to the waste management plan in Annexure B for further information.

14 PUBLIC TRANSPORT ACCESS

Two Wells is serviced by a regional coach route by Yorke Peninsular Coaches, providing residents with public transport access to Adelaide and surrounding regional centres. The primary pickup and drop-off point is located along the Two Wells main street area, providing convenient access for residents. This service travel to Adelaide Central Bus Station and connects with additional stops along the route.

15 STREET NUMBERING

(a) All street numbering will be in accordance with Adelaide Plains Council requirements.

(b) Due to Australia Post delivery restrictions, residents will not be able to have mail delivered to the Estate.

(c) All residents will be required to obtain their own respective PO Box at their chosen post office.

16 ESTATE FACILITIES

16.1 Common Areas

(a) The Common Areas are provided for the use and enjoyment of all residents. Any signage displayed in these areas, including information such as hours of use, forms part of these rules and must be followed.

(b) Residents must not obstruct, or allow others to obstruct, walkways, entrances, stairways, corridors, fire escapes, lighting, windows, or any other part of the Common Areas.

(c) While in the Common Areas, residents (including their visitors and guests) must be appropriately clothed and must not use language or behave in a manner that may cause offence or embarrassment to others.

(d) Smoking is not permitted in any Common Area except in designated smoking zones. Smoking inside the Estate Common Areas is prohibited outside these designated areas.

(e) We are responsible for cleaning and maintaining the Common Areas. However, residents may sweep or vacuum the driveway, pathway, or corridor immediately outside their premises if they wish.

16.2 Use of Facilities

(a) The Estate Operator has full authority over the use and booking of all Estate Facilities. Approval for bookings will not be unreasonably withheld.

(b) Private functions must be booked in advance and approved by the Estate Operator. Fees for facility use and any associated cleaning may apply.

(c) All internal and external Estate Facilities must be used in accordance with the booking procedures and usage rules set by the Estate Operator.

(d) Residents may be charged for the repair or replacement of any items damaged as a result of negligence, misuse, or malicious behaviour.

17 ACCESS PROVISIONS

(a) Accessible pathways and facilities for people with disabilities are provided throughout the Estate.

(b) Residents should promptly notify the Estate Operator if they have any concerns regarding access requirements within the Estate.

18 ESTATE AMENITY

18.1 Noise Control

(a) As with any residential community, a reasonable level of everyday noise is expected. However, you must not create noise that unreasonably disrupts the quiet enjoyment of other residents. This rule applies whether you are inside your home or in the Common Areas.

(b) When listening to music or the radio, playing computer games, or watching television, please keep the volume at a level that cannot be heard outside your premises. Residents with hearing difficulties are encouraged to use headphones or other assistive devices.

(c) Please be considerate when using washing machines, dryers, or other noisy appliances, and limit their use to between 8:00am and 10:00pm.

(d) The use of high-noise power tools in your garage is not permitted before 9:00am or after 4:00pm**.**

18.2 Clothes drying

You must not hang washing, towels, bedding, clothing, or any other items at the front of your residential premises, or any part of your premises where they are visible from the street. These items may only be hung on the clotheslines within the residential premises.

18.3 External Appearance

(a) We respect your right to privacy and autonomy over your possessions and domestic affairs. However, the Estate Operator believes that the interest of all residents is served by maintaining a well-presented Estate and grounds, and we ask for residents' cooperation in this regard.

(b) For safety reasons, you must not place any objects, such as pot plants, on ledges, sills, or elevated surfaces on the exterior of your premises where they could fall.

(c) Only suitable outdoor furniture may be placed on patios.

(d) You must not erect any television or radio mast, antenna, or any other unauthorised structure on any part of your residential premises or elsewhere in the Estate.

(e) Any choice of window shades or awnings must be approved by the Estate to ensure consistency in colour and appearance throughout the Estate.

19 COMPANION ANIMAL / PET POLICY

(a) Residents may keep up to 2 pets per residential premises, subject to the approval of the Estate Operator.

(b) Please refer to the resident handbook in Annexure A for further information.

ANNEXURE A

RESIDENT HANDBOOK

1 ABSENCE

(a) Residents may come and go freely. However, to support emergency procedures, all overnight absences from the Estate must be recorded.

(b) Residents are required to notify the Estate Operator of any overnight absence.

(c) If you plan to be away for an extended period, we recommend arranging for your mailbox to be cleared. This can be done by contacting the Estate Operator or by leaving your mailbox key with a trusted neighbour.

2 ACTIVITIES

(a) Recreational facilities are available for resident use.

(b) Residents are encouraged to actively participate in the various functions and events on offer.

(c) Details of all activities for residents are communicated via display on notice boards at the Estate.

3 ADDITIONS OR ALTERATIONS TO YOUR PREMISES

(a) Residents may only install additional fixtures or fittings or make alterations to the exterior of their residential premises with approval from the Estate Operator. The Estate Operator is primarily concerned that alterations are safe; no damage is caused by the installation or alteration; changes are in accordance with Australian Building Standards and applicable codes; changes do not detract from the overall appearance of the residential premises; and they complement existing styles and colours and maintain the architectural integrity of the Estate.

(b) Residents can submit an alteration and additions request directly to the Estate Operator for any changes/alterations being made to the exterior of the residential premises.

(c) When you have submitted the relevant details of the alternations, please attach your final quote and any brochures, plans, diagrams etc. to support your request, before giving to your Estate Operator.

(d) Residents will be responsible for costs and for making the necessary arrangements with contractors once the request has been approved.

(e) Any internal alterations do not require management approval.

4 COMMUNICATION WITHIN APPERLY / NOTICE OF MEETINGS

Communication to residents within the Estate is usually posted on the notice board located in the Common Area.

5 COMMUNITY FACILITIES

(a) Facilities (as listed below) are available for all residents to use within reasonable hours.

(b) Guests are also welcome to use these facilities, but please note that you must accompany your guests when they use the facilities. Please limit guest numbers to a socially acceptable level out of respect for other residents.

(c) Your community facilities include:

(i) Community gardens

(ii) BBQ area

(iii) Activities rooms

(iv) Community kitchen

(v) Patios and outdoor recreation areas

(vi) Private consulting room

(d) Residents are also able to book the activity rooms for private functions, such as birthdays and anniversaries. Please see the Estate Operator to secure your booking.

6 WIFI AND INTERNET USAGE

Residents are responsible for arranging their own WiFi and internet services for their individual residential premises.

7 COMMUNITY LIVING

(a) As in the wider community, consideration for one's neighbours is essential and contributes greatly to the harmony and success of the Estate.

(b) Your right to peace and privacy will be respected, and your cooperation is appreciated in extending the same courtesy to others.

(c) We recognise that you may not always wish to participate in community activities; however, we ask for your understanding and respect of those participating in community activities.

8 COMPLAINTS/DISPUTE RESOLUTION

(a) Any item of concern or complaint raised is handled by the Estate Operator in a professional and ethical manner.

(b) All matters of concern and complaints are taken seriously and acted upon promptly, without discrimination or bias.

(c) Residents are actively encouraged to communicate any matter of concern by readily accessing the Estate Operator via email or lodging a paper complaint.

9 COURTESY TO RESIDENTS

(a) The Estate Operator or staff will enter a resident's residential premises only after ringing the doorbell (or knocking) and being invited inside. Entry without invitation will occur only if there is concern for the resident's safety or in an emergency.

(b) All information relating to a resident is treated as confidential and will not be disclosed without the resident's express consent.

(c) Confidentiality of resident information will be maintained at all times.

10 DISASTER MANAGEMENT PLAN

(a) The Estate Operator has prepared a *Disaster Management Plan* (DMP) to assist residents in the preparation for a potential disaster e.g. earthquake, cyclone, flood or health disaster such as a pandemic. This plan is also useful if there is ever a need to evacuate quickly from the premises.

(b) Residents are requested to carefully read the Plan and prepare an emergency kit as recommended.

(c) It is important residents have these preparations in place and have an understanding of what actions they need to take, as the Estate cannot guarantee staff will be available to assist every resident in the case of a disaster.

11 ELECTRICITY CHARGES

(a) Upon moving into your residential premises, you will need to establish a direct account for electricity supply.

(b) Please check with the Estate Operator for the supplier details. If you are eligible for a pensioner rebate, please apply direct to your energy provider.

12 EXTRA SERVICES

(a) A complete list of what your service fees pay for is included in your site agreement. Additional services (not provided for by your service fees) may be available for an extra cost, a current fees and services schedule is available from the Estate Operator.

(b) You are reminded, that monthly service fees do not include personal care.

13 FIRE ALARM PROCEDURES

(a) Clear and carefully planned procedures are in place to be followed in the event of a fire.

(b) Emergency evacuation drills are conducted annually for the benefit and safety of all residents.

(c) These drills are usually held with prior notice. Residents are reminded that evacuation drills are designed to ensure everyone is familiar with the safest exit routes in the event of a real fire or other emergency and should always be treated as if they were an actual emergency.

14 GARDENING

(a) The Estate Operator is responsible for maintaining the front gardens of all residential premises and Common Areas. Residents must not make any alterations to these gardens, as they are designed to maintain a consistent Estate theme and to keep maintenance costs manageable.

(b) Any unauthorised alteration to a front garden must be reinstated by the resident at the resident's expense.

(c) Residents are responsible for the maintenance of their own back gardens and for all associated costs.

15 HANGING WASHING

To maintain the visual integrity of the Estate, residents are requested not to place or hang clothes or other articles of washing in any area outside of their residential premises other than

in the specific drying areas provided. No washing is to be hung at the front of residential premises, and you are requested to use specific drying areas for this purpose.

16 HAWKERS AND CANVASSERS

Residents are advised that hawkers and canvassers are not permitted within the Estate. If anyone comes to your door selling products, do not open your door to them, instead ask them to leave the Estate immediately, or refer them to your Estate Operator. Alternatively, if you have a concern about their presence in the Estate, please alert the Estate Operator.

17 HEATERS

(a) For the safety of all residents, the use of open bar heaters and kerosene or oil burning appliances are not permitted.

(b) Please be careful in your choice of room heater and avoid lightweight, free standing, strip heaters. Have your heater and other electrical appliances checked annually by a registered trades person to avoid any dangerous situation.

18 HOSPITAL BAG

(a) We recommend all residents have a small bag packed, that staff can easily identify if an emergency visit to hospital is required.

(b) Suggested items to pack include:

(i) Night clothes.

(ii) Underwear.

(iii) Toiletries.

(iv) Slippers.

(v) Dressing Gown.

(vi) Current List of Medications.

(vii) Emergency Contact Numbers.

19 INSURANCE

(a) You must arrange contents insurance for your residential premises.

(b) Damage to the contents of your residential premises is not covered by the Estate Operator's insurance policies.

(c) All Vehicles must be insured and have current registration. Incidental vehicular damage is not covered by the Estate Operator's insurance policies.

(d) We also suggest a Public Liability Insurance cover for $10 million (minimum) be obtained which will provide cover for any visiting sub-contractor or service provider to your residential premises. This type of insurance is privately undertaken by yourself.

(e) All Estate Operator employees are covered under existing WorkCover policies.

20 MAIL

(a) Due to Australia Post delivery restrictions, residents will not be able to have mail delivered to the Estate.

(b) All residents will be required to obtain their own respective PO Box at their chosen post office.

21 MAILING ADDRESS

Australia Post will not deliver mail to the Estate. All mail must be delivered to the residents respective PO Box.

22 MAINTENANCE

Please contact the Estate Operator as soon as possible if you are experiencing any urgent or emergency maintenance problems.

23 OFFICE HOURS

(a) The Estate office is open for general business during the following hours:

(i)	Monday, Wednesday, Friday	9:00am to 1:00pm
(ii)	Tuesday, Thursday, Weekends and Public Holidays	CLOSED

(b) The above times DO NOT apply to matters of a serious nature or emergency. If the office is unattended, please use your emergency call system or dial '000' for urgent attention.

(c) Due to the small staffing complement, the office may be closed from time to time to meet Estate management obligations, for example, sales walks/emergency calls etc. In these cases, a note will be left on the office door.

24 PERSONAL DETAILS

It is policy that relevant personal details be kept on file for reference in an emergency. It is the resident's responsibility to advise management as soon as possible if there are any changes to personal details being retained on file (e.g. next-of-kin, doctor, executor etc.,). It is important in the event of an emergency that all confidential records are up to date.

25 PEST CONTROL

(a) The Estate Operator maintains contracts for pest control for the Common Areas of the Estate.

(b) Regular inspections are undertaken, and control programs are in place. This may involve the use of chemicals, biological and physical barriers. All pest control methods are undertaken by licensed professionals and in accordance with relevant Australian Standards and legislation.

(c) Residents are responsible for pest control within their own residential premises'. If a resident is experiencing problems with pest infestations in their residential premises, then they are urged to seek professional pest control advice immediately to address the problem. The Estate Operator can provide advice on recommended pest controllers.

26 PETS

(a) Approval must be obtained by the Estate Operator before a pet is brought into the Estate.

(b) Residents who are granted permission to keep a pet, should be aware of the following conditions:

(i) Applications for pets will only be considered from intending residents and generally, only for an existing pet, which are small and well behaved.

(ii) Barking and other behaviour – if three valid written complaints are received by the Estate Operator from residents concerning a dog's excessive barking or other behaviour, the dog's owner must take steps to control their dog or remove their dog from the Estate.

(iii) No more than 2 pets per residential premises are allowed within the Estate. The size of the pets should be taken into account considering the nature of the Estate and the size of your residential premises. As a guide, it is preferable that a dog should not be taller than 50cm.

(iv) The pet must be non-disruptive at all times.

(v) The pet must be contained within your residential premises.

(vi) The pet should be carried or kept on a leash in outdoor communal areas.

(vii) Residents will be responsible for any mess/damage caused by their pet in communal areas and to resident's residential premises.

(viii) Residents are required to clean up after their pet when walking through the Estate with their pet.

(ix) Where required by law, all pets must be registered.

(x) All cats and dogs must be microchipped for identification purposes.

(xi) No cats are permitted outside of your House after sunset.

(xii) Dog owners must ensure the rear of their property is closed off from the front, and the yard made secure so that dogs cannot roam freely.

(xiii) During periods when residents are absent from the Estate, pets cannot be left unattended in a residential premises or its associated outdoor areas. It is recommended in these instances that residents arrange alternate care and accommodation either by another resident of the Estate or outside the Estate in a registered animal boarding facility.

(c) The Estate Operator has the right to revoke approval to keep a pet if the conditions outlined above are not adhered to.

27 POWER FAILURE PROCEDURES

(a) We recommend you keep a torch (with charged batteries) in an easily accessible location for use in case of a blackout. In the interests of your personal and Estate safety, please refrain from using any gas, candles or kerosene lights.

(b) For residents using medical equipment or with a life-threatening emergency please call '000'.

(c) We also recommend you keep a small battery powered radio with your torch.

28 PRIVACY

(a) The Estate Operator is committed to protecting all 'personal' or 'sensitive' information which may be collected during the course of normal business operations, in accordance with the Privacy Act and the National Privacy Principles. This commitment applies equally to written, verbal and electronic information and relates to all dealings with residents, residents' relatives, clients, staff and all Estate Operator associates.

(b) The Privacy Amendment (Private Sector) Act 2000 Section 3 – National Privacy Principle 2.1(a) allows for the use and disclosure of personal information in relation to the primary purpose for which it was collected and directly related secondary purposes within the individual's reasonable expectations.

(c) The Estate Operator may need to use or disclose personal information to lessen or prevent:

(i) a serious and imminent threat to an individual's life, health or safety; or

(ii) a serious threat to public health or public safety.

(d) This exception allows for such uses and disclosures and generally relates to emergencies. Depending on the circumstances, this exception can allow for disclosures to be made to the police service or other government authorities, such as a community services department or mental health crisis team. The exception allows for disclosure to an individual whose life, health or safety is threatened.

(e) A 'serious and imminent' threat to an individual's life, health or safety relates to harm that could be done to any person (including the individual seeking treatment and care).

(f) A 'serious threat' must reflect significant danger and could include a potentially life-threatening situation or one that might reasonably result in other serious injury or illness. A threat could also relate to an emergency, following an incident, when an individual's life or health would be in danger without timely decision and action.

(g) If the "law" (i.e., Commonwealth and State legislation and common law) requires that a health service provider use or disclose information, Estate management must do so e.g., the mandatory notification of diagnoses of certain communicable diseases (under public health laws).

(h) These provisions allow for the "disclosure" of health information by a health service provider to a 'responsible' person for an individual if that individual is incapable of giving or communicating consent.

(i) The Privacy Amendment (Private Sector) Act 2000 Section 3 – National Privacy Principle 2.5 and 2.6 provides definition of a 'responsible' person.

28.2 Disclosure can occur:

(a) Because it is necessary for the provision of appropriate care or treatment to the individual.

(b) (A disclosure necessary for care or treatment could include the Estate Operator advising a "responsible" person, who provides support with lifestyle, about aspects of an individual's current physical condition. The information might cover limitations to the individual's physical and cognitive abilities, in order to clarify concerns about a resident's wellbeing and safety).

28.3 For compassionate reasons.

(a) (A disclosure for compassionate reasons could include the Estate Operator telling a "responsible person" an individual's injury and their prognosis following a car accident).

(b) The disclosure should be limited to the information that is reasonable and necessary to achieve either of the above purposes.

28.4 Disclosure cannot occur if:

(a) This is contrary to wishes expressed by the individual before losing the ability to give or communicate consent, and

(b) the health service provider is aware, or could reasonably be expected to be aware, of these wishes.

29 SITE FEES

(a) Site fees are the means by which all residents contribute towards the Estate operational costs.

(b) Site fees are charged fortnightly.

(c) You are reminded that these fees do not include personal care services. Please see your Estate Operator if you require information about these or other additional services.

(d) The preferred method for payment of service fees is via direct debit arrangement directly through your banking service provider.

(e) Payments received after the fortnight's end will appear on the next monthly statement.

(f) The rent will be increased annually on each Annual Rent Adjustment Date as follows

(g) There will be annual increases to the site fees.

30 RENT

30.1 Increases of Rent

The rent will be increased annually as follows:

(a) on 1 July in each year that is not a Market Review Date, the rent will be increased by the annual adjustment rate as outlined in clause 30.2(b); and

(b) on each Market Review Date, the rent may be reviewed in accordance with clause 30.3.

30.2 Annual Adjustment Rate

(a) Where any applicable law prescribes the rate for annual adjustments to the rent, the prescribed rate will apply as the annual adjustment rate.

(b) In the absence of any applicable law prescribing the rate for annual adjustments, the annual adjustment rate will be increased from 1 July each year by an amount equal to the greater of:

(i) the Applicable CPI Percentage Change per annum; and

(ii) a percentage increase of 4 per cent.

(c) At least 60 days before such an increase, we will write to you, to notify you regarding the increase to the amount of rent payable under the site agreement.

30.3 Market Review of Rent

On each Market Review Date, the rent may be reviewed to an amount determined in accordance with the following procedure, where a Market Review is proposed by the Estate Operator:

(a) (**Estate Operator's Notice**): The Estate Operator may notify the resident at any time within the period that is 3 months before a Market Review Date of its proposal to vary the rent to an amount which it considers to be the market rent for the rights under the site agreement.

(b) (**Resident's Notice**): Within 14 days after service of the Estate Operator's Notice, the resident may serve on the Estate Operator a Resident's Notice, disputing the market rent review stated in the Estate Operator's Notice. If the resident fails to give the Resident's Notice within 14 days, the rent payable until the next review date will be the amount set out in the Estate Operator's Notice.

(c) (**Negotiations**): Within 5 days of service of the Resident's Notice, the Estate Operator and the resident or their representatives will meet and attempt to resolve their dispute as to the market rent review.

(d) (**Valuer to Settle if Dispute**): If the Estate Operator and the resident have not agreed on the market rent within 14 days after service of the Resident's Notice, the dispute must be referred for determination by a Valuer to be nominated by the president of the Property Institute at the request of either the Estate Operator or the resident.

(e) The appointed Valuer will make a determination of the market rent as at the particular Market Review Date and will act as an expert and not as an arbitrator.

(f) In determining the market rent as at a Market Review Date, the Valuer may take into account any matters they consider relevant.

(g) The Valuer must make a written determination containing reasons within 60 days of their appointment.

(h) The Valuer's determination will be final and binding on the Estate Operator and the resident and the Valuer's costs will be paid by the Estate Operator and the resident equally.

31 RESIDENTS' COMMITTEE

(a) Residents are encouraged to form a residents' committee in accordance with the *Residential Parks Act 2007 (SA)*. Once the committee has been established, residents interested in joining are invited to speak with the Estate Operator for further information.

(b) The committee serves in an advisory capacity only and to assist in the organisation of social activities at the Estate; however, the Estate Operator will give due consideration to the views, suggestions, and opinions expressed by the committee. Any costs associated with activities organised by the committee will be the responsibility of the residents participating.

32 RUBBISH DISPOSAL

(a) Estate residents will be provided with designated general waste, recyclable, and green organics bins. Residents are required to place their bins at the front of their residence no earlier than the night before the scheduled collection day, for pickup by either the

Adelaide Plains Council's waste collection service or an approved private waste contractor. Bins must be returned to their designated storage areas promptly after collection to maintain Estate presentation and safety.

(b) Hard rubbish and bulky waste items must not be left in common areas or outside residences except where a formal hard-waste collection has been arranged. Residents may book hard-rubbish collection directly with the Adelaide Plains Council or an approved private contractor. Items must be stored safely and neatly until the scheduled collection date to ensure the Estate remains clean, orderly, and free of hazards. Residents should place hard waste outside their residence no earlier than the night before the scheduled collection.

(c) Recycling is an important priority for the Estate, and maintaining environmentally responsible waste collection practices is essential to our operations.

33 SECURITY

(a) We recommend you always lock the doors to your residential premises each time you leave it. The Estate Operator cannot accept responsibility if any personal possessions are missing. Please do not leave your keys in the door. Please also do not leave keys in the outside locks even when you are in your residential premises.

(b) Whilst we recommend that you secure your residential premises, please remember that staff will need clear access if called to your residential premises in an emergency. Where staff find restrictions to entry, unnecessary life-threatening delays may result. Please do not place barriers against the doors in your residential premises.

(c) The Estate Operator cannot accept responsibility for failure to respond to emergency calls if entry is hindered by individual residents.

(d) Should a breach in security occur, for your own safety, do not attempt to approach the offender by yourself. Wait in your residential premises until the police arrives to update you on the situation.

(e) Out of hours, dial '000'.

33.2 Who holds keys to resident residential premises?

(a) Each individual Estate resident has their own residential premises key.

(b) The Estate Operator takes no responsibility for any actions arising from the person(s) who you provided the key to.

34 SMOKING OR VAPPING

(a) To provide a safe and healthy environment for our residents and employees, smoking (including vaping) is not permitted:

(i) Within all Estate Facilities.

(ii) Within 20 meters of the entrances and exits of all Estate Facilities.

(iii) Within 20 meters of all outdoor recreational facilities (bowling greens, community gardens, etc.).

(iv) Within 20 meters of all entrances to the Estate.

(b) Additionally, the Estate Operator strongly encourages residents not to smoke (or vape) within residential premises. Residents who wish to smoke or vape are requested to only to do so in the private rear yards of their residential premises'.

(c) If complaints regarding passive smoking are received, then further restrictions may be imposed to protect the general health and amenity of our residents and staff at the Estate.

35 SPEED LIMIT

There is a 10k/h speed limit in the Estate. In the interest of safety for all, residents and visitors are asked to observe this restriction. It would be appreciated if you ensure that all relatives and visitors are made aware of this speed limit.

36 STAFF

(a) The Estate Operator staff are trained to carry out their tasks in a friendly efficient manner.

(b) Whilst friendly interaction between residents and staff is both encouraged and welcomed, the Estate Operator would sincerely appreciate residents refraining from instructing staff or requesting tasks be completed in a particular manner. Staff are directed by the Estate Operator and additional instructions may lead to confusion.

(c) If you have any special requests, criticisms or comments concerning staff, please discuss them with the Estate Operator.

(d) The Estate Operator is committed to providing a working environment that is free of harassment and bullying, and where everyone is treated, and treats others, with dignity and respect. The Estate operator will not permit or condone any form of bullying or harassment.

37 USE OF SHARED FACILITIES

(a) The Estate offers a wide range of facilities for resident enjoyment and convenience.

(b) There may be a time when you would like to use the Estate Facilities for a social or local community function. However, prior approval must be obtained for the 'exclusive' use of community and recreational facilities by individual residents and their family and friends (i.e. private functions utilising areas normally available for everyday use by the wider Estate community, including the BBQ area, activities room, etc.)

(c) Request for approval for an exclusive use function must be made to the Estate Operator a minimum 7 days prior to the event.

(d) Every effort should be made to ensure that the event does not disrupt the wider Estate community and/or their enjoyment.

(e) Residents who obtain permission for exclusive use events and/or activities are wholly responsible for ensuring that the function/activity area is left in a clean and tidy state. Any damage or breakages must be reported to the Estate Operator immediately and will be charged to the resident.

38 VALUABLES

(a) The Estate Operator recognises residents may choose to keep valuables and cash within their home.

(b) Residents or relatives who choose to keep cash or valuables do so at their own risk. The Estate Operator cannot be held accountable for any loss or damage to these items.

(c) Residents or relatives are responsible for insuring valuables or cash held within their home.

39 VISITOR PARKING

(a) Parking for visitors is provided near the entrance of the Estate and residents are prohibited from using these spaces for the parking of their own vehicles, trailers, campers or caravans.

(b) Car parking spaces are for use by staff and visitors to the Estate. Please ensure visitors and guests do not park in roadways.

40 VISITORS

(a) Visitors are more than welcome at the Estate at any time.

(b) Where children are visiting the Estate, they must be accompanied by an adult at all times when in the Common Areas.

ANNEXURE B

WASTE MANAGEMENT PLAN



1 PURPOSE

This Waste Management Plan outlines the procedures, responsibilities, and infrastructure required to manage household, green, recyclable, and bulky waste within the Estate in a safe, hygienic, and environmentally responsible manner.

2 OBJECTIVES

(a) Provide residents with a clear and efficient waste-disposal system.

(b) Maintain a clean, safe, and visually appealing Estate environment.

(c) Comply with Adelaide Plains Council requirements and South Australian waste-management standards.

(d) Minimise litter, odour, and environmental impact.

(e) Enable convenient access to collection services for all residents.

3 WASTE STREAMS MANAGED

(a) General Waste (Red Lid)

(b) Recycling (Yellow Lid)

(c) Green Organics (Green Lid)

(d) Hard Rubbish / Bulky Waste

(e) E-waste and Hazardous Waste (via approved council or transfer stations)

4 RESIDENTIAL BIN PROVISIONS

(a) Each residence will be allocated one general waste bin, one recycling bin, and one green organics bin.

(b) Bins remain the property of the Estate and must stay with the residence.

(c) Bins must be stored discreetly in the designated bin pad or storage area.

5 BIN PLACEMENT AND COLLECTION PROCEDURE

(a) Residents must place bins at the front of their residence no earlier than the night before collection.

(b) Bins must be returned to storage promptly after collection.

(c) Collection may be performed by Adelaide Plains Council or an approved private contractor.

(d) The Estate Operator will ensure roads remain accessible for collection vehicles at all times.

6 HARD RUBBISH AND BULKY WASTE

(a) Hard rubbish collection must be arranged through Council or an approved private contractor.

(b) Bulky items must **not** be placed in common areas except on the confirmed collection date.

(c) Items awaiting collection must be stored safely and neatly to avoid obstruction and hazards.

7 E-WASTE AND HAZARDOUS WASTE

(a) E-waste and hazardous materials must not be placed in household bins.

(b) Residents will be directed to approved drop-off locations. The Estate Operator will provide updated information annually.

8 ESTATE OPERATOR RESPONSIBILITIES

(a) Oversee waste-collection schedules.

(b) Communicate with Council or private contractors.

(c) Provide updated waste calendars, guides, and resident notices.

(d) Monitor contamination and illegal dumping.

(e) Manage bin repairs, replacements, and contractor coordination.

9 RESIDENT RESPONSIBILITIES

(a) Place bins out correctly and only at approved times.

(b) Avoid overfilling or placing prohibited items in bins.

(c) Keep lids closed and secure loose rubbish.

(d) Store bins in designated areas when not in use.

(e) Prepare hard rubbish safely and correctly for arranged collections.

10 WASTE MINIMISATION

(a) Encourage proper use of recycling and organics bins.

(b) Promote composting where suitable.

(c) Provide information on waste-reduction practices and council resources.

11 COMMUNICATION OF WASTE INFORMATION

(a) The Estate Operator will distribute:

(i) Annual waste-collection calendars

(ii) Accepted-materials guides

(iii) Hard-rubbish booking instructions

(iv) Notifications of service changes

(b) Waste information will also be included in the Estate Information Pack for residents.

12 NON-COMPLIANCE

In cases of improper waste disposal or repeated non-compliance that affects safety, hygiene, or Estate operations, the Estate Operator may issue warnings and, where necessary, implement further action for repeated offences to ensure proper waste-management practices are followed.

ANNEXURE C

EMERGENCY EVACUATION PLAN

1 PURPOSE

The purpose of this Emergency Evacuation Plan is to ensure the safe and orderly evacuation of all residents, staff, and visitors in the event of an emergency, including fire, gas leak, severe weather, medical emergency, or any other situation requiring evacuation.

2 SCOPE

This plan applies to all residents, staff, contractors, and visitors within the Estate.

3 TYPES OF EMERGENCIES

Emergencies requiring evacuation may include, but are not limited to:

(a) Fire or smoke

(b) Gas leak

(c) Flooding

(d) Structural damage

(e) Severe weather events

(f) Any other situation deemed unsafe by emergency services or the Estate Operator

4 RESPONSIBILITIES

4.1 Estate Operator

(a) Ensure this plan is maintained and reviewed regularly

(b) Coordinate emergency responses and evacuation procedures

(c) Liaise with emergency services

(d) Ensure emergency drills are conducted annually

4.2 Staff

(a) Assist residents during an evacuation, particularly those requiring additional support

(b) Ensure emergency exits are clear and accessible

(c) Account for residents at the assembly point

4.3 Residents

(a) Familiarise themselves with evacuation routes and assembly points

(b) Follow staff instructions during emergencies and drills

(c) Participate in evacuation drills where possible

4.4 Evacuation Procedure

4.4.1 Alarm Activation

(a) In the event of an emergency, alarms will be activated where applicable.

(b) Residents should treat all alarms as a real emergency unless advised otherwise.

4.4.2 Immediate Response

(a) Remain calm and follow staff instructions.

(b) If safe to do so, turn off appliances and close doors behind you.

(c) Do not stop to collect personal belongings unless essential (e.g. medication if immediately accessible).

4.4.3 Evacuation Routes

(a) Use the nearest safe exit.

(b) Do not use lifts during a fire or power outage.

(c) Staff will assist residents who require mobility or medical support.

4.4.4 Assembly Point

(a) Proceed directly to the designated assembly area: entrance of the Estate.

(b) Remain at the assembly point until instructed otherwise.

4.4.5 Accounting for Residents

(a) Staff will conduct a roll call to ensure all residents are accounted for.

(b) Any missing persons will be immediately reported to emergency services.

5 RESIDENTS REQUIRING ASSISTANCE

(a) A register of residents requiring assistance during evacuation will be maintained by the Estate Operator.

(b) Individual evacuation support plans may be developed where required.

6 COMMUNICATION

(a) Emergency instructions will be communicated via alarms, staff direction, and where possible, public address systems.

(b) Residents should not re-enter buildings until cleared by emergency services or the Estate Operator.

7 EMERGENCY EVACUATION DRILLS

(a) Evacuation drills will be conducted annually.

(b) Drills are conducted with prior notice.

(c) All drills must be treated as real emergencies to ensure preparedness.

8 POST-EVACUATION

(a) Once the emergency has passed, residents will be advised when it is safe to return.

(b) Any issues identified during the evacuation will be reviewed to improve future responses.

9 REVIEW OF PLAN

This Emergency Evacuation Plan will be reviewed regularly and updated as required to ensure ongoing safety and compliance.

ANNEXURE D

DISASTER MANAGEMENT PLAN

1 RESIDENT DISASTER PLAN

In certain circumstances, the Estate may be affected by a disaster or major emergency. While such events are unlikely, it is important that residents are prepared to care for themselves if required.

This Disaster Management Plan has been developed to assist residents in preparing for emergencies such as severe storms, cyclones, flooding, earthquakes, or disruptions to essential services.

Residents are encouraged to make the following preparations:

2 EMERGENCY KIT

2.1 General

(a) One of the most important steps you can take is to prepare an Emergency Kit. This kit should contain essential items you may need during an emergency or if you are required to evacuate your residential premises.

(b) Your Emergency Kit should be kept in an easily accessible location at all times.

2.2 Essential items to keep in your Emergency Kit at all times

(a) A portable, battery-operated radio

(b) Torch and spare batteries

(c) First aid kit (see Section 1.3) and first aid manual

(d) Masking tape (for windows)

(e) Strong plastic bags for clothing and other items

(f) A waterproof bag for valuables and mementoes

(g) Utility knife and manual can opener

(h) Important documents (stored in sealed plastic bags), including:

(i) Insurance documents (car, contents, valuables)

(ii) Will and Enduring Power of Attorney

(iii) Advance Health Directive

(iv) Birth and marriage certificates

(v) Passport, stocks, and bonds

(vi) Medicare and pension cards

(vii) Immunisation records

(viii) Inventory of valuable household items

(ix) Bank account and credit card details

(x) Spare house and car keys (if available)

2.3 Additional Items When an Emergency Is Predicted

(a) Essential medications

(b) Toiletries and personal hygiene items

(c) Special-needs items

(d) Spare clothing and bedding

(e) Strong footwear, broad-brimmed hat, gloves, and sunscreen

(f) Mobile phone (if available)

(g) Spare cash in case banking services are unavailable

(h) Food and water supplies

2.4 If power or water outages are likely, you should also prepare

(a) At least three days' supply of clean drinking water in sealed containers

(b) Easily prepared packaged food (see separate food list if provided)

(c) Water purification tablets

(d) Duct tape or wide tape and plastic sheeting to seal doors and windows

(e) Scissors

(f) Combination pocketknife

2.5 Recommended Items for a First Aid Kit

(a) 1 x packet plastic strips

(b) 1 x roll of non-allergenic tape

(c) Sterile eye pads

(d) Triangular bandages

(e) 1 x gauze bandage

(f) 1 x sterile dressing

(g) 1 x stainless steel scissors

(h) Square gauze squabs

(i) 1 x tube antiseptic cream

(j) 1 x bottle antiseptic solution

(k) 1 x pkt wound closure steri-strip

(l) Alcohol swabs

(m) Face masks

(n) Protective gloves

(o) Alcohol based hand rub

3 WHAT TO DO WHEN A STORM IS APPROACHING

When you become aware that a severe storm or similar emergency may affect the Estate, you should:

(a) Continue to listen to your portable radio for updates

(b) Check that your Emergency Kit is complete and easily accessible

(c) Ensure your neighbours are aware of the storm warning

(d) Secure or bring inside loose items such as outdoor furniture and gardening equipment

(e) If flooding is possible, consider emptying refrigerators and freezers and leaving doors open

(f) Raise furniture if appropriate

(g) Park vehicles under cover if possible

(h) Fill buckets or containers with water in case water supply becomes restricted

(i) Close all doors and windows; in cyclone conditions, tape windows to help contain broken glass

(j) Disconnect electrical appliances, external antennas, and computer modems

4 WHAT TO DO WHEN THE STORM STRIKES

(a) Continue to listen to official updates on your radio

(b) Stay indoors and away from windows, doors, and skylights

(c) If the building begins to fail, shelter in the strongest internal area (such as a hallway, internal room, or built-in wardrobe)

(d) Protect yourself with a mattress, doona, or sturdy table if necessary

(e) Do not use a fixed-line telephone during severe storms due to lightning risk

(f) Remain indoors until official advice confirms it is safe to go outside

5 IF YOU MUST EVACUATE

If an official evacuation order is issued by emergency authorities, you must evacuate immediately.

(a) Follow all instructions given by emergency services and Estate staff

(b) Wear strong shoes and suitable clothing

(c) Take your Emergency Kit with you

6 AFTER A STORM

Once advised that the storm has passed, residents should:

(a) Continue listening to official updates and remain indoors until advised otherwise

(b) If returning home after evacuation, use only recommended routes

(c) If your residential premises is uninhabitable, evacuate initially to the Estate Clubhouse with your Emergency Kit

(d) Avoid unnecessary travel or sightseeing

(e) Check on neighbours if it is safe to do so

(f) Do not use electrical appliances that have been wet until they have been checked

(g) Boil or purify water until supplies are declared safe

(h) Stay well clear of damaged power lines, fallen trees, and floodwaters

(i) Advise Estate staff if you leave the site, as staff will be checking on residents and property

7 IF AN EARTHQUATE STRIKES

(a) Remain indoors and keep well clear of windows and overhead fixtures

(b) Take shelter under a sturdy table or in a doorway and hold on

(c) After the shaking stops, turn off electricity and water if safe to do so

(d) Do not light matches or use flames until fuel leaks have been ruled out

(e) Estate staff will inspect buildings; however, if you feel unsafe and the Community Clubhouse is secure, evacuate there with your Emergency Kit

ANNEXURE E

DISPUTE RESOLUTION POLICY

It is recognised that in any communal living situation, such as a residential estate where facilities are shared, disputes between residents and between residents and the Estate Operator will arise from time-to-time.

1. This Policy applies to disputes between:

   (a) A resident and another resident; or

   (b) A resident and the Estate Operator; or

   (c) A resident committee as a whole or acting on behalf of a resident, and the Estate Operator.

2. Residents have a right to complain without consequences

   (a) All residents of the Estate have a right to complain.

   (b) All complaints are to be treated with appropriate respect and importance, and a complainant is not to be discouraged, penalised or negatively affected by raising a complaint.

   (c) All complaints are to be treated as confidential and private. Requests for anonymity will be respected unless the circumstances of the complaints-handling process requires disclosure and even then, must be disclosed to minimise the incidence and scope of disclosure.

3. The Operator in consultation with a resident who is authorised by the Residents Committee has the right not to consider or to stop a complaint where:

   (a) The conduct of a party is unreasonable in making:

      (i) Repetitive, vexatious, unsubstantiated complaints; or

      (ii) Using inappropriate, derogatory or crude language; or

      (iii) Fanciful, irrational complaints.

   (b) The Estate Operator has the right to stop or not consider a complaint where:

      (i) The complainant fails to cooperate or respond to reasonable requests of the Estate Operator during an investigation.

      (ii) The parties issue or tender correspondence or writing that is defamatory towards the Estate Operator or any of its employees.

      (iii) A party seeks information in relation to another person that could constitute a breach of that person’s privacy.

4. A resident may at any time before or during application of this policy seek advice from a legal practitioner, the Office of the Ageing or any applicable government advisory service such as the Aged Rights Advocacy Service or Mediation SA.

5. A resident who is a party to a dispute has the right to appoint a representative to act on their behalf or to be accompanied by a person or persons chosen by the resident at any meeting held to resolve the dispute.

6. The Estate Operator has adopted a Your Opinion Counts (YOC) policy. In the first instance, residents are encouraged to utilise YOC by submitting your complaint to the Estate Operator via email. Thereafter the Estate Operator will contact the complainant within 3 business days to acknowledge and discuss the issue and will then provide a written response. If possible, this written response will resolve the complaint or concern. If the matter is not resolved and if sufficient details have been provided, the Estate Operator will conduct further investigations and endeavour to resolve a resident complaint or concern within 15 business days of receiving notice about the matter.

7. If the complaint or concern is not addressed by YOC then the complainant will not be required to write to us again to pursue the complaint and we will escalate it through the following procedure. Once referred to the escalation procedure the Estate Operator will only communicate with the resident about the complaint, concern or dispute in writing, or at a meeting convened under this policy.

8. Dispute between a resident and another resident:

   (a) If the YOC process (see clause 6) has failed to resolve the concern or complaint, the Estate Operator must within 15 business days after the dispute has been escalated:

      (i) Notify the resident against whom the resident has a complaint or dispute requesting a written response to the dispute within 5 business days after receiving such notice; and

      (ii) Convene a meeting, at the Estate to be attended by the complainant and the other resident to discuss the subject of the complaint or dispute.

   (b) If the parties are unable to resolve the complaint or the dispute at the meeting, or if a party fails to attend that meeting, then the parties must within 15 business days hold a meeting in the presence of a mediator.

   (c) The mediator must be:

      (i) A person chosen by agreement between the parties (for example, president/chairperson of an industry body/member of Institute of Arbitrators and Mediators), or

      (ii) In the absence of agreement, a person appointed by the Estate Operator.

   (d) The mediator cannot be a resident who is a party to the dispute.

   (e) The parties to the dispute must, in good faith, attempt to settle the dispute by mediation.

   (f) The mediator, in conducting the mediation must:

      (i) Give the parties to the mediation process every opportunity to be heard.

      (ii) Allow due consideration by all parties of any written statement submitted by any party.

(iii) Ensure that natural justice is accorded to the parties to the dispute throughout the mediation process.

(g) The mediator must not determine the dispute.

9. Dispute between a resident and the Estate Operator or the residents committee as a whole or acting on behalf of a resident and the Estate Operator:

(a) Where a resident or the residents committee's complaint or dispute against the Estate Operator has not been resolved by the YOC process in clause 6, within 15 business days after the dispute has been escalated, the parties must:

(i) Nominate in writing a date for the parties to meet within the Estate to resolve the dispute.

(ii) On the nominated day or another day within 5 business days after the nominated day agreed by the parties, the Estate Operator must meet with the resident or the residents committee in an attempt to resolve the dispute.

(b) If the parties are unable to resolve the complaint or the dispute at the meeting, or if a party fails to attend that meeting, then the Estate Operator must within 15 business days either:

(i) Hold a meeting in the presence of a mediator who is a person chosen by agreement between the parties (for example president/chairperson of an industry body/member of Institute of Arbitrators and Mediators) in which case the following would apply:

(A) The mediator cannot be a resident who is a party to the dispute or employed by the Estate Operator who is a party to the dispute.

(B) The parties to the dispute must, in good faith, attempt to settle the dispute by mediation.

(C) The mediator appointed in conducting the mediation must:

(1) Give the parties to the mediation process every opportunity to be heard.

(2) Allow due consideration by all parties of any written statement submitted by any party.

(3) Ensure that natural justice is accorded to the parties to the dispute throughout the mediation process.

(D) The mediator must not determine the dispute.

(E) The Estate Operator must keep a written record of:

(1) The complaint or dispute made by the resident.

(2) Any response to the complaint or dispute provided by the Estate Operator.

(3) Any resolution of a complaint or dispute agreed by the Estate Operator and the resident.

(4) Any other correspondence received or sent by the Estate Operator relating to the dispute.

10. If the mediation between a resident and the Estate Operator does not result in the dispute being resolved, the parties may seek to resolve the dispute in accordance with the Act or otherwise at law, including an application to the South Australian Civil and Administrative Tribunal ("SACAT").

11. This policy may be amended or revoked by the Estate Operator subject to agreement of a majority of the residents and provision of a copy to each resident.

Outlook

RE: Noble Crescent - Tree Removal

From Bradley Norman <BNorman@apc.sa.gov.au>
Date Mon 5/08/24 8:09 AM
To Jon Bouras <Jon@beltanadevelopments.com.au>

Good morning Jon,

Yes, a Section 221 Permit can be submitted. A condition of the permit will be that removal cannot take place until the development application is approved.
https://www.apc.sa.gov.au/__data/assets/pdf_file/0027/356292/Section-221-Permit-Application-to-Alter-a-Public-Road.pdf

The tree removal will be at the applicants expense.

Regards,

Bradley Norman
Acting Manager Operations/Team Leader – Open Space & Environment
Infrastructure & Environment
08 8527 0200
[bnorman@apc.sa.gov.au]bnorman@apc.sa.gov.au

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Adelaide Plains Council acknowledges that we work on the Traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

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From: Jon Bouras <Jon@beltanadevelopments.com.au>
Sent: Friday, 2 August 2024 11:31 AM
To: Bradley Norman <BNorman@apc.sa.gov.au>
Subject: RE: Noble Crescent - Tree Removal

CAUTION: This email is from a person outside of Adelaide Plains Council. Do not click on links or open attachments - unless you recognise the sender and know the content is safe
Hi Brad

Thanks for the confirmation relating to the tree's removal. Can you clarify if we can submit a separate application (if an application is required?) for the tree to be removed prior to the planning application for the proposed development? Additionally, will the tree's removal be at the expense of council (given its location and safety risk) or the applicants?

Regards,

Jon Bouras
Director
Beltana Property Group

jon@beltanadevelopments.com.au
0457 762 757
PO Box 186 Findon SA 5023
beltanaproperty.com.au

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From: Bradley Norman <BNorman@apc.sa.gov.au>
Sent: Tuesday, July 23, 2024 10:09 AM
To: Jon Bouras <Jon@beltanadevelopments.com.au>
Subject: Noble Crescent - Tree Removal

Hi Jon,

I've inspected the tree at Noble Crescent and can advise the following-

With the presence of the bark inclusion between the co-dominant leaders in the crotch, particularly being this low in the trunk, it is in the best interest to have the tree removed. Tree species, existing hazards and extra stress on the fault from potential future growth were considered.

As a condition of removal the tree will need to be fully removed, with the stump ground to a minimum 300mm below ground level. You will also need to notify the residents at 9 (if not already aware) and 11 Noble Crescent of your intent to remove and provide the reasons why if asked. Notification to Council will also be required 7 days prior to the removal. I will pass this information onto George Jacks as well.

We can have a chat at a later date to discuss streetscape plantings to potentially offset this removal, and others, as part of the development.

Regards,

Bradley Norman
Acting Manager Operations/Team Leader – Open Space & Environment
Infrastructure & Environment

08 8527 0200
[bnorman@apc.sa.gov.au]bnorman@apc.sa.gov.au

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Adelaide Plains Council acknowledges that we work on the Traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

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Details of Representations 26004016 - ATTACHMENT 2

Application Summary

Application ID	26004016
Proposal	Combined application for boundary realignment and establishment of a Residential Park comprising 16 single-storey dwellings, a clubhouse and communal facilities, internal roadways, shared infrastructure services (water storage, sewer pump station, stormwater basin), landscaping, entry signage and directional signage with the existing dwelling, shed and structures on Allotment 300 to remain.
Location	9 NOBLE CR TWO WELLS SA 5501, 9A NOBLE CR TWO WELLS SA 5501

Representations

Representor 1 - Amanda Farr

Name	Amanda Farr
Address	PO Box 481 TWO WELLS SA, 5501 Australia
Submission Date	12/05/2026 02:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

We live at number 7 Noble Crescent and will be affected by this development along the side and back perimiter of our property. In the back right hand side corner we have a swimming pool and are concerned about privacy. There are currently trees lining our back fence which provides privacy also for our backyard. Will these remain? We are also concerned about the increased flow of traffic past our house and we're assuming the entrance way into the residential park will be next to our property. We would like a further discussion to determine how this development will affect us. Thank you, Amanda & Gary Farr

Attached Documents

Representations

Representor 2 - Gary Farr

Name	Gary Farr
Address	PO Box 481 TWO WELLS SA, 5501 Australia
Submission Date	14/05/2026 02:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I love where we live. I love the quiet street. I love seeing the younger kids ride their bikes, playing cricket and kicking the football in the street. This will all change with this development as there will be more cars and foot traffic on the road. Our house is right next to it as well, side and back so privacy will be a big issue. I am not happy to have 16 more houses in our street. Plus a water storage area and a community house.

Attached Documents

Representations

Representor 3 - Alexis Kermanidis

Name	Alexis Kermanidis
Address	Po box 1216 Two wells TWO WELLS SA, 5501 Australia
Submission Date	18/05/2026 07:28 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

This street is beautiful. Its one community that is safe for elderly and young children to walk and ride bikes and experience the country town vibe/life. If you are adding 19 more homes or whatever you would like to call them thats alot of traffic alot of noise and all that beautiful space and nature gone... we see koalas in the trees behind us the birds. That will all be gone. My children and all my neighbours children will not beable to ride on the street or walk up to each other's house. We bought this property on this street for this life.... how it is. All developers want is money all the council wants it more money. Stop jaming people into free space and think its okay. Because it is NOT!!!!!. You will be ruining this two wells community. Not on person on this street is okay with this. If this happens this street and this area will be ruined..... the years of non stop work damage that trades will cause to the road our driveways our lawn. We moved to two wells for the country community and thats falling apart because its getting to big out here. Please stop this action from happening and think about all the little family's its effecting. Please.

Attached Documents

Representations

Representor 4 - Jennifer Dowling

Name	Jennifer Dowling
Address	PO Box 514 TWO WELLS SA, 5501 Australia
Submission Date	20/05/2026 04:32 PM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons See attached	

Attached Documents

RepresentationOnApplication-26004016-99aNobleCrescentTwoWells-Dowling-14378030.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Beltana Property Group
Development Number:	26004016
Nature of Development:	Residential Park
Zone/Sub-zone/Overlay:	
Subject Land:	9/9A Noble Cres, Two Wells 5501
Contact Officer:	Adelaide Plains Council
Phone Number:	85270200
Close Date:	01/06/2026

Adelaide Plains Council

20 MAY 2026

RECEIVED

My name*: Jennifer Dowling

My phone number: 0418859875

My postal address*: PO Box 514 Two Wells

My email: dowlingjennifer0@gmail.com

** Indicates mandatory information*

My position is:

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

The specific reasons I believe that consent should be granted/refused are:

1. *Current water supply is insufficient for this development at this time. Until this situation is resolved any further proposed building should be delayed due to reduced water pressure for domestic use and fire safety. During the last summer the water pressure in the evening was appalling.*
2. *Noble Crescent is totally inadequate for the amount of traffic this development would need. It is currently a quiet cul- de- sac used by families with young children. The proposed development would incur increased vehicle traffic and noise which is unacceptable to the current residents.*
3. *If this development should proceed at some time, then an alternate entry and access need to be provided, such as a road by the railway line, either way. Please don't explain this away as being unavailable as anything is available with the right reasons and approach. If there are cars parked on either side of Noble Cres such as if somebody has party or BBQ, then it is a very tight squeeze.*
4. *If you expect us to put up with the road usage during development, such as building supply and concrete trucks for 2 years, and then later, increased traffic by residents, septic trucks, emergency services and delivery vehicles then think again. As elderly residents at the end of this street near the proposed entry and exit, then this is absolutely unacceptable and won't be tolerated without strong opposition now and in the future. The noise and disruption would be beyond our ability to endure and our safety and wellbeing would be jeopardised.*
5. *There are other land options around Two Wells which would be more suitable for vehicle access, such as behind the Anglican and Catholic Churches and behind the netball courts for instance. Perhaps the Councillors and Planning Officers need to come and stand in the street and view the development from our point of view.*

[attach additional pages as needed]

Government of South Australia
Department for Housing and Urban Development



Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☐ wish to be heard in support of my submission*

☒ do not wish to be heard in support of my submission

By: ☐ appearing personally

☐ being represented by the following person: Click here to enter text.

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:  Date: 20 May 2026

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 5 - Ken Williams

Name	Ken Williams
Address	PO box 315 TWO WELLS SA, 5501 Australia
Submission Date	21/05/2026 10:18 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
Exactly what the community needs and is crying out for, there is much data available that shows that Retirement/life style villages particularly of this size have low impact levels on their surrounds particularly in relation to traffic and services like garbage collection etc

Attached Documents

Representations

Representor 6 - Peter Best

Name	Peter Best
Address	PO BOX 112 TWO WELLS SA, 5501 Australia
Submission Date	22/05/2026 07:03 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Concerns around off street parking for visitors of the new dwelling on a small narrow street. Concerns with pump station location, do the public have access to the parks and clubrooms, dust surpression will to be looked at, as it will be an issue. What will be the fencing standards for this development	

Attached Documents

Representations

Representor 7 - Damien Emmins

Name	Damien Emmins
Address	P.O. Box 831 TWO WELLS SA, 5501 Australia
Submission Date	27/05/2026 04:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

To whom it may concern, I wish to formally object to Development Application ID 26004016 regarding the proposed Residential Park development at 9 Noble Crescent and 9A Noble Crescent, Two Wells. I strongly oppose this proposal and believe it is unsuitable for this location. The proposed development is far too close to existing neighbouring homes and buildings, including my property, and would have a significant negative impact on nearby residents. My concerns include: • The development is too dense for the area and does not fit with the existing character of the neighbourhood. • The proximity of the proposed dwellings, roads, communal facilities and infrastructure to surrounding homes will reduce privacy and negatively affect residential amenity. • Increased traffic, noise and activity from 16 dwellings and communal facilities will impact the quiet enjoyment and safety of neighbouring properties. • The proposal may create additional pressure on local roads, drainage and services. • The scale and layout of the development are inappropriate for the location. • I am also concerned about potential fire risks due to the close proximity of the development to existing sheds and structures on neighbouring properties, including my own. Increased residential density near sheds, storage areas and surrounding infrastructure could increase the risk and spread of fire, placing nearby residents and properties at greater risk. • I have concerns that the development may lead to ongoing noise issues and future complaints due to the close proximity of residents to existing neighbouring properties, sheds and normal activities already occurring in the area. • I am also concerned about the location being close to a school, which may create additional traffic congestion, parking issues and safety concerns during school hours. • I believe this type of development should be placed in a more suitable location away from existing nearby homes and community facilities. For these reasons, I respectfully request that this application be refused or relocated to a more appropriate site. Please take my concerns into serious consideration during the assessment process.

Attached Documents

Representations

Representor 8 - Rob Heaslip

Name	Rob Heaslip
Address	PO Box 493 TWO WELLS SA, 5501 Australia
Submission Date	03/06/2026 09:38 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Owners of 8 Noble Crescent. Refer to attached.	

Attached Documents

Stwowellspr26060311290-14511908.pdf

Adelaide Plains Council

27 MAY 2026

RECEIVED

REPRESENTATION ON APPLICATION

DEVELOPMENT NUMBER: 26004016

SUBJECT LAND 9/9A Noble Cres. Two Wells 5501

We oppose the development at this time.

We are ROB & Judy Heaslip **My phone number is 0409 099 622**

The specific reasons that consent should not be granted are;

1.ACCESS. The roadway of Noble Crs. was not constructed to accommodate Heavy trucks which would be used in the construction of this residential park. The roadway of Noble Crescent is not wide enough to take the heavy traffic that would result from building 16 residential abodes in such a small area. The entrance, as shown on the plan is not wide enough for all uses into the future.

2.WATER. There is not enough water available to build more houses in Two Wells. The water pressure last Summer indicated that point and until such time as it can be remedied no further building should take place.

3.We should always look *to the future and as there is a larger block of land adjacent to the northern boundary of 9/9A, an access road should be constructed from Stockyard Road to Corstons corner by the railway crossing to accomodate the* the future. There should always be two ways in and out of any Residential development.

Heaslip J C Heaslip

Ref: 24ADL-1091

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER | BNE

24 June 2026

George Jacks
Assessment Manager
Adelaide Plains Council
Submitted via PlanSA portal

Dear George

DA 26004016 – Response to Representations

I write in response to representations submitted for the proposed residential park (over-50's lifestyle village) at 9 and 9A Noble Crescent, Two Wells.

There were 8 representations, with 3 supporting or supporting with concerns. Two representors appear to be from the same household. Several did not state their property address, so those representations are technically invalid, but we have considered the issues they raised nonetheless.

I have addressed the concerns below, starting with the issues most frequently raised.

1. Traffic generation, access and road capacity

Traffic and access concerns are the most frequently raised issue.

While the development will result in an increase of local traffic, the impacts are relatively modest and reasonable in my view.

Council's engineering department supports the development in relation to traffic and parking.

CIRQA's traffic engineering assessment concludes that the proposal will generate approximately 39 vehicle movements per day, including **8 morning peak hour** movements and **4 afternoon peak hour movements**. That level of traffic is extremely low and well within the capacity of both the proposed access and surrounding local road network.

CIRQA estimates existing traffic volumes on Noble Crescent at about 110 vehicle movements per day, increasing to about 150 vehicle movements per day with this development. It estimates Old Mallala Road at about 350 vehicle movements per day,

increasing to about 390 vehicle movements per day. CIRQA states that roads of this nature could reasonably accommodate around 1,500 vehicles per day while remaining within their local road function. On that basis, the proposal is not expected to materially affect the operation or function of Noble Crescent or Old Mallala Road.

The proposal includes a new two-way crossover to Noble Crescent, wide enough to allow simultaneous vehicle movements. CIRQA also confirms that the internal road layout complies with the relevant Australian Standards and that service vehicles up to 10 metres in length, including refuse collection vehicles, can enter, manoeuvre within, and leave the site in a forward direction. The site plan also shows a sliding security gate located about 25 metres inside the site, allowing off-street queuing clear of Noble Crescent. Access and manoeuvring have therefore been properly considered.

Car parking has also been raised.

CIRQA has applied the car parking rate for 'retirement facility', given this is a retirement facility in every way except for the Act under which it is registered (ie it is it is age-restricted, independently occupied, and managed as a village).

As demonstrated below, the development provides ample resident and visitor car parking on the site, well above the Code guidelines. I estimate the development provides a surplus of 10-11 car parking spaces across the site.

Retirement Facility Element	Code Parking Rate	Proposed Car Parking
2-bedroom unit (3 proposed)	1 space each	Complies - 2 spaces each, including 1 in garage.
3-bedroom unit (13 proposed)	2 spaces each	Complies - At least 2 spaces each, including 1 in garage (4 units will have double garages and driveways)
Visitor car parking	0.2 spaces per unit (3.2 total)	Complies – 3 shared visitor spaces provided near clubhouse, plus surplus driveway parking.
Clubhouse	Nil additional parking required – as this is ancillary to the village.	Complies.

2. Residential amenity, privacy and interface

Concerns about privacy, noise and the relationship to adjoining housing are understandable given the site adjoins existing homes.

In planning terms however, the proposal provides a low-rise and low-intensity residential outcome. All proposed dwellings are single storey and much lower scale than could be accommodated under both:

- The Significant Retirement Facility and Supported Accommodation Sites Overlay, which envisages 4 storey development on this land.
- The Zone policies, which enables 2 storey dwellings on sites as small as 250sqm.

The proposal therefore responds conservatively to both its suburban and policy setting.

The proposed land use is also compatible with its context. While classified as a residential park, it functions in practice as an over-50s lifestyle village comprising independent dwellings in a managed setting. This will be lower impact than a traditional housing estate, given the resident profile and the Village's operating rules. The Operational Management Plan reinforces this by including noise controls, limits on use of power tools, rules for visitor behaviour, speed limits, bin management and complaint processes. Residents may keep no more than 2 pets, subject to approval, and complaints can be escalated through a structured dispute resolution pathway. These controls are relevant because they provide a management framework above and beyond what normally applies to standard housing.

Privacy has also been raised. The site plan proposes boundary fencing of 1.8m to 2m high, to achieve privacy and security for neighbours (and vice versa).

Importantly, while the site is relatively large compared to surrounding lots, the *lifestyle village* will have a limited interface with adjoining residential land (where indicated by red lines below). Further, the western part of the site will contain low impact development, primarily comprising the communal building and substantial open space.



The proposal provides substantial new landscaping, where approximately 2,793sqm, or 28.46% of the site, will comprise soft landscaping. This includes trees along the internal driveways and around communal areas, which will assist with softening the built form and buffering views.

In my view, the combination of single-storey form, boundary fencing, meaningful landscaping and limited interface length means that the interface and privacy impacts have been reasonably minimised.

3. Character, density and suitability of the use

Representors suggest the proposal is too dense or not in keeping with the character of Two Wells. While this type of development is new for Noble Crescent, it is entirely reasonable according to the Code provisions in my view.

The site sits in the Neighbourhood Zone, where a variety of residential development is envisaged, including forms of accommodation that respond to an ageing population. Dwellings and retirement facilities are specifically contemplated in the zone. This proposal responds to a local shortage of such accomodation.

The site comfortably involves the largest residential landholding on this street. Development of this land is to be expected, if not desired.

The proposed village comprises 16 dwellings, with average sites of about 615sqm, including common areas. This low-density form is appropriate in context. It sits well above the Code's typical range of 250 to 450sqm for dwellings. It also avoids the intensity of a 4-storey retirement or supported living development, which is possible on this land. Based on a 9838m² site, the Code allows up to 39 residential flats or 28 group dwellings on this land (or more if the existing dwelling wasn't being retained). In contrast, this proposal for 16 single-storey, over-50s dwellings represent a very modest outcome.

The proposal also retains a domestic scale and appearance. The villas are single storey, comprise a mix of two and three-bedroom products, and use conventional residential forms, including skillion and hipped roofs, and weatherboard-style walls. In my view the development is visually compatible with the surrounding low-rise neighbourhood.

In addition, the proposal preserves one dwelling fronting Noble Crescent, which assists in maintaining a familiar interface to the street.

The site's location at the end of a cul-de-sac also means the development's visual impact is relatively minimised or hidden.

I consider the proposal to be compatible with the character of this street and locality for these reasons.

4. Infrastructure capacity and servicing

Servicing concerns have been raised in relation to water, wastewater, stormwater and the sewer pump station.

The planning report provides a detailed summary of the proposed servicing arrangements.

For potable water, the site will be serviced from the existing SA Water meter, however on-site Alano Water infrastructure (water tanks) will store and deliver water to the dwellings on demand. A flow test on the existing SA Water meter confirmed that there is sufficient capacity to meet the development's daily demand. This unique arrangement reduces pressure on SA Water's network during peak periods.

In relation to wastewater, the site is not connected to an SA Water sewer main. Instead, a new sewer pumping station will connect the development to the Alano Water wastewater network. Alano Water has provided written confirmation there is significant capacity within its Temby Road treatment plant and that this capacity includes likely development in Two Wells, including this proposal.

As such, the applicant and I are confident that servicing considerations have been appropriately investigated and addressed.

Stormwater concerns are also important. The stormwater plan and calculations provide that all post-development stormwater will be fully managed and detained on site, with no uncontrolled discharge from the site. The system includes spoon drains, grated sumps, rain gardens, detention tanks and a central detention basin of about 1100kL. The basin is designed without an outlet, so stormwater is retained on site during rainfall events, including the 1% AEP event, and downstream flooding is not exacerbated. There should be no residual concerns about drainage and service capacity on this basis.

5. Landscaping, trees and screening

Representors have asked whether existing trees will remain and whether privacy screening will be provided.

The site vegetation is exotic or planted. The project arborist, in consultation with the Native Vegetation Council, confirmed there is no controlled native vegetation on the subject land.

The applicant proposes to clear the existing uncontrolled vegetation on proposed Lot 301, as much of it conflicts with the proposed buildings and internal driveways. The applicant proposes a new landscaping outcome that exceeds the Code's expectations however. In particular:

- The site isn't located in the Urban Tree Canopy Overlay, which would have sought 1 to 2 trees per dwelling. Despite this, the application proposes 30-40 new trees.
- The Design in Urban Areas provisions seek 25% soft landscaping for residential development, whereas this proposal provides 28.46% soft landscaping.

The site plan and landscaping design both show substantial soft landscaping, tree planting and communal open space. While some neighbours may prefer retention of particular existing plantings, the proposal provides a structured landscape response that is more comprehensive and functional in the longer term.

Importantly, a substantial amount of existing vegetation will be preserved on the land, in the area outlined green below (ie around the existing dwelling, on proposed Lot 300). This vegetation will be close to, and visible to, the street.



Boundary fencing is also shown on the plan and will assist with visual and privacy screening. In my view, it is reasonable for the assessment to focus on the quality and adequacy of the proposed replacement landscaping and fencing, rather than on retaining all existing scattered vegetation, particularly where that vegetation does not include native vegetation or regulated trees.

6. Construction impacts

Concerns have been raised about construction traffic, dust, road wear and disturbance.

While these concerns are genuine, they relate to a temporary construction phase rather than the permanent planning outcome of the development. These matters are typically addressed through standard conditions, including requirements relating to site management, waste disposal, civil works and contractor conduct.

Importantly, the design has already demonstrated that service vehicles and refuse vehicles can operate entirely within the site in a forward direction. Construction impacts are therefore not relevant to the planning assessment in my opinion (as has been repeated by the Courts on several occasions).

7. Safety and estate operation

Some representations raise issues such as fire risk, visitor access, use of community facilities, fence standards and day-to-day management.

These are addressed at a detailed level in the Operational Management Plan. The estate will have a single controlled vehicular entry point, CCTV in key areas, office hours, swipe-card access arrangements, annual emergency evacuation drills, a 10 km/h internal speed limit, visitor parking controls, waste management procedures and a dispute resolution policy.

The Plan also includes a bushfire management framework, confirms that all-weather bitumen roads will provide access and egress, and notes that turning points will be provided within the site. These operational controls materially reduce the likelihood of adverse amenity or safety impacts and demonstrate that the estate is intended to operate as an orderly and well-managed residential environment.

Conclusion

I acknowledge that the proposal will result in a form and density of development that is new to Noble Crescent. It is understandable that representations have been received.

This is a significant landholding which warrants redevelopment however, and the proposal is entirely reasonable when assessed against the Code.

The development involves a modest, single-storey form of over-50s housing (x16) within a zone that anticipates diverse residential development. It is much less intense than what the Code anticipates for this site, which includes:

- Retirement/supported accomodation of up to 4 storeys.

- Up to 39 residential flats or 28 group dwellings (or more if the existing dwelling wasn't being retained)

The proposal provides sufficient on-site car parking, a low level of traffic generation, on-site stormwater detention, coordinated servicing, a substantial landscaping response, and a management framework that maintains a high standard of amenity.

Importantly, Two Wells has a demonstrated and growing need for age-appropriate housing that allows residents to remain in their community. This proposal directly addresses that need.

The merits of the application are sound, and it deserves planning consent accordingly. I can be contacted on 8333 7999 if you have any questions.

Yours sincerely



Joshua Skinner
Principal Consultant

STATE PLANNING COMMISSION

Level 10, 83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

26 March 2026

CEO
Adelaide Plains Council
PO Box 18

Dear Sir/Madam

Re: Proposed Development Application No. 26004016
by Beltana Property Group

Further to the request for advice from the Commission on the above development application, Council is advised that the Commission has **THE FOLLOWING REQUIREMENTS** pursuant to Section 102 of the *Planning, Development & Infrastructure Act 2016* and requests they be included should the application be granted consent.

LAND DIVISION CONDITIONS
Condition #1
A final plan complying with the requirements for plans set out in the Plan Presentation Requirements issued by Land Services SA to be lodged with the State Planning Commission for Land Division Certificate purposes. At the time of lodgment, the Land Division Registration fee (currently $1190.00) will also be payable. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

LAND DIVISION ADVISORY NOTES
Advisory Note #1
Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments,

unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:
www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments

Pursuant to Regulation 76(4) this application has been forwarded for consultation to the following agencies:

- South Australian Water Corporation

Any responses from the above agencies will be within the Portal.

Yours faithfully,

Delegate of the
STATE PLANNING COMMISSION

Contact: Planning Services
Telephone: 7133 3030
Email: DLDTIPLUSClearanceLetters@sa.gov.au

Referral Snapshot

Development Application number:
26004016

Consent:
Planning and Land Division Consent

Relevant authority:
Assessment Panel at Adelaide Plains Council

Consent type for distribution:
Land Division

Referral body:
South Australian Water Corporation

Response type:
Regulation 76 (4)

Referral type:
Advice

Response date:
17 Mar 2026

Advice:
With comments, conditions and/or notes

Condition 1
This development is within a current Augmentation Charge area and SA Water Gazetted Augmentation charges shall be paid by the developer.

Condition 2
If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

Condition 3
SA Water has water network assets within close proximity to the location of this development.

An investigation will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development before connection approval can be provided. SA Water may contribute to the cost of these works.

SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer.

SA Water may contribute to any material upsizing requirements.

Application Number	25012386
Applicant	Leith Ahlfors
Nature of Development	Establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.
Subject Land	Lot 58 Limerock Rd Lower Light SA 5501
Zone	Rural Zone
Subzones	N/A
Overlays	Environment and Food Production Area Hazards (Bushfire – General) Hazards (Flooding – Evidence Required) Native Vegetation
Technical Numeric Variations (TNVs)	N/A
Lodgement Date	11 June 2025
Relevant Authority	Adelaide Plains Council Assessment Panel
Category of Development	Code Assessed - Performance Assessed
Public Notification	19 May 2026 – 9 June 2026
Statutory Referrals	Environment Protection Authority
Assessing Officer	George Jacks – Assessment Manager
Recommendation	Approval with conditions

PROPOSAL

The proposed development comprises the establishment of a rubble hardstand and concrete recycling facility operating in conjunction with the existing limestone extraction activities on the subject land. The facility would receive and process up to 20,000 tonnes per annum of inert construction and demolition waste, including concrete, brick, masonry, asphalt, natural rock and clean excavated material. The recycling operation would share the existing quarry's access, staff, mobile plant, crushing equipment, office, amenities and water-storage infrastructure.

Incoming material would be weighed, documented and visually inspected before being accepted onto the site. Material would then be unloaded, temporarily stockpiled and processed using mobile crushing and screening plant, including jaw and impact or cone crushers, front-end loaders, excavators with hydraulic breakers, screens, conveyors and magnetic separators. Reinforcing steel and other recoverable metals would be separated for recycling, while unsuitable or non-recyclable material would be quarantined or removed to an appropriately licensed waste facility. Asbestos-containing, hazardous, putrescible or otherwise contaminated material would not be accepted for processing.

The processed material would be separated into different product grades and stored in open stockpiles with a maximum height of 5 metres. Recovered products would include recycled aggregates, road-base material, crushed concrete, recycled fill and blended products incorporating naturally won quarry material. Processed products would be sampled, tested and validated before being released for onsite reuse or offsite sale.

The principal operational area would comprise an approximately 150 metre by 150 metre processing pad, constructed from compacted rubble and divided into areas for incoming raw material, crushing and screening, processed-product storage, loading and vehicle manoeuvring. Stormwater runoff from the processing pad and stockpile areas would be directed to perimeter drains and swales, sediment-control infrastructure and an onsite basin. Captured water would be retained onsite and reused where practicable for dust suppression and moisture conditioning.

Dust would be managed through watering of haul roads and stockpiles, water sprays on crushing and screening equipment, moisture conditioning of material, minimising loading and unloading drop heights, covering outgoing truck loads and modifying or ceasing dust-generating activities during adverse wind conditions. Noise mitigation would include the installation of a continuous 3m high acoustic barrier along the southern and eastern sides of the processing pad and the use of broadband reversing alarms.

The facility would generate up to 40 heavy-vehicle movements per operational day, involving vehicles of up to approximately 42 tonnes. Vehicles would use the existing quarry access and approved haulage route via Limerock Road, Shannon Road and Carslake Road. All loading, unloading, parking and manoeuvring would occur within the subject land.

No new office, amenities building or other substantial structures are proposed. The facility would use the existing quarry office, amenities, water tanks and internal access arrangements. A copy of the proposed plans and supporting documentation is provided as **Attachment 1**.

SUBJECT LAND AND LOCALITY

The subject land comprises a large, rectangular rural allotment located on the southern side of Limerock Road Lower Light, approximately midway between Port Wakefield Road to the west and Shannon Road to the east. The land is formally described as Certificate of Title Volume 5464 Folio 129 and is subject to Extractive Mining Lease ML 6558, which authorises limestone extraction activities. Access to the land is provided from Limerock Road near the north-eastern corner of the allotment.

The land is predominantly cleared and has a generally flat to undulating topography. Existing extraction activities have disturbed portions of the site and established internal vehicle tracks, excavation areas, material stockpiles and associated operational infrastructure. The proposed recycling facility would be located within this already disturbed operational area and would utilise the existing quarry access, internal roads, mobile plant, office, amenities and water-storage infrastructure. Limited vegetation is

present within the subject land, with more established vegetation occurring along some property boundaries and within adjoining rural holdings.

The broader locality is rural in character and comprises a mixture of broadacre cropping, grazing, extractive industry, rural-residential development and other low-density rural activities. Large agricultural allotments dominate to the north and east of the subject land, while additional extractive and industrial activities are located closer to Port Wakefield Road to the west and south-west. Smaller rural allotments and scattered dwellings are located to the west, south and east, including residences near Shannon Road and Hunter Road.

Residential development within the locality is dispersed rather than concentrated. The nearest noise-sensitive receivers are located approximately 500 metres east and south-west of the proposed processing area, with other dwellings situated at greater separation distances. The processing facility would therefore be substantially separated from residential development but would remain visible from parts of the surrounding rural road network and adjoining land.

The locality has a moderate rural amenity influenced by the combination of agricultural activities, existing mineral extraction, heavy-vehicle movements and the nearby Port Wakefield Road highway. While the broader landscape remains predominantly open and rural, the subject land and nearby quarry areas display an established extractive and operational character involving disturbed ground, earthmoving machinery, internal haul roads and material stockpiles. The proposed development would be situated within this existing operational context rather than introducing an isolated industrial activity onto otherwise undisturbed agricultural land.

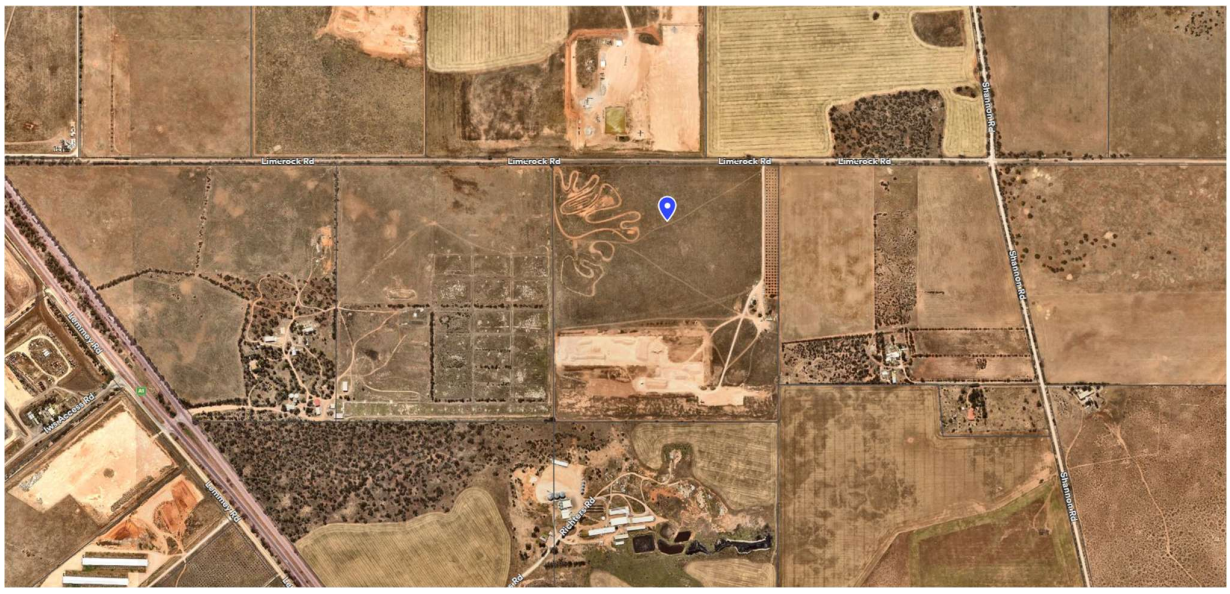


Figure 1 - Aerial imagery of subject land and locality on 6 March 2026

ASSESSMENT PATHWAY

The Planning and Design Code (the Code) classifies development into categories within each relevant Zone. The subject land is within the Rural Zone. No Subzones are applicable.

The proposed elements of development in this instance are not prescribed as "accepted", "deemed to satisfy" or "restricted" development in the Zone and, as such is "performance assessed" pursuant to Section 107(1) the *Planning, Development and Infrastructure Act 2016* (the Act). It is therefore to be assessed on its merits against the relevant provisions of the Code.

RELEVANT AUTHORITY

Given representations were received following public notification, the Council Assessment Panel is the relevant authority.

PUBLIC NOTIFICATION

Each zone contains a 'Procedural Matters – Notification' table that sets out the kinds of developments that are exempt from requiring public notification, the proposed recycling facility is not listed as an exemption within Table 5 of the zone.

The application underwent public notification from 19 May 2026 to 9 June 2026 with adjoining property owners directly notified by mail (refer to Figure 2). Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the Planning, Development and Infrastructure Act 2016 does not apply in the Rural Zone. All public notification documents were also available on the PlanSA portal for the duration of the notification period.

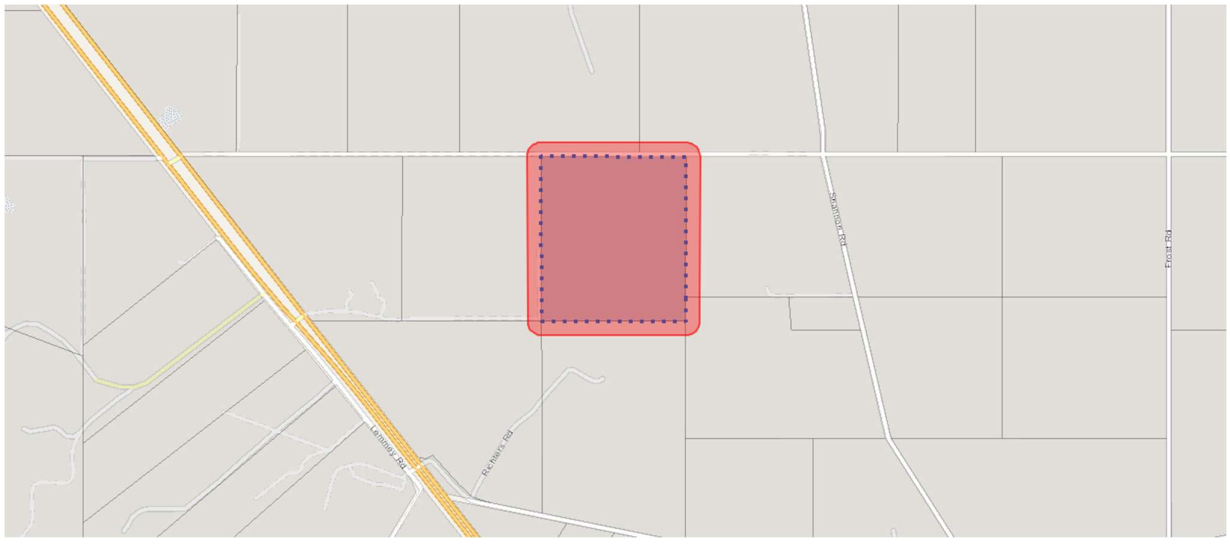


Figure 2 - Public notification 60m buffer

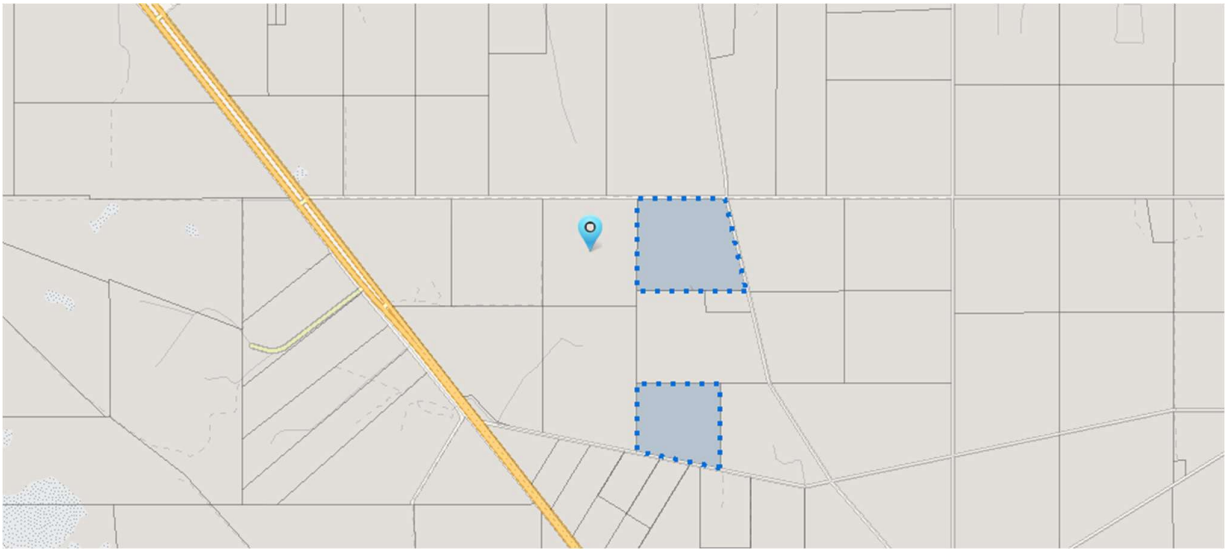


Figure 3 - Map of Location of Representations in relation to the subject land

REPRESENTATIONS

Two representations were received:

Name	Address	Position	Wish to be heard
Frances Brechin	235 Hunters Road, LOWER LIGHT SA 5501	Oppose	No
Madeleine Anthea Whitbourn	Dublin General Store, C/O PO Box 398, Carslake, Road, Road, Dublin SA 5501	Oppose	No

The key issues raised in the representations were:

- Land-use suitability: Concern that the proposed waste-recycling and crushing activity is not appropriate within the Rural Zone or the surrounding rural locality and may be better located within an established industrial area.
- Existing and cumulative dust impacts: Concerns that the existing limestone extraction and crushing activities already generate dust that travels beyond the subject land, and that the proposal would increase the frequency and intensity of dust impacts on nearby properties.
- Silica and public-health risks: Concern regarding the generation of respirable crystalline silica from concrete crushing and the potential for airborne particles to affect nearby residents and contaminate adjoining land.
- Agricultural and environmental impacts: Concern that dust deposition may affect dryland farming, sheep grazing, native vegetation and revegetation undertaken on nearby properties, with potential implications for agricultural production and amenity.
- Noise and residential amenity: Concern that additional crushing, screening, truck movements and material handling would increase noise experienced by nearby rural residents.

- Water supply and drought: Concern that substantial water may be required for dust suppression, potentially affecting pressure and availability within the local water-supply network, particularly during drought conditions. It was also submitted that insufficient detail had been provided regarding the source and management of water required for the operation.
- Traffic and road impacts: Concern regarding additional heavy-vehicle movements, including associated noise and dust, road safety and the cost to Council of maintaining affected local roads.
- Overall rural amenity: Concern that the proposal would adversely affect the character, environmental quality and living conditions of the surrounding rural locality.

The representations together with the response from the applicant can be found in ***Attachment 2***.

EXTERNAL REFERRALS

Environment Protection Authority (EPA)

A mandatory referral to the EPA was triggered as the proposal involves a waste recovery facility with capacity exceeding 100 tonnes per annum under Part 9.1 of the Planning and Design Code.

The EPA assessed potential environmental impacts relating to dust, noise, water quality, waste receipt and handling, stockpile management and proximity to sensitive receivers. The nearest dwellings are located approximately 500 metres from the proposed facility. Subject to implementation of the submitted Dust Management Plan, Stormwater Management Plan, acoustic recommendations and waste acceptance and testing procedures, the EPA considered the environmental risks to be acceptable.

The EPA directed conditions requiring stormwater to be managed in accordance with the submitted Stormwater Management Plan, stockpile runoff to be directed through the onsite drainage system to the sedimentation basin, and a minimum 3-metre-high acoustic barrier to be installed along the southern and eastern sides of the processing pad prior to operation. Advisory notes also recommend the use of broadband reversing alarms, an updated Dust Management Plan clearly identifying staff responsibilities and an EPA licence before the facility commences operation.

The EPA supports the proposal subject to its directed conditions and advisory notes.

The full EPA response can be found in ***Attachment 3.***

INTERNAL REFERRALS

Infrastructure & Environment (I&E)

Council's Infrastructure and Environment staff raised no objection to the proposal and advised the following:

- The submitted stormwater and dust management documentation is considered satisfactory, noting these matters are regulated through the EPA referral and associated conditions.
- All stormwater and dust generated by the development must be controlled and retained onsite.
- The existing infrastructure agreement *Road Maintenance Agreement – Mining Operations* for the mining operations is to remain valid for the life of the operation and already details how the associated roads will be managed and maintained.

Environmental Health

No new toilets, amenities or wastewater management infrastructure are proposed as part of this application. The applicant has advised that the recycling operation will rely on the existing facilities associated with the approved extractive activities on the land. Any existing wastewater arrangements are associated with those existing structures and operations and do not form part of the development currently under assessment. No new toilets, amenities or wastewater infrastructure are proposed. Personnel associated with the recycling facility would use the existing amenities serving the extractive operation, and the existing wastewater arrangements would remain unchanged.

ASSESSMENT

Seriously at Variance

With reference to section 107(2)(c) of the Act, it is first necessary for the relevant authority to consider whether the proposal is seriously at variance with the Code and, if so, it must not grant planning consent.

In the decision of the Supreme Court in *Geber Super Pty Ltd v The Barossa Assessment Panel* [2023] SASC 154, there is a legal obligation on the relevant authority to consider the fundamental nature of the proposed development and its alignment, or otherwise, with the provisions and intent of the Code when read as a whole.

The Desired Outcomes of the Rural Zone primarily seek to support primary production and associated processing, storage and distribution, while also supporting diversification of existing businesses through value-adding activities, including industry, storage and warehousing. In this instance, the proposed recycling facility would operate in conjunction with the existing limestone extraction activities and would utilise shared access, staff, plant, equipment and infrastructure.

While the proposal is not a primary production use, it is functionally related to the established extractive operation and would be located within an already disturbed part of the land. The proposal is considered not seriously at variance with the Code.

Overlays

The overlays relevant to this proposal are discussed as follows:

Environment and Food Production Area

There are no relevant assessment parameters.

Hazards (Bushfire - General)

PO 1.1 The proposed processing pad, stockpile areas and acoustic barrier are located within an existing cleared and disturbed extractive-industry site. The land is generally flat to gently undulating and contains limited vegetation or other substantial fuel loads near the operational area. The siting of the development is therefore not considered to expose buildings, structures, workers or emergency personnel to an unacceptable bushfire risk.

PO 2.1 No new habitable buildings are proposed. The proposed physical elements are limited principally to the rubble hardstand, stormwater infrastructure and acoustic barrier, which are simple in form and do not include elevated floors, enclosed cavities or other design features likely to trap burning debris. The development is therefore considered appropriately designed for the applicable bushfire risk.

PO 5.1 The development would use the existing quarry access and internal road network, which already accommodates heavy vehicles and mobile plant associated with the extractive operation. The cleared operational area provides sufficient width and manoeuvring space for emergency vehicles and enables access to the processing pad from the public road network. The existing access arrangements are considered capable of facilitating safe emergency-service access and evacuation.

PO 5.2 No new habitable buildings are proposed as part of the development. The proposal would rely on the existing office and amenities associated with the extractive activities and does not introduce any additional access requirements for habitable development.

PO 5.3 The development does not rely on a fire track for access or evacuation. Access is available through the established quarry entrance, internal vehicle routes and the surrounding public road network, providing a conventional and practical means of access for emergency services.

Hazards (Flooding - Evidence Required)

PO 1.1 No new habitable, commercial or industrial buildings are proposed as part of the development. The proposal principally comprises a rubble processing pad, stockpile areas, an acoustic barrier and stormwater infrastructure, with the existing office and amenities associated with the extractive activities remaining unchanged. As no new buildings are proposed, PO 1.1 has limited application to the development.

The processing pad is designed to direct runoff to perimeter drains and swales connected to a sedimentation basin, with captured stormwater retained onsite and reused where practicable. The EPA

reviewed the proposed stormwater arrangements and considered the associated water-quality risks acceptable, subject to its directed conditions.

PO 2.1 The development does not involve the routine acceptance or storage of hazardous materials. Asbestos-containing, hazardous, putrescible and contaminated waste is prohibited from being accepted for processing. Any suspect or non-conforming material identified during inspection would be isolated within a designated quarantine area and removed to an appropriately licensed waste facility.

Native Vegetation

PO 1.1 and PO 1.2 The proposed processing pad, stockpile areas, stormwater infrastructure and acoustic barrier are located within an existing cleared and disturbed extractive-industry area. The development does not require the removal of native vegetation and is not expected to affect significant wildlife habitat, movement corridors, threatened plant species or vegetation associated with a wetland environment.

PO 1.4 No revegetation is proposed as part of the development. Given the proposal is confined to an existing disturbed operational area and does not involve native vegetation clearance, the absence of additional revegetation is not considered to result in an unacceptable biodiversity or habitat impact. Any future landscaping should, where practicable, utilise locally indigenous species.

Technical Numerical Variation (TNV)

The only TNV is related to land division which is not applicable to this proposal.

Subzone

The subject land is not affected by any subzones.

Rural Zone

The Rural Zone primarily supports the production, processing, storage and distribution of primary produce, forestry and renewable energy generation. The proposal is not a primary production activity and does not directly advance DO 1. However, DO 2 also supports the diversification of existing businesses through value-adding activities, including industry, storage and warehousing.

The proposed recycling facility would operate in conjunction with the existing limestone extraction operation rather than as an unrelated standalone use. It would share the quarry's access, staff, mobile plant, crushing equipment, office, amenities and water infrastructure, while recycled material would be processed and blended with quarry products. This operational relationship provides a reasonable degree of alignment with the Zone's support for diversification and value-adding to existing rural businesses.

PO 1.1 seeks to support, protect and maintain the productive value of rural land for primary production and associated processing, warehousing and distribution. The proposal would be located within an area already disturbed by approved extractive activities, including excavation, crushing, stockpiling, internal haulage and associated infrastructure. It would not displace an existing primary production activity or materially reduce the productive capacity of otherwise viable agricultural land. Industry is also identified as an envisaged form of development under DTS/DPF 1.1, although the acceptability of the proposal remains dependent on its particular scale, location and operational impacts.

The proposed activity has the potential to generate dust, noise, traffic and visual impacts that are not ordinarily associated with lower-intensity rural uses. However, these impacts would occur within an established extractive setting and would be managed through the submitted Dust Management Plan, acoustic recommendations, stormwater controls, waste-handling procedures and EPA licensing requirements. The EPA supports the proposal subject to directed conditions, including installation of a 3-metre-high acoustic barrier and implementation of the approved stormwater-management measures.

PO 2.1 seeks suitable vehicle access. The facility would use the existing quarry access and established heavy-vehicle route via Limerock Road, Shannon Road and Carslake Road. These access arrangements already service the extractive operation. Council's I&E staff raised no objection, noting that road use and maintenance are addressed through the existing Infrastructure Agreement and Road Maintenance Agreement applying to the mining operation.

PO 2.2 seeks to locate buildings on relatively flat land to minimise cut, fill and associated visual impacts. No new buildings are proposed. The processing pad, stockpile areas and stormwater infrastructure would be located on generally flat to gently undulating land within the existing disturbed quarry area. Earthworks would principally relate to construction of the rubble pad, drainage swales and sediment-management infrastructure and are not expected to result in substantial alteration of the broader landform.

PO 10.1 No large buildings are proposed. The main visible elements would be the processing plant, stockpiles up to 5 metres high and the acoustic barrier. These elements would be substantially set back from public roads and property boundaries and located within an existing operational landscape already characterised by extraction, mobile plant, internal roads and stockpiled material. While some visual impact would remain, the development would not introduce a large built form into an otherwise undisturbed rural landscape.

On balance, the proposal does not directly support primary production but represents a diversification of an existing extractive business on land already affected by quarrying activities. Given its functional relationship with the existing operation, limited impact on productive agricultural land and the environmental controls required by the EPA, the proposal is considered to achieve the relevant Rural Zone provisions to an acceptable degree.

Existing Extractive Mineral Lease

The subject land is affected by Extractive Mineral Lease EML 6558, known as Neils Pit, which is held by SA Crushing & Minerals Pty Ltd and covers approximately 43.98 hectares. The associated Program for Environment Protection and Rehabilitation, MPEPR 2024/030, was approved by the Department for Energy and Mining on 6 March 2025.

The approved mining program provides for the surface extraction of limestone to a maximum depth of approximately 3 metres. The limestone is intended to be processed into road-base products, material for road re-sheeting and sealing, and limestone fill. The PEPR identifies an estimated resource of approximately 1,992,000 tonnes and an estimated annual production rate of 100,000 tonnes.

Mining is to occur progressively across 14 stages, with less than 3 hectares of land remaining unrehabilitated at any one time. Following extraction, topsoil is to be replaced and each completed stage rehabilitated for broadacre cropping and grazing.

The extractive operation is approved to operate on a campaign basis between 7:00 am and 6:00 pm Monday to Saturday. The approved transport arrangements provide for vehicles of up to 42 tonnes and approximately 40 truck movements per operational day using Limerock Road, Shannon Road and Carslake Road.

General Development Policies

Clearance from Overhead Powerlines

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

Design

The proposal is located within the approved extractive mineral lease and is intended to operate in conjunction with the limestone extraction activities on the land. No buildings are proposed as part of this application. The principal visible elements would comprise mobile processing plant, a 3-metre-high acoustic barrier and material stockpiles with a maximum height of 5 metres.

While these elements would introduce some additional visual impact within the rural landscape, they would be viewed within an established extractive-industry setting already characterised by earthmoving equipment, internal haul roads, material processing and stockpiling. The processing pad is located internally within the large allotment and is separated from the nearest sensitive receivers by approximately 500 metres. The scale and siting of the development are therefore considered to reasonably limit its visual prominence, consistent with the intent of PO 1.5.

No new toilet, amenity or wastewater-disposal facilities are proposed. The recycling facility would use the existing office and amenities associated with the extractive operation. No additional onsite wastewater-disposal area is required as part of this application, consistent with PO 6.1.

The facility would also utilise the existing quarry compound, internal access arrangements and parking areas. Given the limited staffing level and the substantial area available within the site, sufficient space exists to accommodate employee vehicles, service vehicles and heavy-vehicle manoeuvring without reliance on the public road network, consistent with POs 7.2, 7.4, 7.5, 7.6 and 7.7.

The principal earthworks relate to construction of the compacted rubble pad and associated drainage swales and sedimentation infrastructure. The development does not require substantial building platforms or extensive cut and fill and is located on generally flat to gently undulating land, thereby limiting unnecessary disturbance to the broader landform in accordance with PO 8.1.

Infrastructure and Renewable Energy Facilities

Water would principally be required for dust suppression, moisture conditioning and general operational purposes. The stormwater system has been designed to capture runoff from the processing and stockpile areas through perimeter drains and swales connected to a sedimentation basin. Captured stormwater would be reused where practicable for dust suppression and other operational requirements, reducing reliance on external water supplies.

The EPA reviewed the proposed stormwater system and considered the associated water-quality risks acceptable, subject to implementation of the Stormwater Management Plan and its directed conditions. These require runoff from the processing pad and stockpiles to be captured and directed to the onsite sedimentation basin.

No new wastewater system is proposed. Existing toilets and amenities associated with the extractive activity would continue to be used, and any existing wastewater arrangements remain associated with those approved facilities. As no new sanitary fixtures or additional wastewater infrastructure form part of the proposal, POs 12.1 and 12.2 are adequately addressed.

Interface between Land Uses

The proposed facility has the potential to generate noise, dust and vehicle-related impacts through crushing, screening, stockpiling, material handling and heavy-vehicle movements. These impacts are particularly relevant given the representations received regarding existing dust conditions and the nearest sensitive receivers being located approximately 500 metres east and southwest of the processing area.

The EPA's evaluation-distance guidance recommends a separation distance of 500 metres for crushing, grinding and milling activities. The proposal is located at approximately the recommended evaluation distance. For this reason, the operational and physical mitigation measures are important to the acceptability of the development.

The environmental noise assessment considered the simultaneous operation of crushers, screens, conveyors, loaders, excavators with hydraulic breakers and truck movements. The assessment concluded that the proposal could comply with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*, provided tonal reversing alarms are replaced with broadband alarms, reversing is avoided where practicable and a continuous 3-metre-high acoustic barrier is installed along the southern and eastern sides of the processing pad. The EPA has directed a condition requiring the acoustic barrier to be installed before operations commence.

The EPA and acoustic assessment adopted operating hours of 7:00 am to 6:00 pm Monday to Saturday. Limiting crushing, screening, loading and associated vehicle movements to daytime hours, with no operations on Sundays or public holidays, would assist in avoiding unreasonable disturbance to nearby residents in accordance with POs 4.1 and 4.2.

The Dust Management Plan includes controls such as water sprays on crushing and screening equipment, watering of haul roads and stockpiles, moisture conditioning, reducing drop heights, covering outgoing loads, visual monitoring and modifying or ceasing dust-generating activities during adverse weather conditions. The EPA considered the potential air-quality impacts to be low, subject to the plan being updated to clearly allocate dust-management responsibilities to onsite staff and contractors.

Although the potential for dust impact cannot be entirely eliminated from an open-air crushing activity, the submitted management measures, EPA licensing requirements and enforceable operating conditions provide an appropriate framework to prevent harmful or nuisance-generating emissions, consistent with PO 5.1.

Transport, Access and Parking

The facility would use the existing quarry access from Limerock Road and the established haulage route via Limerock Road, Shannon Road and Carslake Road. The applicant has advised that traffic associated with the recycling operation is not expected to exceed or alter the existing transport parameters applying to EML 6558, which provide for vehicles of up to 42 tonnes and approximately 40 truck movements per operational day.

The site layout provides sufficient internal area for vehicles to enter, unload, load, manoeuvre and leave the site without queuing, loading or reversing on the public road. All material receipt, dispatch, parking and vehicle manoeuvring would occur within the subject land, consistent with PO 1.4.

Council's I&E staff raised no objection to the access or traffic arrangements. The existing Road Maintenance Agreement applies to the relevant sections of Limerock Road, Shannon Road and Carslake Road and requires the operator to undertake maintenance including patrol grading, pothole repairs, drainage works and dust control. These arrangements provide a mechanism for the additional wear and amenity impacts associated with heavy-vehicle use to be managed.

The existing access is already designed to accommodate quarry and heavy-vehicle traffic, and its continued use avoids the need for an additional crossover or access point. The development is therefore considered to provide suitable and convenient access without unnecessarily affecting the operation of the surrounding public road network, consistent with PO 3.1.

No additional formal parking area is proposed. However, the recycling facility would employ approximately four to five staff and would share the existing quarry compound and parking arrangements. The large internal operational area provides sufficient capacity to accommodate staff and service vehicles wholly onsite, consistent with PO 5.1.

The internal layout allows heavy vehicles to circulate between the processing pad, stockpile areas and loading areas without using the public road network for internal movements. Loading and service-vehicle areas are contained within the site and sufficiently separated from the road frontage and nearby sensitive receivers, consistent with POs 6.1 and 6.6.

Waste Treatment and Management Facilities

PO 1.1 Potential noise and dust impacts would be mitigated through the proposed separation, the Dust Management Plan, daytime operating hours, broadband reversing alarms and a continuous 3-metre-high acoustic barrier along the southern and eastern sides of the processing pad. The EPA has reviewed these measures and considers the environmental risks acceptable subject to its directed conditions and future licensing requirements.

PO 2.1 The facility would receive inert construction and demolition material only, with non-conforming or potentially contaminated material isolated within a quarantine area and removed to an appropriately licensed facility. Runoff from the processing pad and stockpile areas would be collected through drains and perimeter swales and directed to a sedimentation basin, while clean stormwater would be separated from the operational area where practicable. The EPA supports the proposed stormwater arrangements subject to its directed conditions.

PO 3.1 The mobile processing plant, acoustic barrier and stockpiles of up to 5 metres would be visible elements within the rural landscape. However, they would be located internally within a large allotment and within an established extractive-industry setting already characterised by plant, haul roads, disturbed ground and material stockpiles. The development would therefore not introduce an isolated waste facility onto otherwise undisturbed rural land.

PO 3.2 is satisfied as access would be via Limerock Road, Shannon Road and Carslake Road rather than through residential streets.

PO 4.1 and PO 4.2 are addressed through the existing quarry access and internal road network. The processing pad provides sufficient space for heavy vehicles to enter, manoeuvre and leave in a forward direction, while the established access and cleared operational area can accommodate emergency vehicles.

Discussion – EPA referral response

The EPA reviewed the submitted Dust Management Plan and considered the proposed controls capable of managing air-quality impacts to an acceptable level. Measures include watering haul roads and stockpiles, dust suppression on crushing equipment, moisture conditioning, covering outgoing loads, visual monitoring and modifying or ceasing activities during adverse weather.

The updated acoustic assessment concluded that the facility could comply with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*, subject to broadband reversing alarms, avoidance of reversing where practicable and installation of a continuous 3-metre-high acoustic barrier along the southern and eastern sides of the processing pad. The EPA directed that the barrier be installed before operations commence.

Stormwater from the processing pad and stockpiles would be captured through drains and swales and directed to a sedimentation basin, with water reused for dust suppression where practicable. The EPA considered the associated water-quality risks acceptable subject to implementation of the submitted Stormwater Management Plan and directed conditions.

The EPA also considered the proposed waste acceptance, testing, quarantine and stockpile-management procedures satisfactory. Stockpiles would be limited to 5 metres in height, while asbestos and other unsuitable material would be quarantined and removed to licensed facilities.

The EPA supports the proposal subject to its directed conditions and advisory notes. A separate EPA licence will also be required before operations commence, providing ongoing regulatory control over dust, noise, stormwater, waste handling and site operations.

SUMMARY

The proposal seeks approval for a concrete recycling and waste recovery facility within the Rural Zone. The use is not specifically anticipated by the Zone and does not directly support primary production. As a standalone crushing and recycling facility on otherwise productive rural land, the development would more appropriately be located within an industrial or employment-focused zone.

However, the subject land is already affected by Extractive Mineral Lease EML 6558 and an approved Program for Environment Protection and Rehabilitation for limestone extraction. The approved operation involves surface extraction, crushing, stockpiling, heavy-vehicle movements and associated environmental controls. For the duration of the extractive operation, the affected portion of the land will be used for mining rather than primary production, with progressive rehabilitation ultimately intended to return the land to broadacre cropping and grazing. The proposed recycling facility would share the quarry's access, plant, staff, crushing equipment and supporting infrastructure and would therefore have a functional relationship with the existing extractive activity.

The proposal raises legitimate concerns regarding dust, noise, silica, stormwater, waste handling, visual impact and heavy-vehicle movements, particularly given nearby sensitive receivers and the representations received. These matters have been addressed through an acoustic assessment, Dust Management Plan, Stormwater Management Plan, recovered products documentation and stockpile management procedures.

The EPA has reviewed the environmental risks and supports the proposal subject to directed conditions requiring onsite stormwater management and installation of a 3-metre-high acoustic barrier. The facility will also require a separate EPA licence, providing ongoing regulatory oversight of dust, noise, waste acceptance, stockpiling and site operations. Council's I&E staff raised no objection, noting that the existing Road Maintenance Agreement provides a mechanism for managing the relevant haulage route.

The assessment is finely balanced. The proposed use is not a core Rural Zone activity and would not be supported solely on the basis that recycling is beneficial. Its acceptability relies on its location within an approved and operationally related extractive-industry site, the limited additional loss of productive rural land, and the detailed environmental controls required by the EPA.

On balance, subject to the recommended conditions and ongoing EPA licensing requirements, the proposal is considered capable of operating without unreasonable environmental or amenity impacts and is supportable within the particular circumstances of the subject land.

RECOMMENDATION 1

It is recommended that the Council Assessment Panel resolves that:

> Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

RECOMMENDATION 2

It is recommended that the Council Assessment Panel resolves that:

> Development Application Number 25012386 by Leith Ahlfors for the establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150 metre by 150 metre processing pad and stormwater management infrastructure, operating in conjunction with the existing limestone extraction activities on the site at Lot 58 Limerock Road, Lower Light SA 5501, is GRANTED Planning Consent, pursuant to section 102(1)(a)(i) of the *Planning,*

Development and Infrastructure Act 2016, subject to the following conditions and advisory notes.

CONDITIONS

Council Assessment Panel Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

2. The operation of the facility, including waste receipt, crushing, screening, loading, unloading, machinery use and vehicle movements, must be limited to:

    - 7:00 am to 6:00 pm Monday to Saturday; and
    - no operations on Sundays or public holidays.

3. The quantity of inert construction and demolition waste received at the facility must not exceed 20,000 tonnes in any consecutive 12-month period. Records of all incoming material, including its source, type and weight, must be maintained and made available to Council or the EPA upon request.

4. Only inert construction and demolition materials approved under this consent and any associated EPA licence may be received or processed, including concrete, bricks, masonry, asphalt, tiles, natural rock and clean excavated fill.

5. All receipt, inspection, unloading, crushing, screening, sorting, storage, loading and dispatch of waste and recovered products must occur wholly within the approved processing pad and designated operational and stockpile areas shown on the approved plans.

6. All stockpiles of incoming material, material awaiting processing and recovered products must:
    - be located within the designated stockpile areas shown on the approved plans;
    - not exceed 5 metres in height above the finished surface level of the processing pad;
    - be maintained in a stable condition;
    - be managed to minimise dust, erosion and stormwater contamination; and
    - not obstruct internal access, drainage infrastructure or emergency-vehicle movements.

7. The development must be operated in accordance with the approved Dust Management Plan prepared by SA Crushing and Minerals, dated August 2025, at all times. All dust-control infrastructure and measures must be installed and operational before the use commences and maintained for the life of the development.

8. Dust-generating activities must be modified or ceased where dust is observed approaching or leaving the site boundary or where dust cannot otherwise be adequately controlled. Crushing, screening, loading and unloading of dry material must cease during sustained wind conditions exceeding the operational threshold specified in the approved Dust Management Plan.

9. The development must be operated in accordance with the recommendations of the *Limerock Concrete Recycling Environmental Noise Assessment*, reference S8762C2, prepared by Sonus and dated April 2026, and must comply with the applicable criteria under the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

10. All loading, unloading, vehicle parking and manoeuvring must occur wholly within the subject land. Vehicles must enter and leave the site in a forward direction and must not queue, park, load or unload on Limerock Road or any other public road.

11. Heavy-vehicle movements associated with the recycling facility must not exceed the maximum of 40 truck movements per operational day assessed as part of the application. Heavy vehicles must use the approved haulage route via Limerock Road, Shannon Road and Carslake Road.

12. Internal access roads, manoeuvring areas and operational surfaces must be maintained in a suitable condition to minimise dust, sediment tracking, noise and nuisance. All outgoing loads must be appropriately secured and covered before leaving the site, and any material deposited on a public road must be removed promptly.

<u>Environment Protection Authority Conditions</u>

13. All stormwater generated as a result of the development must be managed in accordance with the *Stormwater Management Plan,* prepared by SA Crushing and Minerals, dated August 2025.

14. Stormwater runoff from stockpiles must be directed to the onsite stormwater system detailed in Site Plan JSAC0002, Version 2 (30/03/2026, Laka Group), using the drain collection system in the rubble pad and swales directed to the sedimentation basin.

15. Prior to operation, the acoustic barrier identified in Figure 2 of the *Limerock Concrete Recycling Environmental Noise Assessment* (ref: S8762C2), prepared by SONUS, dated April 2026 as “Proposed Acoustic Barrier” must be installed at the site. The acoustic barrier must cover the entire southern and eastern boundary of the processing pad and be:
    a) sealed airtight at all junctions including between panels and at the ground or retaining wall,
    b) a minimum 3m in height for the length and constructed from any combination of:
        i. earth mound
        ii. sheet steel (“colorbond” or similar) with minimum of 0.35mm base metal thickness
        iii. fibre cement sheet.

Advisory Notes of the Council Assessment Panel

1. Once development approval is granted, the development must be:
    a. Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required; and
    b. Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
    c. Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

2. Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court. The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Ph. 8204 0289).

Advisory Notes of the Environment Protection Authority

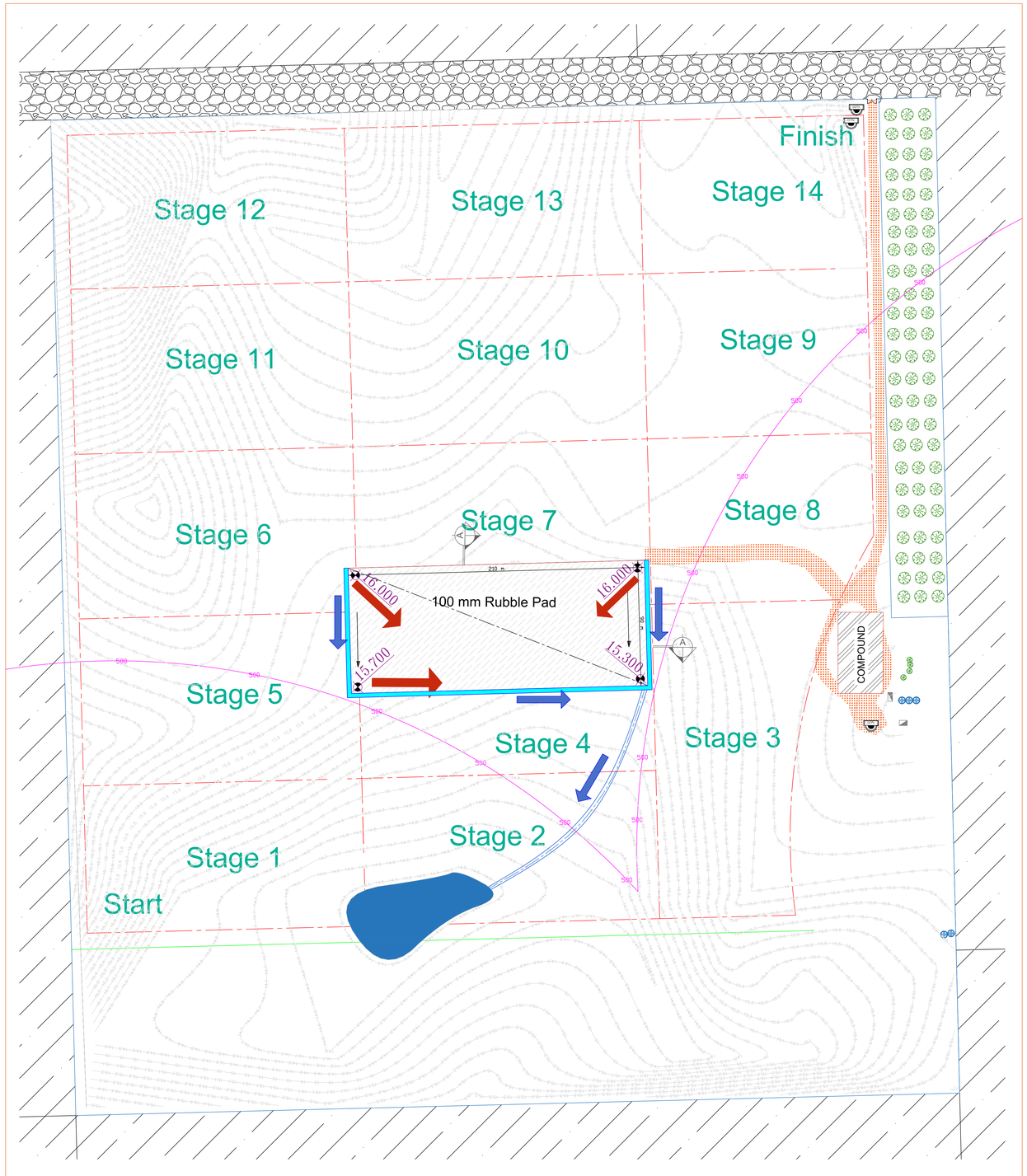
3. The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

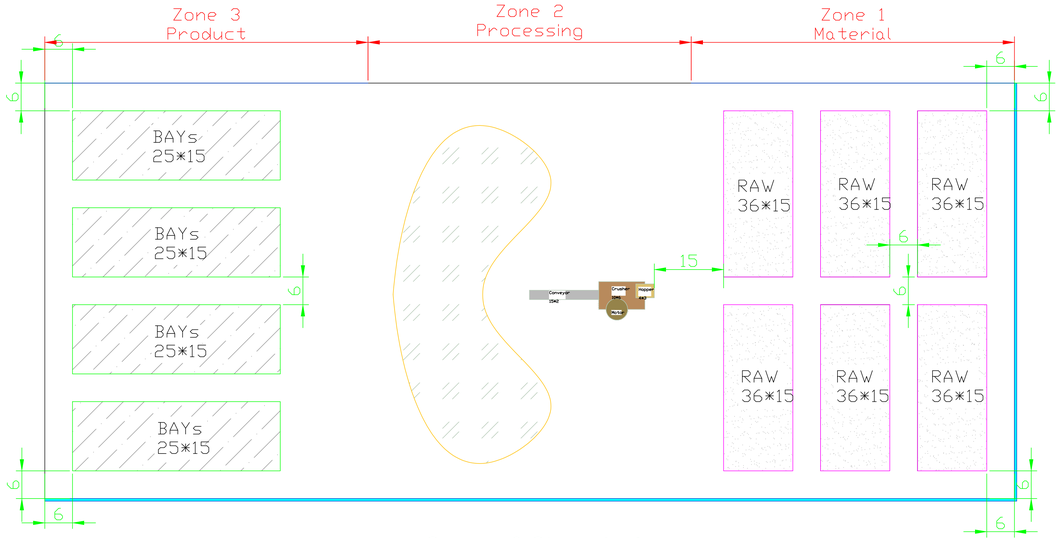
4. All permanent onsite equipment that requires a reversing alarm should be fitted with a broadband reversing alarm.

5. An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements. A requirement of licence will likely include updating the Dust Management Plan to outline the roles and responsibilities of on-site personnel involved in dust management, and that this information is communicated to staff and contractors.

6. A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

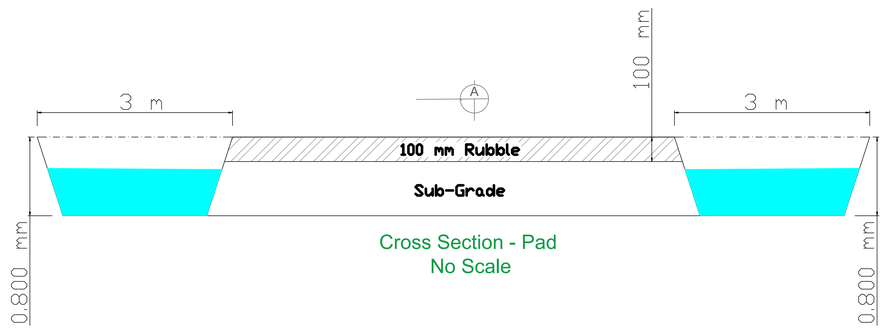
7. More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .





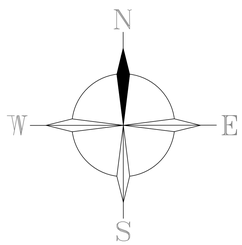
- RAW volume: 16,200 m³
- BAYs volume: 7,500 m³
- Maximum stockpile height: 5.00 m

Crusher & Stockpile Pad
No Scale



Cross Section - Pad
No Scale

Temporary Access Road
Stage Divider Line
Restricted Area (500 M)
Contour Line
Swale Drain
Stages
Stage 4
Water Tank
Container
Tree
CCTV Camera



Rev	Date	Amendment Description	By	Chk
V2	30-03-2026		Sid	Sid
V1	22-05-2025		Sid	Sid

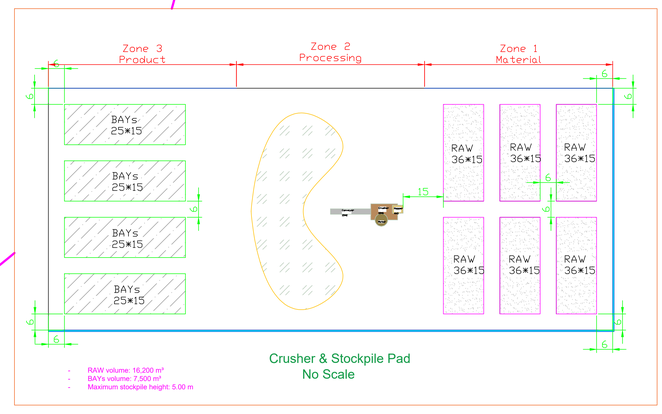
LAKA GROUP
8/10 Leitch Rd, Roseworthy SA 5371
Web: www.laka.com.au
Email: admin@laka.com.au
Phone: (08) 8522 3244

Client

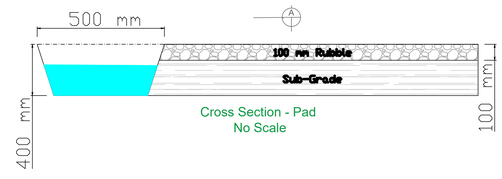
Eg Limerock – JSAC0002

Drawing No.	Revision	Scale @ A3	Drawn
JSAC0002 - Crush & Stockpile		1 : 3500	Approved





Crusher & Stockpile Pad
No Scale



Cross Section - Pad
No Scale

50mm AT FULL SIZE

Rev	Date	Amendment Description	By	Chk

LAKA GROUP

8/10 Leitch Rd, Roseworthy SA 5371
Web: www.laka.com.au
Email: admin@laka.com.au
Phone: (08) 8522 3244

Client

Eg Limerock – JSAC0002

Drawing No.	Revision	Scale @ A3	Drawn
JSAC0002- V1		1 : 3500	Approved

Operational Management Plan for Recycling Bricks, Dirt & Concrete

1. Executive Summary

This Operational Management Plan details the procedures, resource management, personnel roles, and safety standards for a bricks, dirt & concrete recycling facility. The primary goal is to reduce construction waste by processing and reusing bricks, dirt & concrete debris into aggregate material for new construction and infrastructure projects.

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2. Objectives

- Divert bricks, dirt & bricks & concrete waste from landfills.
- Recycle and process bricks, dirt & concrete into usable materials (e.g., crushed aggregate).
- Minimize environmental impact.
- Ensure safe and efficient operation.
- Maintain compliance with all relevant environmental regulations and permits.

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3. Facility Overview

- **Location:** Lot 58 Limerock Road Lower Light SA 5501
- **Capacity:** 10,000 – 20,000 Tonnes per Annum
- **Operating Hours:** Monday–Friday, 7 AM to 5 PM
- **Staffing:** 4 - 5

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4. Input Materials

Accepted Materials

- Bricks, dirt & concrete with/without rebar
- Precast concrete
- Sidewalks and driveways
- Construction and demolition debris (C&D)

Prohibited Materials

- Asbestos-containing material
- Hazardous waste
- Contaminated bricks, dirt & bricks, dirt & concrete (chemicals, paints, etc.)

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5. Process Workflow

A. Receiving and Inspection

- Visual inspection for contaminants or prohibited materials.
- Weigh incoming loads at a certified scale.
- Documentation, soil classification reports and tagging for inventory tracking.

B. Pre-Processing

- Manual removal of rebar and metal (using shears and magnets).
- Crushing of large bricks & concrete slabs using hydraulic breakers if necessary.

C. Primary Crushing

- Use of a crusher to reduce bricks, dirt & concrete to smaller, manageable sizes.

D. Secondary Crushing and Screening

- Impact crusher or cone crusher to refine materials.
- Vibrating screens to sort aggregate into different sizes as per final product specifications

E. Metal Separation

- Magnetic separators remove residual ferrous materials for recycling.

F. Contamination

- Removal of any contamination from input material and disposal to appropriate licenced facilities

G. Quality Control

- Periodic lab testing for particle size distribution, contamination, and material strength.

H. Storage and Distribution

- Sorted aggregate stored in segregated piles.
- Loading and transport logistics for outbound sales.

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6. Equipment and Maintenance

Key Equipment

- Jaw crusher
- Impact or cone crusher
- Front-end loaders
- Excavators with hydraulic breakers
- Screens and conveyors
- Magnetic separators

Maintenance Schedule

- Daily inspections of wear parts and lubrication.
- Weekly checks on screens, conveyor belts, and crushers.
- Monthly preventative maintenance (OEM-recommended).

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7. Personnel and Responsibilities

Role	Responsibility
Plant Manager	Overall supervision, compliance, budgeting
Site Supervisor	Daily operations, quality control
Equipment Operators	Machinery operation and minor maintenance
Safety Officer	Health and safety compliance, training
Lab Technician	Quality assurance testing
Logistics Coordinator	Scheduling inbound/outbound materials

---

8. Health, Safety, and Environmental (HSE) Plan

Health & Safety

- PPE: Hard hats, steel-toe boots, high-visibility vests, hearing protection.
- Safety training and refreshers every 6 months.
- Emergency response procedures (fire, injury, spills).
- First aid stations and trained personnel on-site.

Environmental Controls

- Dust suppression systems (e.g., water sprays).
- Noise mitigation measures (barriers, equipment selection).
- Stormwater management (containment, filtration).
- Regular site cleaning to prevent runoff and contamination.

9. Regulatory Compliance

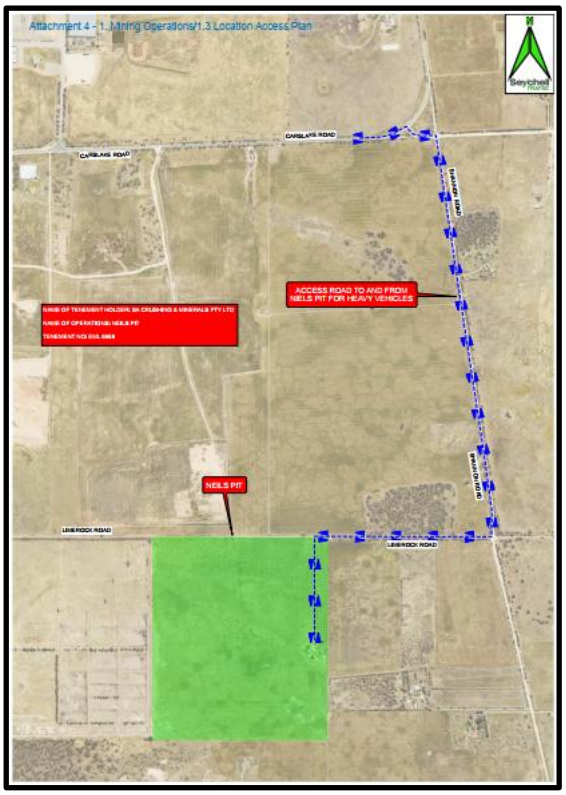
- Adherence to local environmental and zoning laws.
- Dust and noise emission limits per local ordinances.
- Waste management documentation (inbound/outbound logs).
- Reporting to environmental agencies as required.

10. Performance Monitoring and Continuous Improvement

- Monthly KPI tracking: throughput, downtime, material yield.
- Customer feedback and product performance monitoring.
- Annual third-party audit of environmental impact and operations.

11. Traffic Movements

Heavy vehicle traffic movements will be in accordance with the approved Extractive Mineral Lease at the site and as per the plan below.



12. Contingency Planning

- Backup power supply for critical systems.
- Alternate disposal sites during downtime.
- Emergency supplier contacts for parts and repairs.

Appendices

- A: Site Layout Map & Access Plan

Stormwater Management Plan

Prepared for: Environmental Protection Authority (EPA)
Facility Name: Lime rock Road Quarry
Location: Lot 58 Limerock Road Lower Light
Prepared by: C Mayberry
Date: August 2025

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1. Onsite Stormwater Management Strategy

Stormwater will be managed onsite through a **drainage system**, designed to separate, low-risk runoff from potentially contaminated runoff. Key components include:

- **Roof runoff** directed to **rainwater tanks** or **soak wells**.
- **Unroofed operational areas** and **stockpiles** will be drained to **contaminant capture infrastructure**, such as sedimentation basins and oil-water separators.
- **Carparks and driveways** will include **Water Sensitive Urban Design (WSUD)** elements, such as **grassed swales**, **bio-retention systems**, and **permeable paving**.
- **All stormwater systems** are designed to capture runoff from up to a **1 in 10 year Annual Exceedance Probability (AEP)** rain event without causing offsite discharge.

---

2. Contaminated vs Non-Contaminated Stormwater Areas

Contaminated Stormwater Areas:

These include:

- **Unroofed operational zones** (vehicle maintenance, loading/unloading areas).
- **Material stockpile areas**.
- **Rubble pad** area (if used for processing or temporary storage of materials).

Management Measures:

- Graded surfaces direct water to **sediment traps**, retention swales
- Runoff may be directed to **wastewater treatment system** if contamination levels exceed discharge thresholds.

Low-Risk Stormwater Areas:

These include:

- **Car parks** and **driveways**.
- **Roofed structures** (e.g. warehouses, admin buildings).
- **Landscaped areas**.

Management Measures:

- Runoff directed to storage tanks and/or vegetation areas.

3. Rain Event Management

The site is designed to **retain and manage the full volume of runoff** generated by a 1 in 10 AEP rain event using the following capacity:

- **Detention basins** sized based on hydrological modelling.
- **Swales and infiltration systems** across the site provide passive detention and filtration.
- **Bunds and grading** across operational zones prevent uncontrolled overland flow.
- **Overflow paths** lead to designated low-risk discharge points in extreme events.

---

4. Stormwater Management from Stockpiles

- All **stockpiles are placed on impervious pads** or compacted surfaces with gentle grading.
- **Perimeter bunding** prevents stormwater runoff.
- Collected water from stockpile areas is **directed to sedimentation basins**, with outlets fitted with sediment traps.
- Where necessary, water is **sampled and tested** before discharge or reuse.

---

5. Stormwater Reuse (e.g., Dust Suppression)

Captured stormwater from sediment basins and roof runoff will be:

- **Stored in swales, tanks or ponds**.
- Used for **onsite dust suppression**, reducing demand on potable or bore water.

---

6. Site Infrastructure – Swales and Key Features

The following infrastructure is located on the **site plan** (to be attached or updated):

- **Stormwater swales**:
  - Located along the site perimeter, particularly downstream of the rubble pad and stockpile areas.
  - Designed with check dams and overflow weirs.
- **Sedimentation basin**:
  - Positioned at the lowest point of operational areas.
- **Vegetation Areas**:
  - Adjacent to carparks and driveways.
- **Stockpile area**:
  - Located on the east side of the site, with bunds and collection drains.
- **Rubble pad**:
  - Central or southern section, with connection to sedimentation swale.

---

7. Stormwater Overflow and Discharge

If the **swales connected to the rubble pad overflow**, excess water will:

- Be **channelled to a downstream emergency overflow channel**, which discharges to a **grassed detention area** designed for rare events.
- **No direct discharge** to surface waters is proposed under normal conditions.

Connection to Limestone Mining Activities:

- If the site shares drainage boundaries or infrastructure with adjacent limestone mining:
  - The swales and overflow structures will **not discharge into mining areas** unless part of a shared water management plan.
  - All **stormwater quality and quantity controls** ensure runoff meets environmental discharge standards.

Supporting Documents and Requirements

- **Updated Site Plan**: Indicating all stormwater infrastructure, flow paths, bunded areas, operational zones, and reuse systems.

Stockpile Management Plan

Prepared for: Environmental Protection Authority (EPA)
Facility Name: Lime rock Road Quarry
Location: Lot 58 Limerock Road Lower Light
Prepared by: C Mayberry
Date: August 2025

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1. Stockpile Locations and Dimensions

A site map will be developed to indicate the exact locations and dimensions of all stockpiles. These will include:

- **Temporary Stockpiles**:
  Used for materials awaiting processing, temporary storage prior to transport, or interim waste.
  Typical size: 36m (L) x 15 (W) x 5m (H)
  Location: Adjacent to processing equipment for easy access.
- **Ongoing (Permanent) Stockpiles**:
  Designated for sorted aggregates intended for sale or reuse.
  Typical size: 25m (L) x 15m (W) x 5m (H)
  Location: Eastern boundary of site, near loading area.
- **Waste Storage Area**:
  For rejected material, contaminated waste, or non-recyclables.
  Enclosed and clearly labeled.
  Typical size: 10m (L) x 5m (W) x 2m (H)
  Location: Southwest corner of site, bunded and covered.
- **Quarantine Area**:
  For potentially hazardous or non-conforming materials pending inspection.
  Fenced and signposted.
  Typical size: 8m (L) x 4m (W) x 2m (H)
  Location: Near weighbridge, isolated from other stockpiles.

Note: All stockpiles will be maintained with minimum 6m spacing for access and fire safety.

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2. Stockpile Lifecycle and Operations

- **Formation**:
  Materials are delivered and deposited in designated areas after quality check.
- **Loading**:
  Stockpiled materials are loaded by front-end loaders or excavators.
  Loading operations scheduled to minimise disturbance (dust, traffic) during peak hours.
- **Transport**:
  Materials are dispatched based on sales orders. Each stockpile is managed using a FIFO (First-In-First-Out) method to ensure material turnover and quality control.
- **Turnover Cycle**:
  - Temporary stockpiles: 1 – 2 weeks
  - Sales stockpiles: 4 – 12 weeks, depending on demand
- **Recordkeeping**:
  Each stockpile will be tagged with its contents, date of formation, estimated volume, and moisture content (where applicable).

---

3. Contingency Plans for Alternative Disposal

In case of:

- **Downtime (equipment failure, weather events)**
  - Temporary extension areas identified on-site for overflow storage.
- **Slow Market Demand**
  - Intake of materials to be adjusted based on external demand for products
  - Agreement in place for temporary stockpile acceptance and processing.
- **Rejected or Hazardous Material**
  - Directed to licensed landfill or transfer station under EPA guidelines.
  - Transport in accordance with waste transport regulations.

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4. Wind and Water Erosion Mitigation

Stockpile placement considers:

- **Wind Direction**
  - Stockpiles are positioned on the **leeward side** of prevailing winds (typically from the west).
- **Surface Exposure Minimisation**
  - Stockpiles are kept compact and shaped to a **stable slope angle (maximum 2:1)**.
  - Watering of stockpiles during high wind events or when stockpiles are inactive.

- **Water Runoff Control**
    - Crossfall to be installed to direct runoff away from stockpiles.
    - Rainwater diversion systems in place to reduce contact water.

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5. Sorted Aggregate Storage

- Aggregates will be sorted by type (e.g., 10mm, 20mm, road base, recycled concrete) and stored in **segregated stockpiles**.
- **Segregation Measures**:
    - Concrete blocks or physical bunds between stockpiles may be used to prevent cross-contamination if required.
    - Signage for each aggregate type.
    - Loader buckets to be cleaned to prevent cross contamination of specific products.
- **Stockpile Construction**:
    - Formed using layered placement and minimal loader travel over material to reduce compaction.
    - Regular reshaping and monitoring to maintain slope stability.

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6. Monitoring and Maintenance

- **Weekly inspections for**:
    - Volume levels
    - Signs of erosion or contamination
    - Dust generation
    - Water pooling or inadequate drainage
- **Corrective Actions**:
    - Regrading of slopes
    - Deployment of additional erosion control
    - Adjusting stockpile heights or locations

Appendices (Attached)

1. **Site Map**:
   Showing stockpile locations, dimensions, wind direction, drainage channels, bunding, waste areas, and access paths.

Dust Management Plan (DMP)

Prepared for: Environmental Protection Authority (EPA)
Facility Name:
Location:
Prepared by: C Mayberry
Date: August 2025

---

1. Overview and Objectives

This Dust Management Plan outlines measures to control and mitigate dust and particulate emissions from current mining operations and the future development of a rubble hardstand and concrete recycling facility. The primary objectives are to:

- Protect workers and nearby receptors from health and amenity impacts;
- Ensure compliance with environmental regulations; and
- Minimise off-site dust emissions through proactive and reactive controls.

---

2. Potential Dust Sources

A. Existing Mining Activities

- Excavation and extraction activities;
- Crushing, screening, and conveying;
- Haul roads and transport of materials;
- Stockpiles and material storage;
- Loading and unloading operations.

B. Proposed Rubble Hardstand and Concrete Recycling Facility

- Unloading and handling of incoming rubble;
- Mobile crushing and screening of concrete;
- Conveyor transfers;
- Stockpiling of recycled products and waste;
- Truck loading for product distribution.

---

3. Process Overview – Methodologies, Infrastructure and Equipment

An overview of site processes and activities relevant to dust generation and control is provided below to clarify material handling pathways and dust risks. A process flow schematic has been prepared and is included as **Attachment 1 – Process Flow Overview**.

3.1 Incoming Material (Unloading)

Source: Trucks deliver raw materials (e.g. recycled rubble, clean fill, rock).
Method: Trucks enter via the controlled site access point and proceed to the unloading zone adjacent to the rubble pad.

Equipment Used:

- Tipper trucks;
- Front-end loaders and excavators.

Dust Risks:

- Dust lift-off during tipping and unloading, particularly from dry, fine materials;
- Wind erosion from exposed material during placement.

Control Measures:

- Drop heights minimised (<1 m where practicable);
- Water carts used to dampen unloading areas during dry or windy conditions;
- Unloading ceased during strong winds (>8 m/s sustained);
- Material unloaded onto a moisture-conditioned rubble pad to suppress dust.

3.2 Material Transfer to Processing

Method: Front-end loaders feed material from stockpiles or unloading areas into covered feed hoppers connected to the crushing and screening plant via enclosed conveyors.
Equipment: Front-end loaders, feed hoppers, enclosed conveyors, crushers and screeners.

Dust Risks:

- Dust generation at hopper and conveyor transfer points.

Control Measures:

- Feed hoppers enclosed or fitted with flexible dust skirts;
- Conveyor transfer points fitted with covers and water spray systems;
- Moisture content of feed material maintained at optimum levels (typically 5–10%).

3.3 Processing (Crushing and Screening)

Method: Material processed via mobile crushing and screening plant.

Dust Risks:

- Mechanical agitation;
- Discharge from crusher and screen decks.

Control Measures:

- Enclosure of plant where practicable;
- Water sprays installed at crusher discharge points and screen decks;
- Routine inspection and maintenance of all dust suppression systems.

3.4 Post-Processing (Stockpiling)

Method: Processed material conveyed or loaded into designated stockpile areas.
Equipment: Enclosed conveyors and front-end loaders.

Dust Risks:

- Wind erosion and dust lift-off from dry surfaces.

Control Measures:

- Stockpiles maintained at optimum moisture levels;
- Stockpiles shaped to reduce wind exposure and height limited to <5 m;
- Water cart application during dry or windy conditions.

3.5 Loading Out (Product Dispatch)

Method: Front-end loaders load processed material from stockpiles into trucks.

Dust Risks:

- Dust generation during loading and vehicle movement.

Control Measures:

- Drop heights minimised;
- Water applied to truck loads and haul routes;
- Trucks covered with tarpaulins prior to exiting the site;
- Wheel wash utilised to prevent material tracking onto public roads.

4. Separation Distance Plan and Measurement Methodology

An updated Evaluation Distance Plan (Drawing No. JSAC0001–RevB–Eval) has been prepared to clearly identify:

- The defined activity boundary of both the proposed concrete recycling facility and the existing mining operations;
- The location of the nearest sensitive receivers;
- The measured separation distances between the nearest points of the activity boundary and each sensitive receiver; and
- The EPA 500 m evaluation distance buffer applied around the activity boundary for crushing, grinding, and screening activities.

This plan has been prepared in accordance with the EPA's *Evaluation distances for effective air quality and noise management* (2024).

4.1 Measurement Methodology

Evaluation distances have been determined in accordance with EPA guidance, with the following methodology applied:

- Separation distances were measured from the nearest point of the activity boundary, not the site or property boundary, to the nearest sensitive receiver;
- The activity boundary includes all areas where dust emissions may reasonably occur, including:
    - Crushing and screening equipment footprints;
    - Material handling areas (loading and unloading);
    - Raw and processed material stockpiles; and
    - Vehicle movement areas within the recycling pad.
- The 400 m and 500 m contours shown on the Evaluation Distance Plan represent measured evaluation distance buffers extending outward from the activity boundary.

All measurements were derived using site inspections and aerial imagery analysis undertaken in August 2025.

4.2 Sensitive Receivers Identified

Based on site inspections and aerial imagery analysis, the nearest sensitive receivers to the proposed activity are summarised in **Table 4.1**.

Table 4.1 – Nearest Sensitive Receivers

Receiver ID	Description / Land Use	Direction from Site	Approx. Distance from Activity Boundary
R1	Rural residential dwelling (Limerock Rd)	North-west	~560 m
R2	Rural residence (adjacent to agricultural allotment)	North-east	~720 m
R3	Farm residence (southern rural holding)	South-east	~1,050 m
R4	Rural residence (west side of main access road)	West	~930 m

No sensitive receivers are located within 500 m of the proposed concrete recycling activity boundary.

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5. Potential Dust Sources Within the 500 m Evaluation Distance

5.1 Proposed Development – Concrete Recycling Facility

The proposed recycling pad and associated infrastructure, including:

- Crushing and screening plant;
- Stockpiles of raw and processed materials; and
- Loading and unloading areas,

are located entirely outside the 500 m evaluation distance to all identified sensitive receivers.

5.2 Existing Mining Operations

The existing mining operations have been assessed against the 500 m evaluation distance.

Table 5.1 – Existing Dust Sources and Evaluation Distance Assessment

Potential Dust Source	Activity Type	Approx. Distance to Nearest Sensitive Receiver (R1)	Within 500 m Evaluation Distance
Active quarry pit	Extraction, material movement	~480 m	Yes (partially)
Internal quarry haul road	Vehicle movement	~490 m	Yes (partially)
Overburden stockpile (existing)	Wind erosion potential	~520 m	No

Potential Dust Source	Activity Type	Approx. Distance to Nearest Sensitive Receiver (R1)	Within 500 m Evaluation Distance
Crushing/screening (proposed recycling facility)	Concrete processing	~560 m	No

5.3 Summary of Findings

- Portions of the existing quarry pit and internal haul road are located within 500 m of the nearest sensitive receiver (R1);
- The proposed concrete recycling facility is located beyond the 500 m evaluation distance;
- Potential cumulative dust impacts within the 500 m buffer are limited to existing quarry operations;
- The proposed recycling facility does not introduce new dust sources within the 500 m evaluation distance.

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6 Wind, Weather and Observational Triggers for Dust Management

6.1 Wind Speed Triggers and Actions

Wind Speed (m/s, 10-min average)	Condition	Action
< 5 m/s	Calm to moderate breeze	Normal operations; routine dust suppression as required
5–8 m/s	Moderate to fresh breeze	Increase water cart frequency; prioritise high-risk areas; monitor dust closely
> 8 m/s (sustained >10 min)	High wind conditions	Cease all non-essential dust-generating activities (including unloading/loading of dry material and screening); implement enhanced suppression; resume only once wind speed drops below 8 m/s sustained

Note: Wind speeds monitored via onsite weather station or handheld anemometer. “Sustained” refers to the 10-minute average wind speed.

6.2 Forecast Weather Condition Triggers

Forecast Condition	Quantitative Trigger	Action
Dry, low humidity day	RH <40% and no forecast rainfall (>1 mm)	Increase water carting and misting; cover fine stockpiles
Extended dry period	>5 consecutive dry days	Review water supply and dust suppression readiness
High temperature	>32°C forecast	Apply additional pre-wetting of roads and stockpiles before 11:00 a.m.
Windy forecast	Sustained winds >8 m/s predicted for >2 hrs	Delay or reschedule dust-generating activities

6.3 Observed Dust Emission Triggers

Observation	Trigger Type	Action
Visible dust remaining onsite	Proactive	Increase water application; slow or modify activities
Dust likely to leave site boundary	Pre-emptive	Cease activity; implement enhanced suppression
Dust leaving site boundary	Reactive	Stop work; notify supervisor; review and correct controls
Reduced visibility (<200 m)	Reactive	Suspend operations until dust source is controlled

7. Additional Dust Control Measures for Loading and Unloading

Control Measure	Application	Purpose
Water carts and spray bars	Unloading zones, stockpiles, haul roads	Suppress airborne dust
Drop height minimisation	Loading/unloading	Reduce fine dust generation
Moisture conditioning	Prior to and during handling	Increase particle cohesion
Windbreaks or barriers	Downwind of active areas	Reduce wind velocity
Temporary covers	Fine/dry materials	Prevent wind erosion
Cease/reschedule works	Winds >8 m/s	Prevent off-site dust impacts

8. Supporting Mitigation and Monitoring

- Proactive watering of haul roads, stockpiles, and loading/unloading areas;

- Use of enclosed conveyors and covered hoppers where practicable;
- Real-time weather monitoring;
- Boundary-based visual inspections;
- Complaint response procedures consistent with EPA expectations.

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9. Review and Update of the DMP

In addition to the scheduled annual review, this DMP will be reviewed and updated as required under the following circumstances:

- Following any dust incident, complaint, or regulatory non-compliance;
- If site activities change significantly (e.g. new plant or processes);
- If monitoring or inspections indicate controls are ineffective; or
- Upon direction from the relevant regulatory authority.

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10. Attachments

1. **Attachment 1:** Evaluation Distance Plan (Drawing No. JSAC0001–RevB–Eval)
2. **Attachment 2:** Process Flow Overview Diagram – Material Handling and Dust Control Points
3. **Attachment 3:** Summary Table of Dust Sources and Evaluation Distance Compliance

Recovered Products Plan

Prepared for: Environmental Protection Authority (EPA)
Facility Name: Lime Rock Road Quarry
Location: Lot 58 Limerock Road, Lower Light
Prepared by: C Mayberry
Date: August 2025

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1. Description of Waste Streams

The facility receives and processes non-putrescible construction and demolition (C&D) wastes with the intent to recover material for reuse, primarily as Waste Derived Fill (WDF).

Received Waste Types:

- Brick, concrete, asphalt, tiles
- Soils (clean fill and mildly contaminated)
- Natural rock
- Road base and gravels
- Metals (rebar, scrap steel)
- Timber (untreated)
- Minimal residuals (plastic, glass, insulation materials)

Produced/Recycled Products:

- Crushed concrete product (<75mm)
- Road base materials
- Recycled aggregates
- Recovered soil for rehabilitation
- Scrap metals for recycling
- Clean fill (processed WDF)

All incoming loads are assessed to ensure compliance with acceptance criteria, and unsuitable loads are rejected or quarantined.

---

2. Intended Use of the Crushed Material

The crushed and processed material will be classified as **Waste Derived Fill (WDF)** under the EPA SA Standard for the Production and Use of Waste Derived Fill (2013) and used for **beneficial reuse** as fit-for-purpose engineering fill or construction aggregate.

Proposed End Uses:

Product Type	Typical Use	Location of Use
Recycled Aggregate (20 mm, 40 mm)	Road base, hardstand construction, backfill	Onsite (access roads, pads) & Offsite (civil contractors, local government)
Recycled Road Base (PM1 / PM2)	Pavement construction and rehabilitation	Offsite use by approved contractors
Blended Product (Recycled + Mined Material)	Structural fill or general fill applications	Onsite and Offsite
Recycled Sand/Fines (<5 mm)	Backfill and subgrade applications	Onsite only (non-structural applications)

All outgoing material is transferred only to verified reuse sites that meet **fit-for-purpose and environmental protection criteria** under the EPA WDF Standard (2013).

---

3. Source and Documentation of Incoming Waste Streams

Permitted Waste Sources:

- Concrete (reinforced/unreinforced)
- Brick and masonry
- Asphalt
- Natural rock and clean excavated fill
- Minor steel reinforcing and asphalt residues (removed prior to processing)

Prohibited Waste Streams:

- Asbestos or asbestos-contaminated materials
- Soil/fill from contaminated sites
- Paint, treated timber, glass, plastics, insulation, or other non-inert waste
- Liquid or hazardous waste

Documentation and Verification Process:

1. **Pre-acceptance review:** Supplier provides Material Source Declaration (MSD) confirming origin and no contamination.
2. **At gate inspection:** Visual inspection; suspect loads quarantined or rejected.
3. **Recordkeeping:** All loads logged in the Material Acceptance Register (date, supplier, source, type, volume/weight, inspector).

4. **Traceability:** Each load receives a unique batch ID to track processing, testing, and product certification.

---

4. QA/QC for Unsuitable Waste & WDF Suitability

Incoming Waste QA/QC:

- Visual inspections at weighbridge and tipping zones.
- Load inspection checklists completed by trained personnel.
- Random soil sampling for heavy metals, asbestos, hydrocarbons.
- Rejection of putrescible, hazardous, or prohibited waste.

Production QA/QC for WDF:

- Stockpiled processed material is sampled per EPA WDF Standard (2013).
- Composite samples tested weekly for contamination, particle size, and moisture.
- Traceability of batches to incoming load records.
- Non-compliant WDF is quarantined, reprocessed, or sent to a licensed facility.

---

5. QA/QC Process for Validation and Sampling (Before and After Processing)

a. Pre-Processing Validation

- Incoming material inspected and verified as clean and inert.
- Suspect material isolated in a quarantine bay for further assessment.

b. Post-Processing Validation (Product Stockpiles)

Material Type	Sampling Rate	Typical Batch Volume	Parameters Tested
Recycled Aggregate (20 mm)	1 in 250 m³ (≈1 in 300 T)	500–1,000 m³ per stockpile	Metals, PAHs, TPH, asbestos, pH, EC
Recycled Road Base (PM1/PM2)	1 in 462.5 T (≈1 in 375 m³)	500–1,000 m³ per stockpile	Same as above
Blended Product	1 in 1,000 m³ (minimum 1 per batch)	As produced	Full WDF suite
Mined Material (Natural Rock)	Annual baseline or change of source	—	Metals, pH, EC, asbestos screen

Sampling Methodology:

- Minimum 5 sub-samples across stockpile profile (top, mid, base), composited.

- Field duplicates collected (≥1 per 20 samples).
- Testing conducted by independent NATA-accredited laboratories.

c. Blending with Mined Material

- Virgin aggregates blended with validated recycled product under supervision.
- Each blend batch documented and sampled post-mixing for WDF compliance.

---

6. Management of Residual Waste

Rebar and Scrap Metal:

- Magnetically separated during processing and sent to licensed recyclers.

Asbestos (if encountered):

- ACM immediately quarantined and disposed per SafeWork & EPA guidelines.
- Staff trained in asbestos management.

Other Contaminants:

- Plastics, timber, glass manually removed.
- Non-recyclable residuals placed in sealed bins for licensed landfill.

---

7. Product Specifications & Acceptance Criteria

Waste Acceptance Criteria:

- Only facility-approved wastes accepted.
- No liquid, food, or chemical waste.

Processed WDF Product Specifications:

- Crushed concrete <75mm: free of organics and contaminants.
- Road base: meets particle size and compaction standards.
- Recycled aggregates: graded and free from deleterious materials.
- Recovered soil: meets ANZECC/NEPM soil quality guidelines.
- Clean fill: meets EPA Waste Fill Guidelines.

Testing and Certification:

- Samples tested in NATA-accredited labs (metals, PAHs, TPH, asbestos, pH, EC).
- Non-compliant stockpiles quarantined until compliant.
- Product Compliance Certificate issued prior to dispatch.

8. Operational Procedures

- **Receiving & Inspection:** Weighbridge logging, visual inspections, QA checklists.
- **Processing:** Segregation, crushing, screening, contaminant removal, magnetic separation.
- **Storage & Dispatch:** Stockpiled with labels, traceability records, QA-verified before dispatch.

---

9. Testing and Use of Recycled Products

a. Laboratory Analysis:

- Metals, PAHs, TPH, asbestos, pH, EC, particle size, moisture.
- Conducted by NATA-accredited labs (e.g., ALS Environmental, Eurofins, Bureau Veritas).

b. End Use & Reuse Conditions:

- Only validated material released with Product Compliance Certificate.
- Offsite users must adhere to intended use.
- Onsite use limited to hardstands, access roads, fill under infrastructure.

---

10. Roles and Responsibilities of Site Personnel

Role / Position	Responsibilities
Site Manager	Overall operations and compliance; approves QA/QC reports.
QA/QC Officer	Implements QA/QC program; oversees sampling/testing; maintains traceability records.
Environmental Officer	Ensures environmental protection; site inspections; liaises with regulators.
Weighbridge / Gatehouse Operator	Checks documentation; records load details; directs vehicles.
Processing Operator	Operates crushing/screening equipment; maintains production logs; reports faults.
Health & Safety Officer	Ensures safe work practices; conducts inductions and toolbox meetings; manages incidents.

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11. Days and Hours of Operation

Activity	Days of Operation	Operating Hours
Material Reception	Mon – Sat	7:00 am – 5:00 pm
Processing (Crushing/Screening)	Mon – Fri	7:00 am – 4:00 pm
Dispatch / Loading	Mon – Sat	7:00 am – 5:00 pm
Administrative / QA/QC	Mon – Fri	8:00 am – 4:30 pm

No operations on Sundays or public holidays unless approved.

---

12. Summary

The Recovered Products Plan ensures:

- All incoming C&D material is verified as clean and traceable.
- QA/QC and sampling comply with EPA WDF Standard (2013).
- Sampling frequency ≥1 in 250 m³; testing by NATA-accredited labs.
- Blended products validated prior to reuse.
- All recycled materials only released for fit-for-purpose applications, protecting human health and the environment.

Attachments

1. **Attachment 1:** QA/QC Workflow for Recovered Products
2. **Attachment 2:** Example Product Compliance Certificate Template
3. **Attachment 3:** Waste Stream Acceptance and Tracking Form

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Attachment 1 – QA/QC Workflow

Stage	Activity	Responsible Person	Documentation / Output
Waste Acceptance	Verify source; review form	Site Supervisor / QA Officer	Waste Stream Acceptance Form
Pre-Processing Inspection	Visual inspection; reject/segregate	QA Officer	Pre-acceptance log
Crushing & Screening	Mechanical processing	Processing Operator	Production log
Sampling & Testing	Collect representative samples	Environmental Technician	Lab reports
Validation & Review	Compare results with WDF criteria	QA Manager	QA/QC validation summary

Stage	Activity	Responsible Person	Documentation / Output
Product Certification	Issue Product Compliance Certificate	QA Manager	Completed certificate
Recordkeeping & Reporting	Maintain records ≥5 yrs	QA Officer	QA/QC records register

Key Testing Parameters: Particle size, moisture, compaction, heavy metals, TPH, PAHs, asbestos.

Attachment 2 – Product Compliance Certificate Template

Attachment 3 – Waste Stream Acceptance and Tracking Form

Attachment 2 – Example Product Compliance Certificate Template

Recovered Products Facility: [Facility Name]
Site Address: [Address]
Batch ID: [Unique Identifier]
Date Produced: [DD/MM/YYYY]
Material Type: ☐ 20 mm Aggregate ☐ PM1 Road Base ☐ PM2 Road Base ☐ Other: _____

Source Information

Field	Details
Source Site / Supplier	[Insert Name]
Waste Type	[e.g., Concrete / Brick / Asphalt]
Load Reference(s)	[Insert Truck or Batch Numbers]

QA/QC Testing Summary

Parameter	Unit	Result	EPA Limit	Complies? (Y/N)
pH	–			
Lead (Pb)	mg/kg			
Total Petroleum Hydrocarbons (TPH C6–C36)	mg/kg			
Polycyclic Aromatic Hydrocarbons (PAHs)	mg/kg			
Asbestos	% w/w			
...				

Attach full laboratory report.

Certification Statement

I confirm that the above material batch has been sampled and tested in accordance with the EPA (2013) *Standard for the Production and Use of Waste Derived Fill* and meets the relevant physical and chemical quality criteria.

Name: _____
Position: _____
Signature: _____
Date: _____

Attachment 3 – Waste Stream Acceptance and Tracking Form

Facility Name: _____
Receiving Address: _____

Section A – Incoming Load Details

Field	Information
Date & Time	
Vehicle Registration	
Driver Name	
Source Site / Generator	
Address of Origin	
Contact Person / Phone	
Waste Type	(e.g., Concrete, Brick, Asphalt)
Estimated Volume / Weight	
Pre-acceptance Assessment Conducted?	☐ Yes ☐ No
Contaminants Observed?	☐ None ☐ Asbestos ☐ Timber ☐ Plastic ☐ Metal ☐ Other: _____

Section B – Acceptance Decision

Action	Responsible Person Comments
☐ Accepted	
☐ Rejected	
☐ Quarantined / Requires Further Testing	

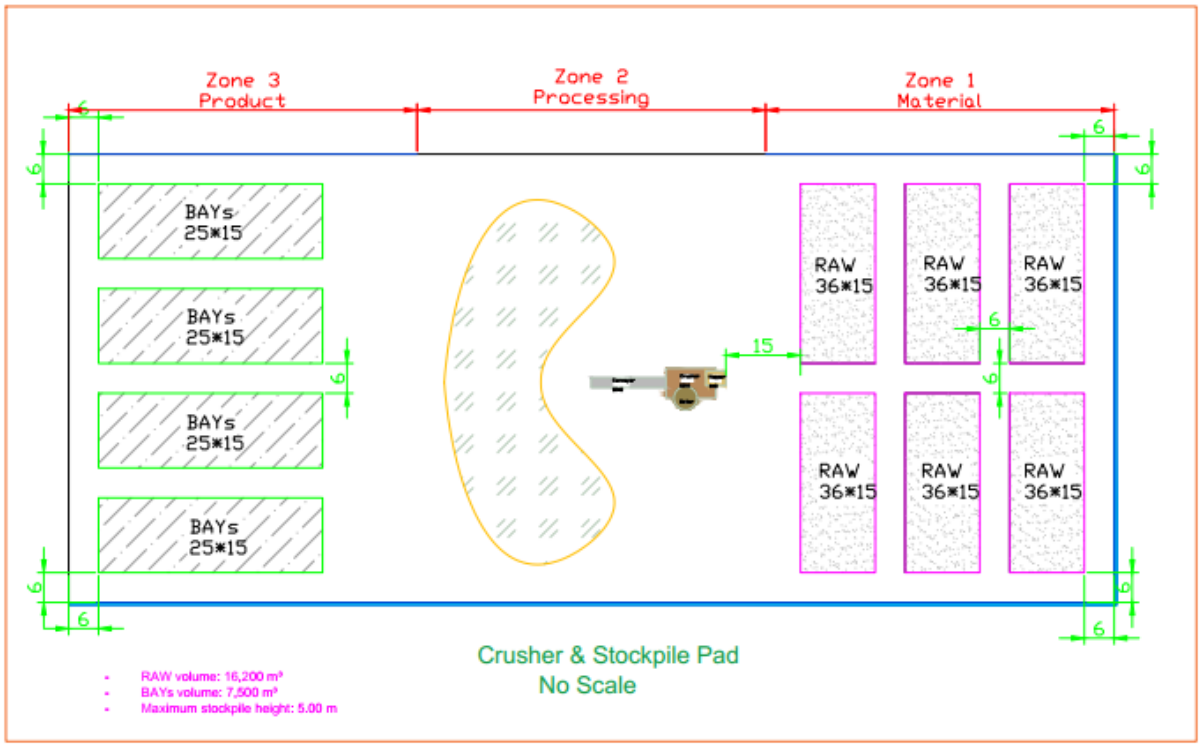
QA Officer / Site Supervisor Signature: _____
Date: _____

Section C – Tracking Record

Batch ID	Processing Date	Stockpile ID	Product Type	Destination / End-Use Site

Limerock Recycling Pad

Summary Table of Dust Sources



Raw Material Feed

Potential Source :

1. Trucks Tipping off raw material
2. Stockpile Management

Crushing & Screening

Potential Source :

3. Loading material into Crusher
4. Crushing Plant Operations
5. Stockpiling

Final Product Material Stockpiles

Potential Source :

6. Loading from crusher Stockpiles
7. Stockpile Management
8. Loading Final Products into Trucks for offsite sales

Limerock Concrete Recycling

Environmental Noise Assessment

S8762C2

April 2026

sonus.

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Document Title	: Limerock Concrete Recycling Environmental Noise Assessment
Document Reference	: S8762C2
Date	: April 2026
Author	: Chris Turnbul, MAAS

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1 INTRODUCTION

Sonus previously prepared an environmental noise assessment for the proposed concrete recycling facility to be located at Lot 58 Limerock Road, Lower Light (the **Facility**). Since the time of that assessment, the proposed location on the site has been modified. This report summarises the assessment of noise from the revised location.

The Facility comprises a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.

Noise sensitive receivers (residences) are located in the vicinity of the site, the most relevant being approximately 500m to the east and approximately 500m to the south west.

The Facility is shown in relation to the nearby residences in Figure 1.

The following information has been provided as inputs to the assessment:

- The Facility will operate between the hours of 7am and 6pm, Monday to Saturday.
- The Facility will include the following key equipment:
    - Jaw crusher
    - Impact or cone crusher
    - Front end loaders
    - Excavators with hydraulic breakers
    - Screens and conveyors
    - Magnetic separators
    - Up to 40 truck movements per day

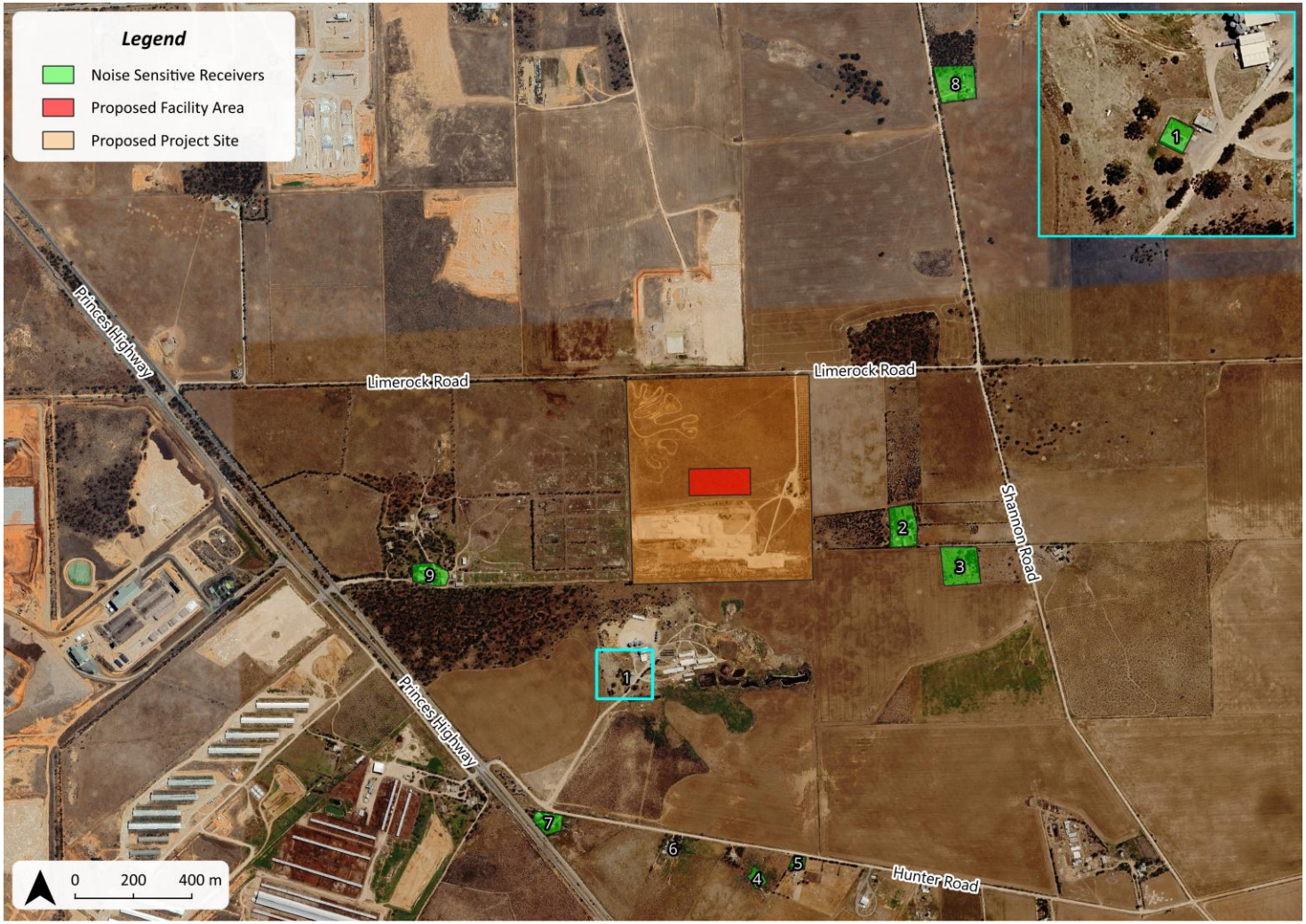


Figure 1: Facility and surroundings

2 CRITERIA

The Facility is located within the Rural Zone of the South Australian *Planning and Design Code* (the **Code**). The nearby residences are also located in the Rural Zone of the Code. The Code has been reviewed and the provisions considered relevant to the noise assessment are provided in Appendix A.

Performance Outcome (**PO**) 4.1 of the *Interface between Land Uses* section of the Code specifically requires that noise from a development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). The Deemed-to-Satisfy / Designated Performance Feature (**DTS/DPF**) for PO 4.1 references the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (the **Policy**).

The Policy is underpinned by the World Health Organisation *Guidelines for Community Noise (1999)* and provides an objective measure of acceptable noise levels for residential amenity. That is, achieving the relevant requirements of the Policy, would provide suitable residential amenity in relation to noise.

Noise goals are provided by the Policy based on the zones of the noise source (the Facility) and the noise sensitive receivers (nearby residences). Part 5 of the Policy also states that the noise goals for a Development Application are 5 dB(A) less than those which would otherwise apply.

The Facility would only operate during the daytime hours (7:00am to 10:00pm) as defined by the Policy. The applicable noise goal is therefore an average noise level (L_{eq}) of 52 dB(A) during the day and has been used as the basis for this assessment.

When predicting noise levels for comparison with the Policy, adjustments may be made for each “annoying” characteristic of impulsiveness, low frequency, modulation, and tonality. The characteristic must be considered dominant in the acoustic environment and therefore the application varies depending on the assessment location, time of day, the noise source being assessed, and the predicted noise levels. The application of penalties is discussed further in the following section.

3 ASSESSMENT

Environmental noise predictions have been made using the *ISO 9613-2* prediction method as implemented by SoundPLANnoise software to predict the noise level resulting at the surrounding residences. The model considers the noise level generated by each noise source, the shielding effects provided by barriers and topography, and meteorological conditions that are conducive to noise propagation.

The predictions have been based on the following assumed activity within any 15-minute period (the default assessment period of the Policy):

- The following machinery operating continuously:
  - Jaw crusher
  - Impact or cone crusher
  - Front end loaders
  - Excavators with hydraulic breakers
  - Screens and conveyors
  - Magnetic separators
- Five truck movements
- Truck tipping for half the period

It is understood that these operational assumptions represent the highest level of activity which is expected at the site and will result in the worst-case (the highest) noise levels. The sound power levels of the above activities are shown in Appendix B.

The noise from the reversing alarms of the trucks has the potential to attract both modulation and tonal penalties under the Policy. It is therefore recommended that the site is designed such that no reversing is required, or tonal reversing alarms are replaced with broadband reversing alarms. A 5 dB(A) penalty has been applied for the potential for the noise from the Facility to include an impulsive characteristic. Noise from the Facility is unlikely to comprise significant low frequency, tonal or modulating components and therefore would unlikely attract a penalty for these characteristics under the Policy.

Based upon the above, the highest predicted noise level is 53 dB inclusive of the 5 dB(A) penalty. To achieve the criterion, it is recommended to include a barrier at the location shown in Figure 2.

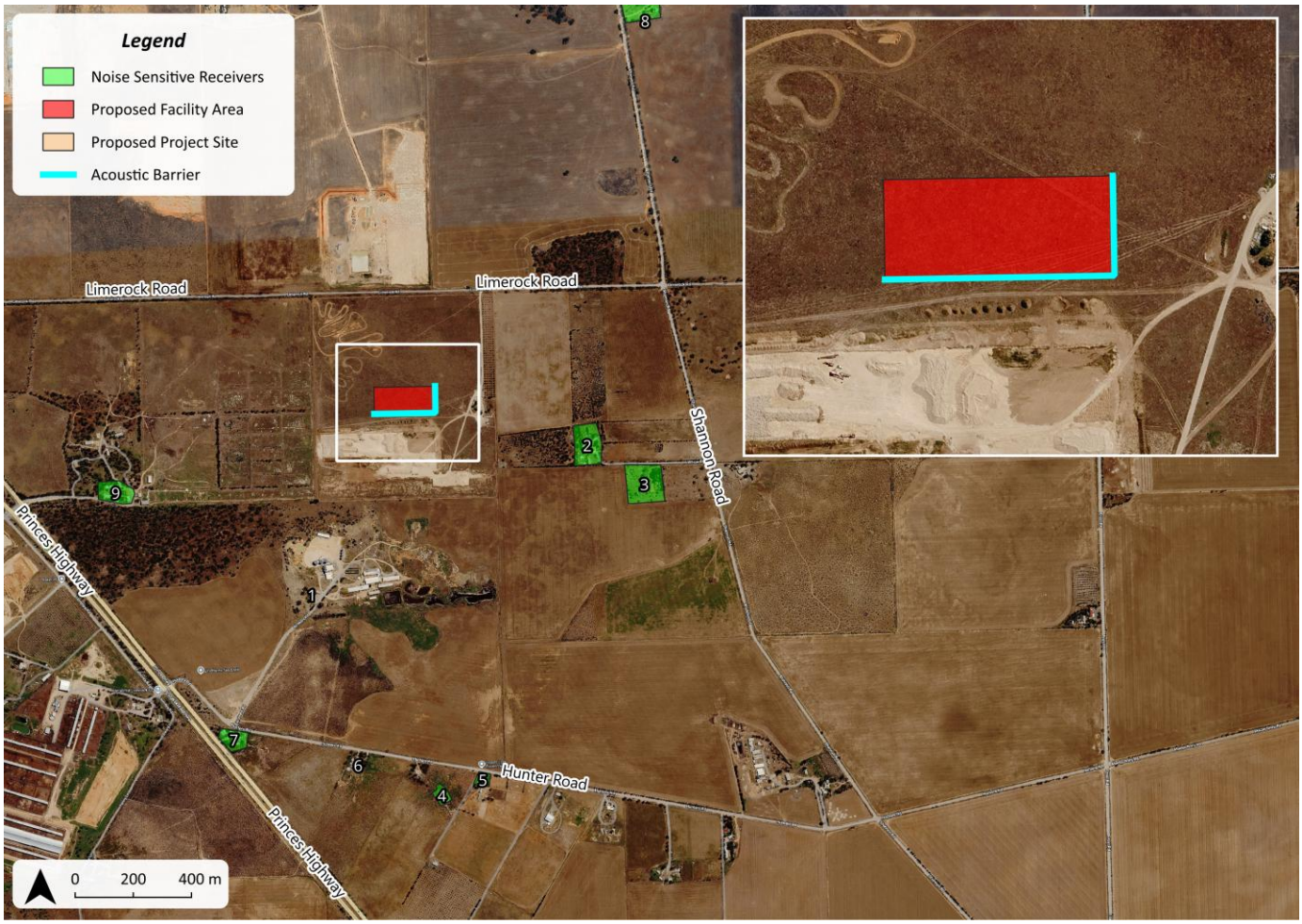


Figure 2: Proposed Acoustic Barrier

The barrier should be 3m in height for the length shown in Figure 2 and may be constructed from any combination of:

- Earth mound
- Sheet steel ("*Colorbond*" or similar) with minimum of 0.35mm Base Metal Thickness
- Fibre Cement Sheet.

The barrier should be sealed airtight at all junctions, including between panels and at the ground or retaining wall.

Based on the inclusion of the barrier, the highest predicted noise level is 51 dB(A), including a penalty for impulsive noise, therefore achieving the 52 dB(A) criterion determined in accordance with the Policy.

4 CONCLUSION

An environmental noise assessment has been conducted for the proposed concrete recycling facility to be located at Lot 58 Limerock Road, Lower Light.

The assessment considers the noise levels at the surrounding noise sensitive receivers, being residences, from activity at the site.

The noise criterion for each of the sensitive receiver locations in the vicinity has been determined in accordance with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. Predicted noise levels will achieve the criterion at all sensitive receiver locations subject to the recommendations provided within this report. The recommendations consist of:

- Removing tonal reversing alarms through site design, or using broadband reversing alarms
- Inclusion of a 3m acoustic barrier

It is therefore considered that the development will *not unreasonably impact the amenity of sensitive receivers*, thereby achieving the relevant provisions of the Code related to environmental noise.

APPENDIX A: PLANNING AND DESIGN CODE

PART 4 – GENERAL DEVELOPMENT POLICIES

Interface between Land Uses

Desired Outcome (DO)

DO 1 *Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*

Performance Outcome	***Deemed-to-Satisfy Criteria / Designated Performance Feature***
General Land Use Compatibility	
PO 1.2 *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*	*DTS/DPF 1.2* *None are applicable.*
Activities Generating Noise or Vibration	
PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*	*DTS/DPF 4.1* *Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.*
PO 4.2 *Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:* *(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers* *(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers* *(c) housing plant and equipment within an enclosed structure or acoustic enclosure* *(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.*	*DTS/DPF 4.2* *None are applicable.*

APPENDIX B: NOISE SOURCES

Noise Source	Sound Power Level
Jaw Crusher	113 dB(A)
Impact Or Cone Crusher	113 dB(A)
Front End Loaders	110 dB(A)
Excavators with Hydraulic Breakers	118 dB(A)
Screens and Conveyors	109 dB(A)
Magnetic Separators	109 dB(A)
42t Trucks	Driving: 118 dB(A) Tipping Fill: 107 dB(A)

George Jacks

From: Leith - Laka <Leith@laka.com.au>
Sent: Friday, 8 May 2026 11:22 AM
To: Stephen, Niall (EPA)
Cc: George Jacks; EPA:Planning; Riggs, Hayley (EPA); Malone, Helen (EPA); Colin - Laka
Subject: RE: EPA seeking confirmation on implementation of recommended noise mitigation 25012386

Caution: External (leith@laka.com.au)

First-Time Sender Details

Safe Spam Phish More...

Niall

We confirm that the acoustic barrier identified in the updated acoustic report titled “Limerock Concrete Recycling Environmental Noise Assessment S8762C2” prepared by SONUS (April 2026) will be implemented and forms part of the proposed development (DA 25012386).

A copy of this acoustic barrier is shown below for reference

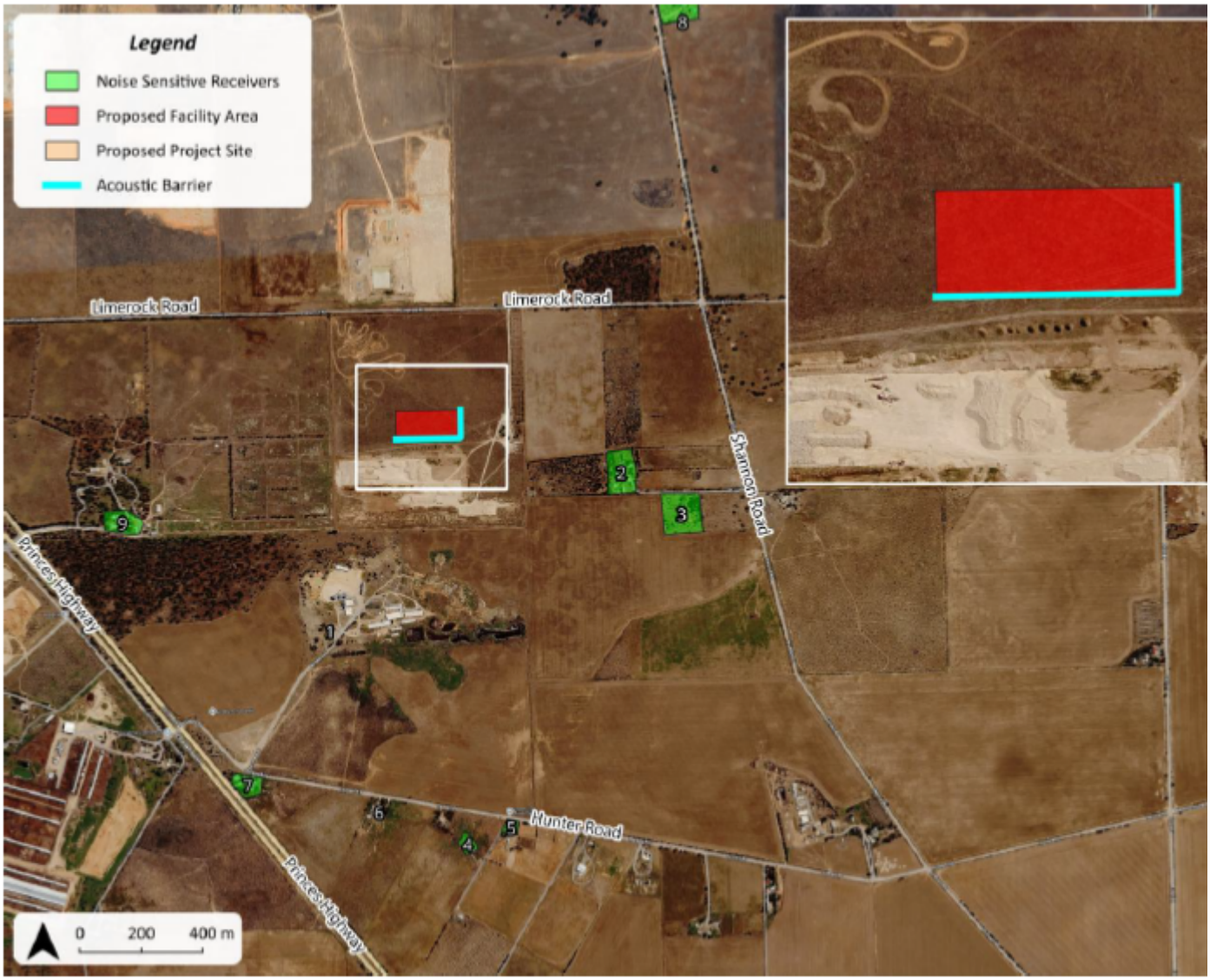


Figure 2: Proposed Acoustic Barrier

Leith Ahlfors
Director

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From: Stephen, Niall (EPA) <Niall.Stephen@sa.gov.au>
Sent: Friday, 8 May 2026 8:28 AM
To: Leith - Laka <Leith@laka.com.au>
Cc: George Jacks <gjacks@apc.sa.gov.au>; EPA:Planning <EPA.Planning@sa.gov.au>; Riggs, Hayley (EPA) <Hayley.Riggs@sa.gov.au>; Malone, Helen (EPA) <Helen.Malone@sa.gov.au>
Subject: EPA seeking confirmation on implementation of recommended noise mitigation 25012386

OFFICIAL

Hi Leith

As discussed during our phone conversation, could you please provide written confirmation that the recommended acoustic barrier identified in the updated acoustic report titled “Limerock Concrete Recycling Environmental Noise Assessment S8762C2” prepared by SONUS (April 2026) will be implemented and forms part of the proposed development (DA 25012386).

Please provide confirmation via return email and ensure that the Council Planner, George Jacks, is included in the correspondence.

George, could you please upload the confirmation email to the PlanSA portal once received.

If you have any questions, please let me know.

Kind regards,

Regards Niall

Niall Stephen
Senior Environmental Planner

Workdays: Monday (alternate Mon only) Tuesday to Friday

Policy, Assessment and Finance Directorate | Planning and Impact Assessment Branch
Environment Protection Authority

T: (08) 8204 2078

211 Victoria Square, Adelaide 5000



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Laka Group Response to Required Information

Land Use Clarification

Confirm that the proposed development is to operate in conjunction with the existing extractive industry and not as a standalone use.
Provide a brief written explanation of how the proposed recycling activities integrate with existing quarry operations (e.g. shared access, staff, equipment, and infrastructure).

Laka Group can confirm that this proposed operation will operate in conjunction with the existing extractive lease.

The two operations will share existing resources such as crushing plants, loaders, excavators, amenities and labour.

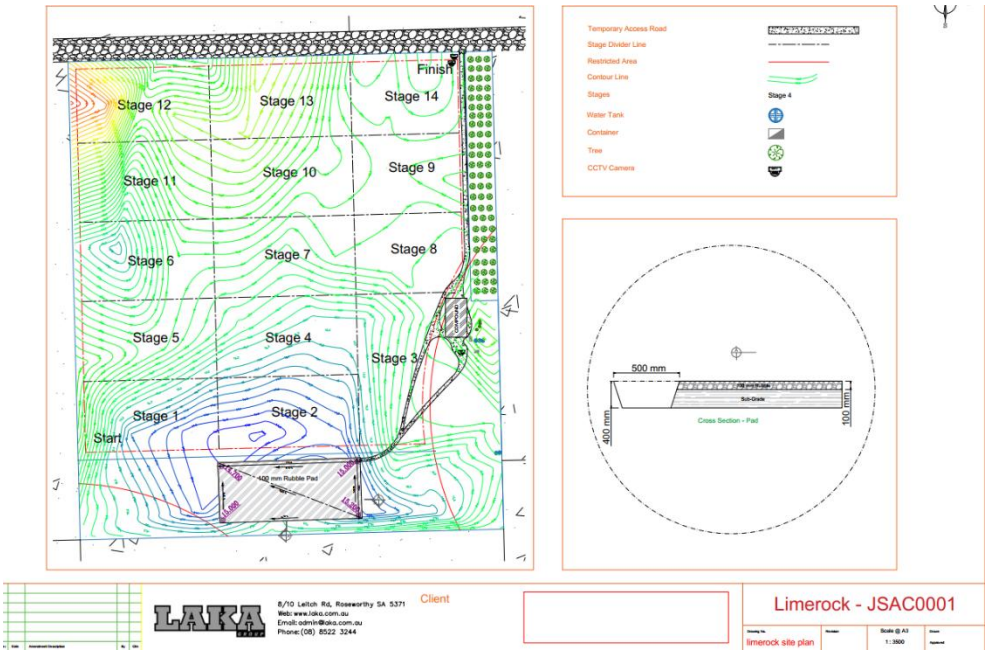
Recycled concrete, brick and dirt shall then be blended with naturally won materials from the site to extend the life of the quarry operation and provide a better environmental outcome using recycled products to creation of a more circular economy.

Site Plan Requirements

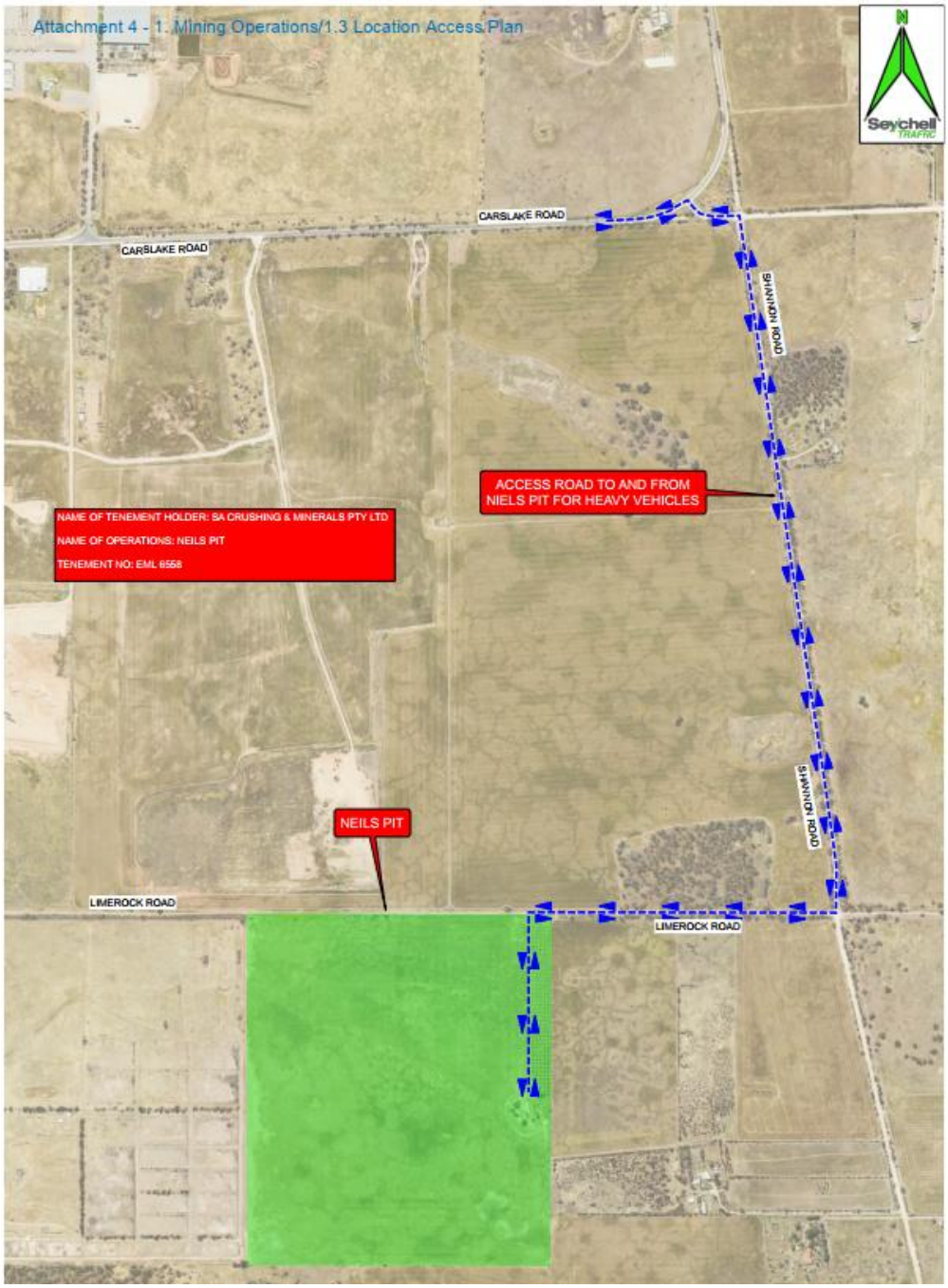
Please provide an updated, to-scale site plan including the following:

- Manoeuvring areas, stormwater infrastructure, fencing, and any screening vegetation or buffers.
- Details of proposed vehicle entry/exit points.

Please see the plan showing manoeuvring areas, stormwater infrastructure, fencing, and any screening vegetation or buffers below



Details of proposed vehicle entry/exit points are shown in the image below.



Elevations drawings

- How is crushed material to be stored on site?
- Is the storage covered or open?

Provide elevations of the maximum height of these stored piles.

Material will be stored on site in stockpiles, these product stockpiles shall be typically approximately 5 metres high and open, as shown in the image below.



Nearby Sensitive Receivers

• Please provide a map or aerial image (annotated) identifying the location of any sensitive receivers within proximity to the proposed development, including:
• All existing dwellings and residentially used land located outside the subject land boundaries.
• Separation distances (in metres) from the proposed rubble pad or processing area to each identified sensitive receiver.

The closest sensitive receptor is 520 m from the proposed site; **500 metre buffer zones are approved as per the existing MOP.**



Operational Details

Clarify whether operations are staged (Stages 1–14), and explain the purpose and timing of each stage.

Yes, stages 1 to 14 will be staged in accordance with the approved Mine Operations Plan (MOP).

Version 3 - EML 6558 - PEPR.pdf

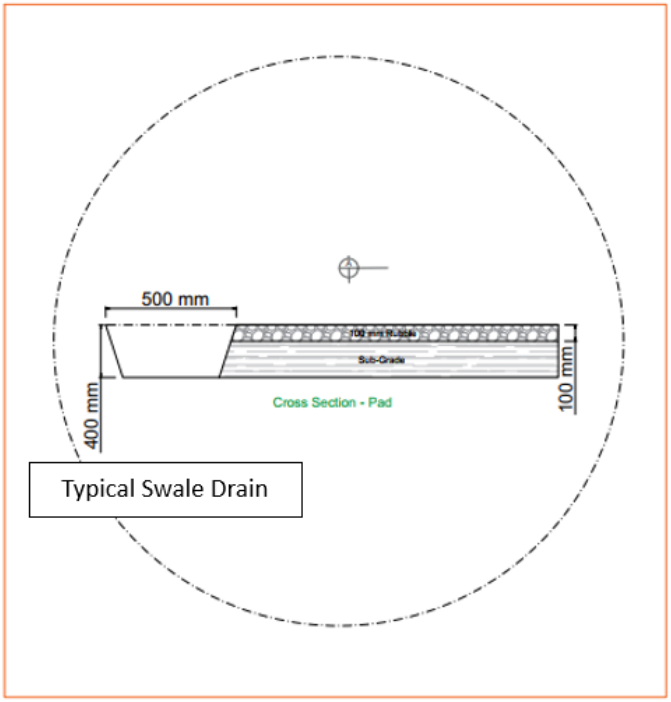
Stormwater and Site Drainage

Provide stormwater engineering documentation, including:

- Site grading and drainage layout.
- Method of stormwater collection, treatment, detention and disposal.
- Details of swales, sediment traps or other pollution control measures.
- Confirmation that no stormwater will leave the site untreated or flow to adjoining land.

The proposed recycling pad is designed to fall to drainage swales around the perimeter of the pad.

These swales are designed to collect all stormwater run-off from the pad and ensure no stormwater leaves the site.



Below is a summary of the design calculation for your reference:

- **Catchment Area: Approx. 18,690 m^2 (210 m × 89 m)**
- **Design Rainfall Intensity: 50 L/s/ha (based on ARR 2019, 5-minute, 1-in-10-year storm for SA)**
- **Runoff Coefficient (C): 0.7 (for compacted crushed rock surface)**
- **Estimated Peak Runoff (Q): 65.4 L/s**

Proposed Swale Dimensions:

- **Bottom Width: 500 mm**
- **Depth: 400 mm**
- **Side Slopes: 3H:1V**
- **Longitudinal Gradient: ≥1%**
- **Manning's n: 0.035**

Traffic and Access

Provide a Traffic and Access Statement including:

- Please provide the full detail of the referred to Extractive Mineral Lease
- Number and type of heavy vehicle movements per day/week.
- Description of haulage routes and interaction with public roads.
- Entry and exit details including turning templates or swept path analysis.
- Sight distances at access points and any required road upgrades.
- Parking and manoeuvring areas for staff and delivery vehicles.

The proposed traffic route is already approved for the EML asper below, this proposal is not expected to exceed or change the existing approvals.

- **The estimated size of haulage trucks is: 42t**
- **The estimated truck movements per operational day: 40**

As per the Location Plan, Mine trucks will access the site via the following route:

- **Traffic will access the site by travelling south along Shannon Road, from Carslake Road then turning right into Limerock Road and will access through the Site Entry at the northeast corner of the lease.**

Noise, Dust and Amenity Management

- Detail of proposed dust mitigation measures, including:
- Use of water carts or fixed spray systems.
- Surface sealing (if any) of access tracks or pad areas.
- Weather-related operating restrictions (e.g. on high wind days).
- Detail of noise management, including:
- Source and anticipated levels of operational noise.
- Location and use of machinery.
- Any noise attenuation methods (e.g. distance, bunds, operating hours).
- Confirmation that no permanent lighting, public signage or amplified noise will occur.

3.1 Heritage	
Outcome No damage, disturbance or interference to Aboriginal or Non-Aboriginal heritage sites, objects or remains as a result of mining operations unless it is authorised under the relevant legislation.	**Measurement Criteria** Production records and Mine Logbook will demonstrate that upon discovery within the tenement of any possible Aboriginal or Non-Aboriginal. - sites of significance; - objects; - remains; that work ceased until the relevant authorities were notified and work recommenced only once authorisation was received.
Control and Management Strategies All contractors and employees operating within the tenement will understand their obligations in regard to the *Aboriginal Heritage Act 1988* with regard to the discovery of Aboriginal sites, objects or remains and the *Heritage Places Act 1993* with regard to the discovery of places or objects of significance.	

3.2 Traffic	
Outcome No traffic accidents involving members of the public and mine related traffic that could have been reasonably prevented by the Tenement Holder.	**Measurement Criteria** All traffic accidents involving the public at mine access points are recorded in Mine Logbook. All accidents will be investigated by a suitably qualified independent third party within one calendar month (or other time as agreed with Mining Regulator) and the results of the investigation show that the accident could not have been reasonably prevented by the Tenement Holder.
Control and Management Strategies All operators will be made aware of the dangers of mine machinery and mine vehicles entering public roads during site induction. Road signs will be displayed at mine entry and exit points, warning the public of the dangers of large trucks entering and exiting the tenement. Vehicles and machinery will be parked inside the tenement, not along road verges. Traffic management on Shannon Road to indicate truck movements from Limerock Road via signage.	

3.3 Public Safety (Construction and Operation of the Mine)	
Outcome No public injuries and/or deaths resulting from unauthorised entry to the Land that could have been reasonably prevented.	**Measurement Criteria** All public injuries and/or deaths resulting from unauthorised access to the mine site are recorded in Mine Logbook and investigated by a suitably qualified independent third party within one calendar month (or other time as agreed with Mining Regulator) and the results of the investigation show that the incident could not have been reasonably prevented by the Tenement Holder.
Control and Management Strategies (Construction and Operation Phase) Access to the Tenement will be controlled through fencing and gates will be locked when not operational The site is signposted making the public aware of hazards associated with the mine.	

3.3a Public Safety (Post Mine Completion)	
Outcome The risks to the health and safety of the public, so far as it may be affected by mining operations, are as low as reasonably practicable.	**Measurement Criteria** Following final rehabilitation work an appropriate person will inspect the site and verify in a report (to be stored in the Mining Logbook) that final rehabilitation has been undertaken in accordance with the Mining Plan.
Control and Management Strategies (Post Mine Completion) Mining operations will be progressively rehabilitated as per the Mining Plan Slopes to be battered to 1v:4h for ease-of-use post-mine operations refer to **Attachment 1 – Proposed Final Land Form 21010LB-MLP-01-V7, p4**	

3.4 Weeds and Pests	
Outcome No introduction of new species of weeds, or pests (including feral animals), nor increase in abundance of existing weed or pest species on the Land.	**Measurement Criteria** Mine Logbook records of annual inspections (in Spring) by the Tenement Holder will demonstrate no introduction of new weeds or pests and no increased abundance of existing weeds and/or pests.
Control and Management Strategies Weed spraying and pest animal control will be conducted by a suitably experienced person as required. An ongoing targeted broadleaf weed spraying campaign will be maintained.	

3.5 Soil	
Outcome The existing (pre-mining) soil quality and quantity is maintained.	**Measurement Criteria** Annual inspection records in the Mine Logbook of all soil stockpiles will demonstrate that all stockpiles are less than 2 metres high and are maintained at the height when established.
Control and Management Strategies Soil stockpiled to a maximum of 2m in height to preserve seed stock and micro-organism function. Soil stockpiles are vegetated to prevent erosion and retain soil quality. Prior to mining, the amount of soil required for successful rehabilitation will be calculated. Refuelling of machines and plant to be done in staged work zone. The staged mining and rehabilitation plan includes direct topsoil replacement and only topsoil from one stage is required to be stockpiled.	

3.6 Waste	
Outcome All commercial, industrial and domestic waste is disposed of in accordance with relevant legislation.	**Measurement Criteria** Waste disposal receipts demonstrate that all commercial, industrial (including contaminated soil) and domestic waste within the tenement was disposed of offsite in accordance with *Environment Protection Act 1993* requirements.
Control and Management Strategies Any general rubbish brought onto the tenement by workers or contractors will be removed on a daily basis or will be stored in rubbish bins and disposed of offsite at an EPA licensed waste facility	

3.7 Noise	
Outcome No public nuisance impacts from noise as a result of mining operations.	**Measurement Criteria** Records from Mine Logbook will demonstrate that any noise complaints received were resolved with the complainant within 48 hours (or other time as agreed with Mining Regulator). If complaints are not resolved the Tenement Holder will conduct noise monitoring at the sensitive receptor to demonstrate noise emissions comply with the *Environment Protection (Noise) Policy 2007*.
Control and Management Strategies Mining operations will only be carried out between the hours of 7 am and 6 pm Monday to Saturday. Trucks will be advised to avoid using exhaust brakes in built-up areas.	

3.8 Air Quality

Outcome	Measurement Criteria
No public health and/or nuisance impacts from dust generated by mining operations.	Records from Mine Logbook will demonstrate that any dust complaints received were acknowledged within 48 hours and resolved with the complainant within 7 days (or other time as agreed with Mining Regulator). If complaints are not resolved to the satisfaction of the Mining Regulation, air quality monitoring is to occur at locations, and using methods, as agreed with the Mining Regulator, to demonstrate: • PM10* concentrations leaving the tenement are less than 50 µg/m^3, when measured over a 24-hour period (midnight to midnight) as specified in the *Environment Protection (Air Quality) Policy 2016*, **and/or** • dust deposition leaving the tenement does not exceed 4g/m^2/month, when monitored in accordance with Australian Standard AS 3580.10.1 Methods for sampling and analysis of ambient air – Determination of particulates – Deposited matter – Gravimetric method *Particulate matter with an aerodynamic diameter of ten micrometres of less

Control and Management Strategies

Rehabilitation will occur progressively in accordance with the Mining Plan.

All loaded trucks leaving the Tenement will be covered.

Mining will not occur during extreme wind days (i.e. dry conditions and wind speeds over 50km/hr)

Haul roads will be watered when required to control dust.

3.9 Surface Water

Outcome	Measurement Criteria
No adverse impact to surface water quality and water-dependent ecosystems on or off the Land as a result of contamination and sedimentation caused by mining operations.	Photographic records in the Mine Logbook, following rainfall events resulting in run-off will demonstrate that surface water coming into contact with mining operations is retained within the tenement.

Control and Management Strategies

Rehabilitation will occur progressively in accordance with the Mining Plan.

Any material amount of surface water impacted by mining operations will be captured and retained within the Tenement.

Mining operations will not capture or retain any material amounts of surface water which would require management.

Clean surface water runoff will be diverted around the working area.

3.10 Visual Amenity

Outcome	Measurement Criteria
The form, contrasting aspects and reflective aspects of mining operations are visually softened to blend in with the surrounding landscape.	Annual site inspection records demonstrate that: • the maximum area of un-rehabilitated land at any one time is 3 hectares; and • progressive and final rehabilitation has been completed in accordance with the approved Mining Plan.

Control and Management Strategies

Mining operations will be progressively rehabilitated as per the Mining Plan.

The maximum area of un-rehabilitated land will be less than 3 hectares at any one time.

EML 6558 is screened from neighbouring properties by vegetation and agricultural buildings.

3.11 Post Mining Land Use	
Outcome All land disturbed by mining operations is rehabilitated to achieve the post mining land use.	**Measurement Criteria** Following final rehabilitation work an appropriate person will inspect the site and verify in a report (to be stored in the Mine Logbook) that final rehabilitation has been undertaken in accordance with the Mining Plan to achieve the approved post mining land use.
Control and Management Strategies Mining operations will be progressively rehabilitated to achieve post mining land use as per the Mining Plan. The land will be revegetated with a crop or pasture for grazing or a combination of both in different areas.	

3.12 Groundwater	
Outcome No adverse impact to groundwater caused by mining operations.	**Measurement Criteria** Annual inspection or survey (as agreed with Mining Regulator) of the pit floor recorded in the Mine Logbook will demonstrate that mining operations do not exceed the mine depth levels stated in the Mining Plan.
Control and Management Strategies No mining is undertaken within 2 metres of the estimated highest seasonal groundwater level.	

3.13 Protection of Third party Property, Infrastructure and Adjacent Land Use	
Potential impacts from mining on third party property and Infrastructure, including adjacent land use, were identified as a concern during stakeholder consultation.	
Outcome No unauthorised damage (including that caused by fire) to adjacent public or private property, infrastructure and adjacent land use.	**Measurement Criteria** Any complaints of unauthorised damage to adjacent public or private property, infrastructure or impact to adjacent land use from mining operations will be recorded in the Mine Logbook at time of complaint and investigated within 7 days (or other time as agreed with Mining Regulator) to show that the mine operator did not cause the damage or impact through mining operations.
Control and Management Strategies Crushing operations will not be performed on the tenement during total fire ban days.	

Environmental Impact and Waste Handling

- Describe how all residual waste or non-recyclable material will be handled and disposed of (including name of disposal site).
- Confirmation that only inert construction and demolition waste will be accepted (no putrescible or hazardous materials).
- Clarify any risks of contamination and how materials will be screened for compliance.

Residual waste shall be separated from recyclable materials and placed into storage bins for disposal at an EPA licenced disposal site (IWS / Cleanaway landfill sites).

Only inert materials will be accepted at the site.

Final products will be tested in accordance with EPA Waste Fill Guidelines to confirm they are acceptable for reuse.

Site Amenities

- Confirm whether any structures or services will be installed, including:
- Site office, shipping containers, sheds.
- Toilets or other worker amenities (and how these will be serviced, e.g. septic or portable system).

No additional structure will be installed as part of this proposal.

No additional site amenities will be required as this operation will utilise the existing office on site.

Mineral Lease Confirmation

Provide evidence that the land is subject to a current Mineral Lease or Extractive Industry Licence under the
Mining Act 1971, including:

- Lease number and issuing authority.
- Duration and scope of permitted extractive activities and the full document if possible.
- Confirm whether this lease covers the entire site and includes the area proposed for recycling.

Doc ID: 2024D120433

Government of South Australia
Department for Energy and Mining

30 August 2024

Mr L Ahlfors
Director
SA Crushing & Minerals Pty Ltd (ACN 647 167 100)
PO Box 458
ROSEWORTHY SA 5371

Via email: leith@laka.com.au
Cc: david.luckett@laka.com.au

Dear Mr Ahlfors

Grant of Mining Lease

In reference to your application dated14 February 2024, the Director Minerals Regulation has granted the following Mining Lease pursuant to section 34 of the *Mining Act 1971* (the Mining Act):

Tenement Holder Name	SA Crushing & Minerals Pty Ltd (ACN 647 167 100)
Tenement Type & Number	Mining Lease
Commencement Date	30 August 2024
Expiry Date	29 August 2034

The below table outlines what will happen next and what you are required to do **before** you can commence mining operations.

Next Steps		Details
1	Review attached documents	• **Attachment 1** - Mining Lease document – **Please review and sign both copies and return them both to our office**. Once Signed by the Mining Registrar, one copy will be returned to you for your records. • **Attachment 2** - Invoice for payment of annual rent, administration and regulation fees
2	Pay first years' rent and fees	Enclosed is an invoice for the rental charges and fees for the first year of the Mining Lease. Payment details are included on the invoice, with payment due within **30 days** of the invoice date.
3	Submit Program for Environment Protection and Rehabilitation (PEPR)	Submit PEPR for approval – Further Information You are **not permitted** to commence authorised operations on the Mining Lease until a PEPR has been submitted and **approved in writing** by the Department for Energy and Mining (DEM).

REGULATION AND COMPLIANCE DIVISION
11 Waymouth Street, Adelaide SA 5000 | GPO Box 320 Adelaide SA 5001
Tel (+61) 8 463 3103 | ABN 83 768 683 934

4	Mark the Leased area with Mining Lease number	During the term of the Lease, you must take reasonable steps to ensure that the area is properly identified. If the tenement has been identified physically (pegs in the ground), the tenement must be clearly marked by posts or markers with the Mining Lease number (ML6558) marked in clear, legible characters on each post or marker.
5	Prepare to submit 6-monthly Mining Return	As the holder of a mineral tenement, the tenement holder is required to comply with section 17CA of the Mining Act and submit a Mining Return each six months via the TReL E-Lodgement system. You may be contacted by DEM's Royalty Resource Team regarding your mining return.
6	Provide Waiver of Exemption (if required)	Authorised operations cannot to be undertaken on **Exempt Land** until a Waiver of Exemption has been negotiated. You are required to notify the Mining Registrar of an agreement to waive the benefit of an exemption **within 21 days** of the agreement being entered into, which can be done by submitting the relevant form, available on DEM's website. This will result in registration of this agreement.

If you have any further queries, please contact DEM staff as below:

General	Minerals Regulation Branch DEM.MiningRegRehab@sa.gov.au
TReL account or Linking Tenements	Resource Royalty Team dem.royalty@sa.gov.au
Program for Environment Protection and Rehabilitation (Program)	Minerals Regulation Branch DEM.MiningRegRehab@sa.gov.au

Yours sincerely

Caroline Andrews

Caroline Andrews
MINING REGISTRAR
Signed in accordance with delegated powers and functions

Att:

1. Mining Lease – SA Crushing & Minerals Pty Ltd (ACN 647 167 100) – ML 6558
2. Invoice for Annual Rent, Administration and Regulation – SA Crushing & Minerals Pty Ltd (ACN 647 167 100) – ML 6558

REGULATION AND COMPLIANCE DIVISION
11 Waymouth Street, Adelaide SA 5000 | GPO Box 320 Adelaide SA 5001
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Proposed Compound Area indicated on site plan

- Please provide details of the compound area identified on the site plan, including:
- The intended use or purpose of the compound.
- Whether any structures, buildings or facilities (e.g. office, amenities, storage, weighbridge) are proposed within this area.
- Whether services (e.g. water, power, wastewater management) will be connected or provided.
- Details of any fencing, security or screening measures proposed around the compound.

The compound is an existing office for the operation of the extractive mineral lease which consists of a transportable 6 metre office only and water storage tanks used for dust suppression and moisture conditioning of final products.



Not essential but it will assist if you are able to provide a planning report or written response addressing the relevant Planning and Design Code provisions including:

- Rural Zone Desired Outcomes and Performance Outcomes.
- Relevant Overlays (e.g. Hazards, Interface Between Land Uses).
- General Development Policies.
- This should also include a statement of how environmental and amenity impacts will be managed.



Program for Environment Protection and Rehabilitation

Date:	21st January, 2025
Version Number:	3
Name of Tenement Holder(s):	SA Crushing & Minerals Pty Ltd
Name of Operation:	Neils Pit
Tenement No:	EML 6558
Size (Ha):	43.98
Contact Details for Tenement Holder	Name: Leith Ahlfors Phone: (08) 8522 3244 Email: leith@laka.com.au

Section 1: Mining Operations

This section specifies proposed mining operations as per Section 70B(2)(a) of the *Mining Act 1971*.

1. Mining Operations	
1.1 Resource description, production and mine life.	Following is a geological description of the resource: Sheet Limestone, Calcrete and Sand Deposits The resource/commodity being extracted and sold is: Limestone Statement of the estimated resource or reserve and details of the basis of this estimate: 1,992,000t Area of mining activity 33.2ha x 10,000 = 332,000m² 332,000m² x 3m estimated thickness = 996,000m³ 996,000m³ x 2.0t/m³ = 1,992,000t The mined resource will be used for the following products, end use: Limestone – Road base products for road re-sheeting and sealing and Limestone Fill The estimated annual production is 100,000 tonnes per annum. The mine is estimated to have a life of 9 years.
1.2 Processing	The following is a description of processing: Surface scrape
1.3 Product Transport	The estimated size of haulage trucks is: 42t The estimated truck movements per operational day: 40 As per the Location Plan, Mine trucks will access the site via the following route: Traffic will access the Site by travelling south along Shannon Road, from Carslake Road then turning right into Limerock Road and access through the Site Entry at the northeast corner of the lease **Attachment 4 – Location Access Plan**

1.4 Water Use	The amount of water required for mine operations is estimated at: 15,000 litres per day. Water will be sourced from: SA Water network and onsite bore

1.6 Mining and Rehabilitation Description

A staged Mining Plan showing how mining and progressive rehabilitation will occur over the life of the mine has been included as **Attachment 3 – Staging Plans, pgs 7-21**.

The plans and details provided below demonstrate that there is a reasonable prospect that the land can be effectively and efficiently mined.

The proposed final depth of mining below the surrounding ground level is not greater than 3 metres;

The maximum area of un-rehabilitated land will be less than 3 hectares at any one time.

Following is a description of how mining will occur over the life of the mine using a staged approach:

A 14-stage mining and rehabilitation plan has been developed for EML 6558. Each stage will be a 3ha with one stage open for mining at any time. Once each stage is completed mining operations will start in the next stage and rehabilitation will be completed in the previous stage and it will return to broadacre cropping and grazing.

The proposed final depth of mining below the surrounding land is not greater than 3 metres.

Overburden

No overburden is present between the topsoil and the limestone resource.

Topsoil Management

The topsoil present onsite is shallow at between 0.1 – 0.2m and is much darker than the limestone resource. To ensure enough growing material post-rehabilitation, all existing topsoil from stage 1 will be kept in a stockpile at the perimeter of the work area.

The stockpile will be confined at less than 2m height to ensure the viability of grass seeds present. The stabilisation will be via the germination of existing grass seeds within the stockpile.

Topsoil from the stage 1 stockpile will be replaced over the stage 1 work area, to the post-mining landform, as the stripping of stage 2 commences. Topsoil replacement will then continue on to stage 2 as stage 3 is opened and so on.

Mining Operations

Excavation will be to a maximum of 3m below the existing surface with a proposed final depth after topsoil replacement of 2.8m below surrounding ground level. A batter of 1v:4h around the perimeter of the excavation area will be provided to allow maximum useable land post-production.

No native vegetation is present on EML6558.

Attachment 1 – Location Plan & Proposed Mining Plan 21010LB-MLP-01-V7, p1-3

& Cross Sections 21010LB-MLP-01-V7, p5-6

Following is a description of the post-mining land use and landform:

Broadacre cropping and grazing

Staged progressive rehabilitation is planned in the following sequence to achieve the post-mining landform design and allow for the proposed land use:

Topsoil from the stage 1 stockpile will be replaced over the stage 1 work area, to post-mining landform, as the stripping of stage 2 commences. Topsoil replacement will then continue on to stage 2 as stage 3 is opened.

The proposed final depth of the landform is 2.8m below the surrounding ground level. A batter of 1v:4h around the perimeter of the excavation area will be provided to allow maximum useable land post-production. No native vegetation is present on EML6558.

Attachment 1 – Proposed Final Land Form - 21010LB-MLP-01-V7, p4

1.7 Hours of operation	
☐ Regular/continuous/ongoing	☒ Campaign
Mining will occur on a regular/ continuous/ ongoing basis with the following operating hours:	Mining will occur on a campaign basis within the following operating hours during campaigns:
Monday – Friday: ……	Monday – Friday: 7.00am – 6.00pm
Saturday: ……	Saturday: 7.00am – 6.00pm
Sunday: ……	Sunday: Closed
Public Holidays: ……	Public Holidays: Closed

Section 2: Consultation

The following additional consultation occurred post lease grant:

Landowner: Leith Ahlfors
Date of consultation: 14th March 2024
Issue(s) raised:
No issue(s) raised
Resolution(s) proposed:

Adjacent landowner: Ausvision Rural Services Pty Ltd
Date of consultation: 18th April 2024
Issue(s) raised:

- Potential health effects of airborne silica particles on Ausvision Rural Services staff and live stock
- Excessive dust emission from MC4568 affecting Ausvision Rural Services operations

Resolution(s) proposed:

- Onsite monitoring of wind direction and speed recorded in mine diary
  - 9am and 3pm
  - Cease operation when wind speed exceeds 50km/h
- Water introduced through the crushing process
  - At the point of processing resource material
  - As material exits finishing belt to stockpile
- Regular dust suppression of haul roads and area of operations
- Rehabilitation of areas as resource materials are exhausted to encourage regrowth of pasture
- Appropriate stockpile management by
  - Ensuring stockpiles are treated to maintain surface stability ie watering to maintain surface crust
  - Allow topsoil stockpiles to germinate existing viable seeds to bind surface
  - Position stockpiles to minimise surface exposure to prevailing winds

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Local Council: Adelaide Plains Council
Date of consultation: 16th April 2024

Issue(s) raised:

- Council seeks to have no adverse impact to Council's unsealed road network caused by mining operations and request that the applicant quarry operations and associated transport contractors are limited to Limerock Road and Shannon Road between Limerock and Carslake Roads only
- Council seeks to have no adverse impacts by dust attributed to transport traffic to neighbouring residents and request the applicant maintain the approved sections of unsealed roads to a standard as agreed with Council

Resolution(s) proposed:

Resolution as per Road Maintenance Agreement – Mining Operations between Adelaide Plains Council and SA Crushing & Minerals Pty Ltd

Attachment 2 - APC – Maintenance Agreement

Section 3: Management of Environmental Impacts

This section sets out the environmental outcomes, measurement criteria and strategies as per Regulation 63(1) of the Mining Regulations 2020.

3.1 Heritage	
Outcome No damage, disturbance or interference to Aboriginal or Non-Aboriginal heritage sites, objects or remains as a result of mining operations unless it is authorised under the relevant legislation.	**Measurement Criteria** Production records and Mine Logbook will demonstrate that upon discovery within the tenement of any possible Aboriginal or Non-Aboriginal: - sites of significance; - objects; - remains; that work ceased until the relevant authorities were notified and work recommenced only once authorisation was received.
Control and Management Strategies All contractors and employees operating within the tenement will understand their obligations in regard to the *Aboriginal Heritage Act 1988* with regard to the discovery of Aboriginal sites, objects or remains and the *Heritage Places Act 1993* with regard to the discovery of places or objects of significance.	

3.2 Traffic

Outcome	**Measurement Criteria**
No traffic accidents involving members of the public and mine related traffic that could have been reasonably prevented by the Tenement Holder.	All traffic accidents involving the public at mine access points are recorded in Mine Logbook. All accidents will be investigated by a suitably qualified independent third party within one calendar month (or other time as agreed with Mining Regulator) and the results of the investigation show that the accident could not have been reasonably prevented by the Tenement Holder.

Control and Management Strategies

All operators will be made aware of the dangers of mine machinery and mine vehicles entering public roads during site induction.

Road signs will be displayed at mine entry and exit points, warning the public of the dangers of large trucks entering and exiting the tenement.

Vehicles and machinery will be parked inside the tenement, not along road verges.

Traffic management on Shannon Road to indicate truck movements from Limerock Road via signage.

3.3 Public Safety (Construction and Operation of the Mine)	
Outcome No public injuries and/or deaths resulting from unauthorised entry to the Land that could have been reasonably prevented.	**Measurement Criteria** All public injuries and/or deaths resulting from unauthorised access to the mine site are recorded in Mine Logbook and investigated by a suitably qualified independent third party within one calendar month (or other time as agreed with Mining Regulator) and the results of the investigation show that the incident could not have been reasonably prevented by the Tenement Holder.
Control and Management Strategies (Construction and Operation Phase) Access to the Tenement will be controlled through fencing and gates will be locked when not operational The site is signposted making the public aware of hazards associated with the mine.	

3.3a Public Safety (Post Mine Completion)	
Outcome The risks to the health and safety of the public, so far as it may be affected by mining operations, are as low as reasonably practicable.	**Measurement Criteria** Following final rehabilitation work an appropriate person will inspect the site and verify in a report (to be stored in the Mining Logbook) that final rehabilitation has been undertaken in accordance with the Mining Plan.
Control and Management Strategies (Post Mine Completion) Mining operations will be progressively rehabilitated as per the Mining Plan Slopes to be battered to 1v:4h for ease-of-use post-mine operations refer to **Attachment 1 – Proposed Final Land Form 21010LB-MLP-01-V7, p4**	

3.4 Weeds and Pests

Outcome	**Measurement Criteria**
No introduction of new species of weeds, or pests (including feral animals), nor increase in abundance of existing weed or pest species on the Land.	Mine Logbook records of annual inspections (in Spring) by the Tenement Holder will demonstrate no introduction of new weeds or pests and no increased abundance of existing weeds and/or pests.

Control and Management Strategies

Weed spraying and pest animal control will be conducted by a suitably experienced person as required.

An ongoing targeted broadleaf weed spraying campaign will be maintained.

3.5 Soil

Outcome	**Measurement Criteria**
The existing (pre-mining) soil quality and quantity is maintained.	Annual inspection records in the Mine Logbook of all soil stockpiles will demonstrate that all stockpiles are less than 2 metres high and are maintained at the height when established.

Control and Management Strategies

Soil stockpiled to a maximum of 2m in height to preserve seed stock and micro-organism function.

Soil stockpiles are vegetated to prevent erosion and retain soil quality.

Prior to mining, the amount of soil required for successful rehabilitation will be calculated.

Refuelling of machines and plant to be done in staged work zone.

The staged mining and rehabilitation plan includes direct topsoil replacement and only topsoil from one stage is required to be stockpiled.

3.6 Waste	
Outcome All commercial, industrial and domestic waste is disposed of in accordance with relevant legislation.	**Measurement Criteria** Waste disposal receipts demonstrate that all commercial, industrial (including contaminated soil) and domestic waste within the tenement was disposed of offsite in accordance with *Environment Protection Act 1993* requirements.
Control and Management Strategies Any general rubbish brought onto the tenement by workers or contractors will be removed on a daily basis or will be stored in rubbish bins and disposed of offsite at an EPA licensed waste facility	

3.7 Noise

Outcome	**Measurement Criteria**
No public nuisance impacts from noise as a result of mining operations.	Records from Mine Logbook will demonstrate that any noise complaints received were resolved with the complainant within 48 hours (or other time as agreed with Mining Regulator). If complaints are not resolved the Tenement Holder will conduct noise monitoring at the sensitive receptor to demonstrate noise emissions comply with the *Environment Protection (Noise) Policy 2007*.

Control and Management Strategies

Mining operations will only be carried out between the hours of 7 am and 6 pm Monday to Saturday.

Trucks will be advised to avoid using exhaust brakes in built-up areas.

3.8 Air Quality

Outcome	**Measurement Criteria**
No public health and/or nuisance impacts from dust generated by mining operations.	Records from Mine Logbook will demonstrate that any dust complaints received were acknowledged within 48 hours and resolved with the complainant within 7 days (or other time as agreed with Mining Regulator). If complaints are not resolved to the satisfaction of the Mining Regulation, air quality monitoring is to occur at locations, and using methods, as agreed with the Mining Regulator, to demonstrate: • PM10* concentrations leaving the tenement are less than 50 µg/m^3, when measured over a 24-hour period (midnight to midnight) as specified in the *Environment Protection (Air Quality) Policy 2016,* **and/or** • dust deposition leaving the tenement does not exceed 4g/m^2/month, when monitored in accordance with Australian Standard AS 3580.10.1 Methods for sampling and analysis of ambient air – Determination of particulates – Deposited matter – Gravimetric method *Particulate matter with an aerodynamic diameter of ten micrometres of less

Control and Management Strategies

Rehabilitation will occur progressively in accordance with the Mining Plan.

All loaded trucks leaving the Tenement will be covered.

Mining will not occur during extreme wind days (i.e. dry conditions and wind speeds over 50km/hr)

Haul roads will be watered when required to control dust.

3.9 Surface Water

Outcome	**Measurement Criteria**
No adverse impact to surface water quality and water-dependent ecosystems on or off the Land as a result of contamination and sedimentation caused by mining operations.	Photographic records in the Mine Logbook, following rainfall events resulting in run-off will demonstrate that surface water coming into contact with mining operations is retained within the tenement.

Control and Management Strategies

Rehabilitation will occur progressively in accordance with the Mining Plan.

Any material amount of surface water impacted by mining operations will be captured and retained within the Tenement.

Mining operations will not capture or retain any material amounts of surface water which would require management.

Clean surface water runoff will be diverted around the working area.

3.10 Visual Amenity	
Outcome The form, contrasting aspects and reflective aspects of mining operations are visually softened to blend in with the surrounding landscape.	**Measurement Criteria** Annual site inspection records demonstrate that: • the maximum area of un-rehabilitated land at any one time is 3 hectares; and • progressive and final rehabilitation has been completed in accordance with the approved Mining Plan.
Control and Management Strategies Mining operations will be progressively rehabilitated as per the Mining Plan. The maximum area of un-rehabilitated land will be less than 3 hectares at any one time. EML 6558 is screened from neighbouring properties by vegetation and agricultural buildings.	

3.11 Post Mining Land Use	
Outcome All land disturbed by mining operations is rehabilitated to achieve the post mining land use.	**Measurement Criteria** Following final rehabilitation work an appropriate person will inspect the site and verify in a report (to be stored in the Mine Logbook) that final rehabilitation has been undertaken in accordance with the Mining Plan to achieve the approved post mining land use.
Control and Management Strategies Mining operations will be progressively rehabilitated to achieve post mining land use as per the Mining Plan. The land will be revegetated with a crop or pasture for grazing or a combination of both in different areas.	

3.12 Groundwater

Outcome	**Measurement Criteria**
No adverse impact to groundwater caused by mining operations.	Annual inspection or survey (as agreed with Mining Regulator) of the pit floor recorded in the Mine Logbook will demonstrate that mining operations do not exceed the mine depth levels stated in the Mining Plan.

Control and Management Strategies

No mining is undertaken within 2 metres of the estimated highest seasonal groundwater level.

3.13 Protection of Third party Property, Infrastructure and Adjacent Land Use	
Potential impacts from mining on third party property and Infrastructure, including adjacent land use, were identified as a concern during stakeholder consultation.	
Outcome No unauthorised damage (including that caused by fire) to adjacent public or private property, infrastructure and adjacent land use.	**Measurement Criteria** Any complaints of unauthorised damage to adjacent public or private property, infrastructure or impact to adjacent land use from mining operations will be recorded in the Mine Logbook at time of complaint and investigated within 7 days (or other time as agreed with Mining Regulator) to show that the mine operator did not cause the damage or impact through mining operations.
Control and Management Strategies Crushing operations will not be performed on the tenement during total fire ban days.	

Section 4: Records

Records related to measurement criteria will be kept in a Mine Logbook. All records will be kept for the duration of the lease.

Section 5: Lease Conditions

The following outlines how specific lease conditions or requirements that are not outcomes will be addressed in the PEPR (if relevant) or demonstrate how otherwise they have or will be complied with.

Lease Condition	Where in the PEPR and how will the lease condition be addressed:
NIL	**N/A**

Section 6 Operator Capability

I, the Tenement Holder (and any other person who may be acting on behalf of the tenement holder as an operator), have the following appropriate experience, processes and procedures in place to be able to operate the tenement to achieve the environmental outcomes:

SA Crushing and Minerals is a leading mobile crushing company and is the tenement operator of EML6020, EML5702 & EML6535. SA Crushing & Minerals is also DIT Prequalified for the supply of Pavement Materials Categories P1, P2, P3 & P7 Mobile Crushing. SA Crushing & Minerals is part of the Laka Group which has been operating in the civil construction industry since 1997.

Our experience with as a current tenement operator and with also having undertaken mobile crushing for various councils has led to a greater understanding of mining outcomes and reinforced our commitment to sustainable practices to minimise environmental impact. Our focus is on responsible resource extraction, land rehabilitation and maintaining ecological balance while adhering to strict environmental regulations.

Land Rehabilitation - Restoring the quarry site post-extraction with soil stabilisation, revegetation and contouring for natural landscape recovery.

Dust and Noise Management – Using techniques to control dust emissions and minimise noise pollution in surrounding areas.

Biodiversity Conversation – Preserving natural habitats and promoting the return of native flora and fauna to rehabilitated areas.

As an ISO 9001, 14001 and 45001 certified company, we are committed to safe, responsible and environmentally sound quarry operations that protect the land for future generations.



Section 7: Maps and Plans

Attachment 1 – Section 1.6 - Plans - 21010LB-MLP-01-V7, pgs 1-6

Attachment 2 – Section 2 Consultation - APC – Maintenance Agreement

Attachment 3 – Section 1.6 - Staging Plans, pgs 7-21

Attachment 4 – Section 1.3 - Location Access Plan

Section 8: Tenement Holder Declaration

☒	We/ I have taken reasonable steps to review the information to ensure its accuracy and all statements made and information given in this application is true and correct.

Signature: 

Print name: LEITH AHLFORS

Date: 21st January, 2025

Position: DIRECTOR

Appendix 1 – Native Vegetation Assessment and Native Vegetation Management Plan

If native vegetation will be cleared, please provide the native vegetation assessment undertaken by a Native Vegetation Council Accredited Consultant.

If the Significant Environmental Benefit (SEB) will be met via provided an on ground off-set, please provide a Native Vegetation Management Plan



IMPORTANT NOTE:

This plan was prepared for SA Crushing & Minerals from a combination of field survey and existing records (for Mining Lease purposes and should not be used for any other purpose). This is not a boundary survey and boundaries were not marked at the time of survey. An Identification Survey is recommended if there is to be construction on or near boundaries.

Services may exist that were not made aware of at the time of this plan being produced. As such prior to any demolition, excavation or construction on the site, the relevant authorities should be contacted regarding underground services.

For plan presentation purposes some layer information may have been turned off but is still contained within the model.

The latest copies of the Certificate of Title should be checked for the possible location of easements.

This note is an integral part of this plan.

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Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
0	29/06/2022	EC	JEH	INITIAL ISSUE
1	10/02/2023	EC	JEH	MINOR AMENDMENTS
2	29/01/2024	JJJ	JEH	PLAN FORM CHANGE
3	18/09/2024	TJW	JEH	UPDATE TO MINING LEASE

Details

Surveyed	N/A	Date	N/A
Drawn	EC	Date	10/02/2023
Checked	JEH	Map Ref.	6529-46-j
Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

N

SCALE
1:15000
(On A1)

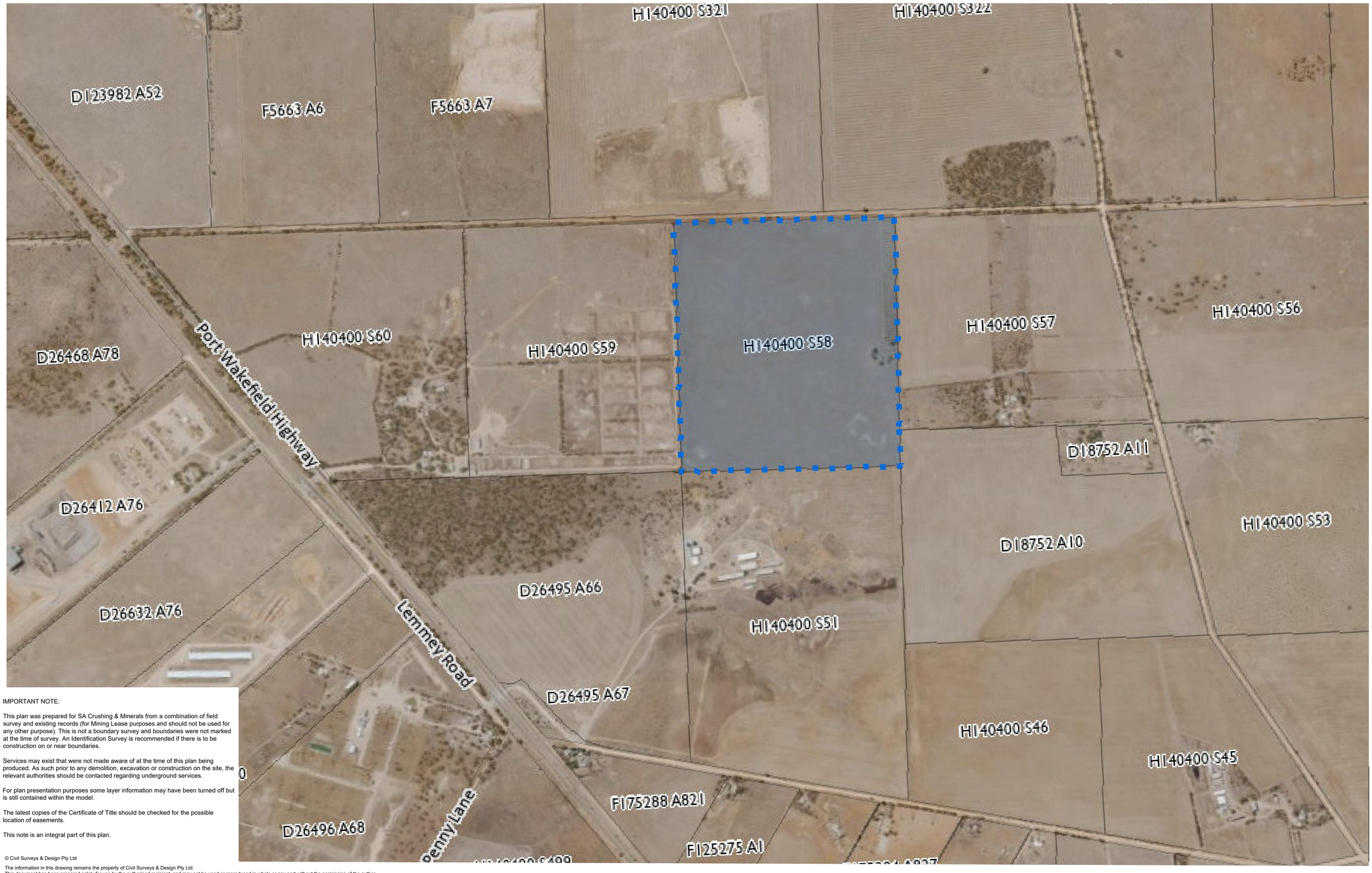
LOCATION PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

Member Surveying & Spatial Sciences Institute
Member Spatial Industries Business Association
Geospatial Information Technology Association
Member Consulting Surveyors National
Member Business SA

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ABN 19 060 705 231

PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO.	21010LB
SHEET	1 of 7
DRAWING NO.	21010LB-MLP-01-V7
REVISION	3



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Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

N

SCALE
1:5000
(On A1)

LOCATION PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

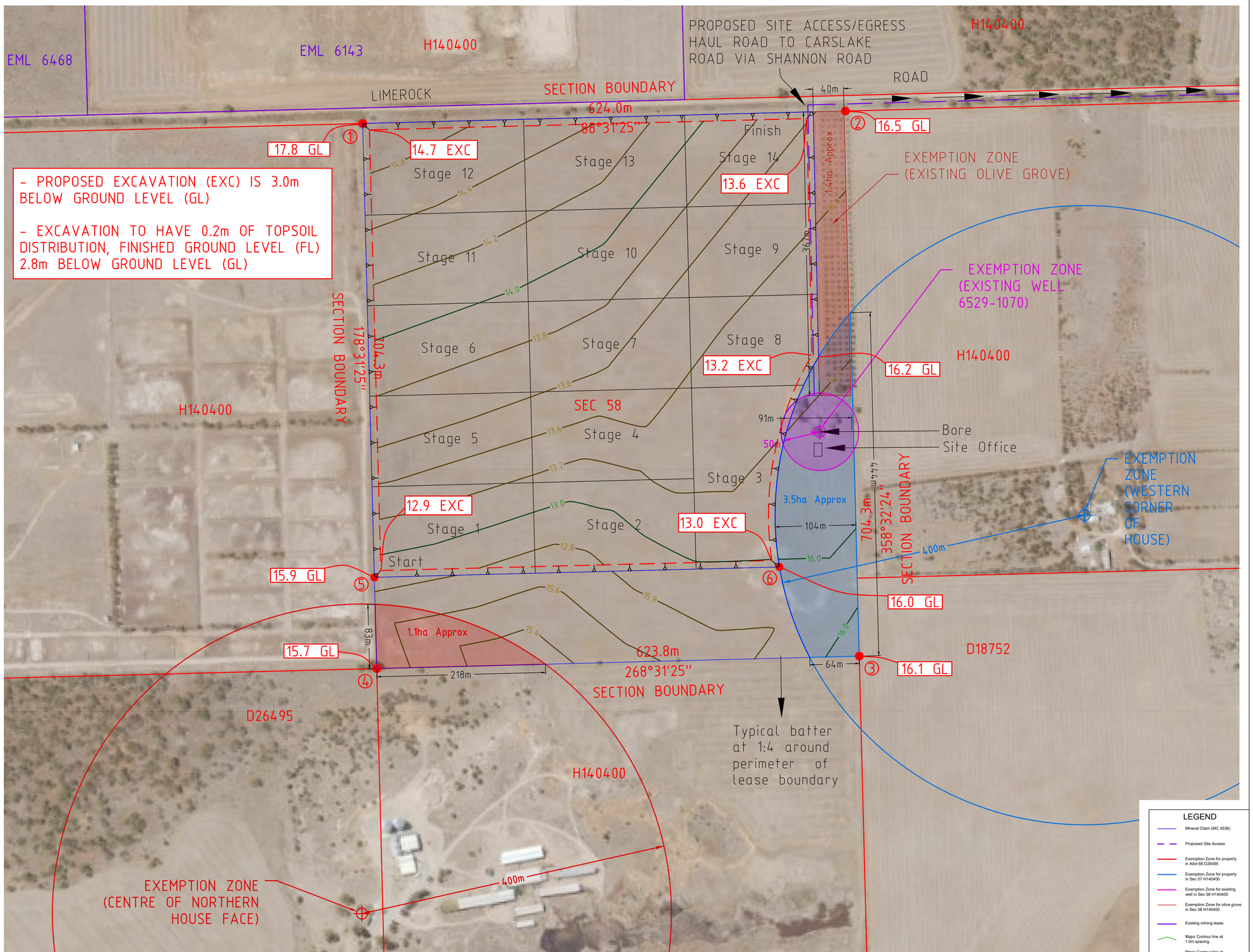
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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 2 of 7
DRAWING NO. 21010LB-MLP-01-V7	REVISION 3

LEASE CORNER COORDINATES		
PT NO.	EAST	NORTH
1	261924.3	6180738.5
2	262549.5	6180754.5
3	262566.6	6180050.7
4	261942.1	6180034.8
5	261942.5	6180152.2
6	262466.1	6180165.6

NOTE: SURVEYED 17/08/2021
BY GPS OBSERVATIONS
DATUM GDA 2020



LEGEND
- Mineral Claim (MC 4536)
- Proposed Site Access
- Exemption Zone for property in Allot 66 D26495
- Exemption Zone for property in Sec 57 H140400
- Exemption Zone for existing well in Sec 58 H140400
- Exemption Zone for olive grove in Sec 58 H140400
- Existing mining lease
- Major Contour line at 1.0m spacing
- Minor Contour line at 0.2m spacing

IMPORTANT NOTE:

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Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
1	10/02/2023	EC	JEH	MINOR AMENDMENTS
2	30/03/2023	TJW	JEH	AMENDMENTS TO STAGING
3	29/01/2024	JJJ	JEH	AMENDMENTS TO STAGING
4	18/09/2024	TJW	JEH	UPDATE TO MINING LEASE
5	19/12/2024	TJW	JEH	UPDATE TO MINING LEASE
6	20/01/2025	TJW	JEH	UPDATE TO MINING LEASE

Details

Surveyed	N/A	Date	N/A
Drawn	EC	Date	10/02/2023
Checked	JEH	Map Ref.	6529-46-j
Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

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SCALE
1:2500
(On A1)

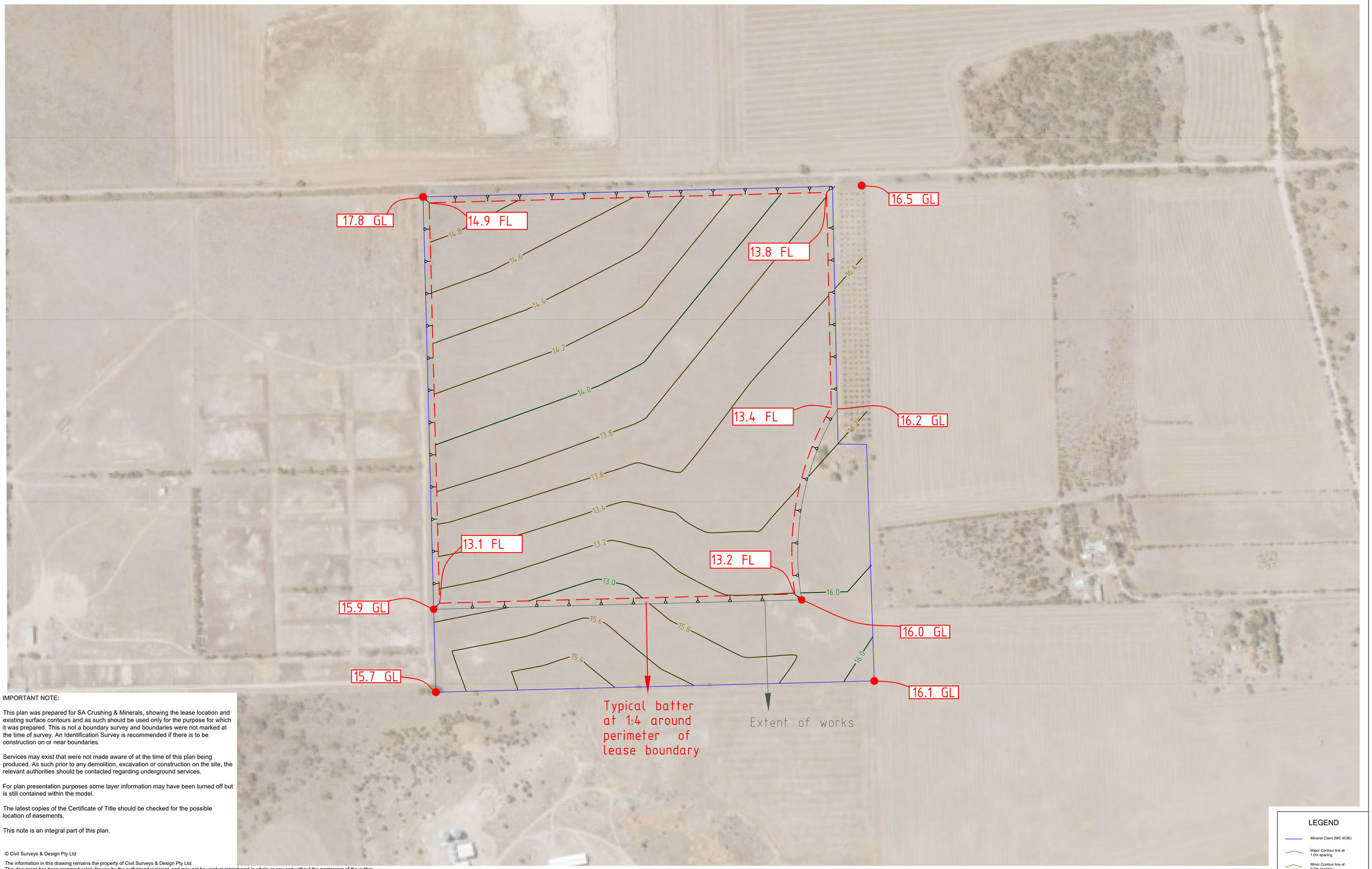
PROPOSED MINING PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 3 of 6
DRAWING NO. 21010LB-MLP-01-V7	REVISION 6



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LEGEND

- Mineral Claim (MC 4536)
- Major Contour line at 1.0m spacing
- Minor Contour line at 0.2m spacing

Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
0	29/06/2022	EC	JEH	INITIAL ISSUE
1	10/02/2023	EC	JEH	MINOR AMENDMENTS
2	29/01/2024	JJJ	JEH	PLAN FORM CHANGE
3	18/092024	TJW	JEH	UPDATE TO MINING LEASE
4	19/12/2024	TJW	JEH	UPDATE TO MINING LEASE
5	20/01/2025	TJW	JEH	UPDATE TO MINING LEASE

Details

Surveyed	N/A	Date	N/A
Drawn	EC	Date	10/02/2023
Checked	JEH	Map Ref.	6529-46-j
Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

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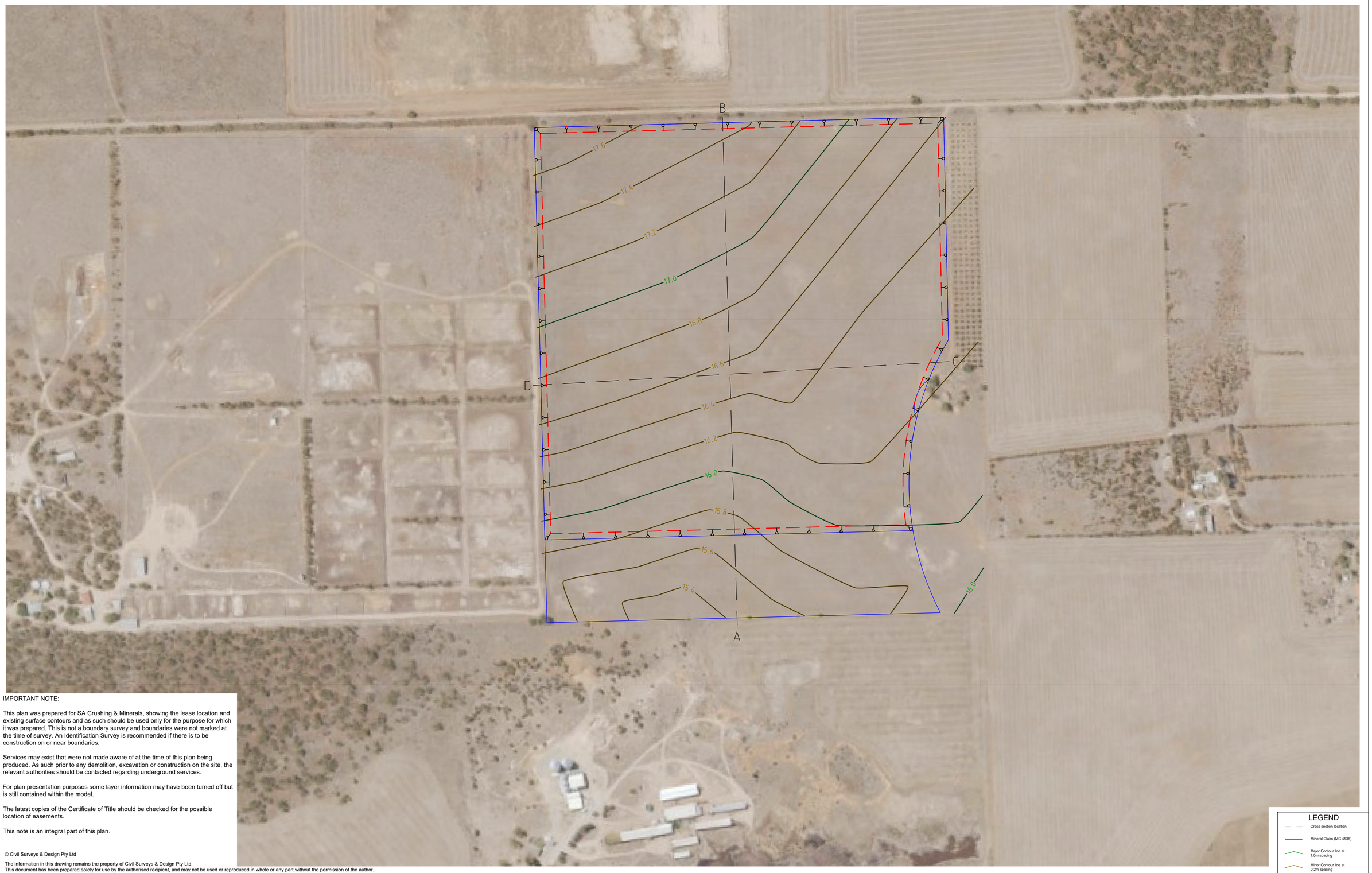
SCALE 1:2500 (On A1)

PROPOSED FINAL LANDFORM PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 4 of 6
DRAWING NO. 21010LB-MLP-01-V7	REVISION 5



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LEGEND

- Cross section location
- Mineral Claim (MC 4536)
- Major Contour line at 1.0m spacing
- Minor Contour line at 0.2m spacing

Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
0	29/06/2022	EC	JEH	INITIAL ISSUE
1	10/02/2023	EC	JEH	MINOR AMENDMENTS
2	29/01/2024	JJJ	JEH	PLAN FORM CHANGE
3	18/09/2024	TJW	JEH	UPDATE TO MINING LEASE
4	20/01/2025	TJW	JEH	UPDATE TO MINING LEASE

Details

Surveyed	N/A	Date	N/A
Drawn	EC	Date	10/02/2023
Checked	JEH	Map Ref.	6529-46-j
Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

N

SCALE 1:2500 (On A1)

CROSS SECTION LOCATION MAP

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

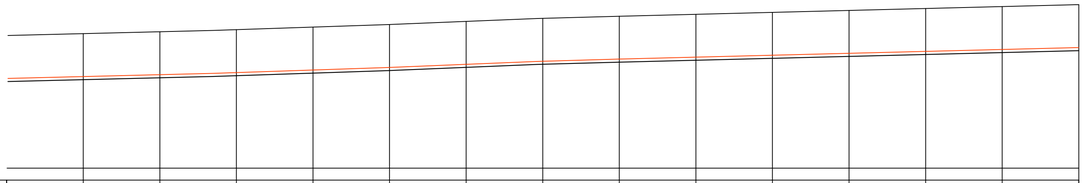
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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO.	21010LB
SHEET	5 of 6
DRAWING NO.	21010LB-MLP-01-V7
REVISION	4

SOUTH - NORTH ALIGNMENT SECTION

SCALES: HORIZONAL 1:500 VERTICAL 1:50



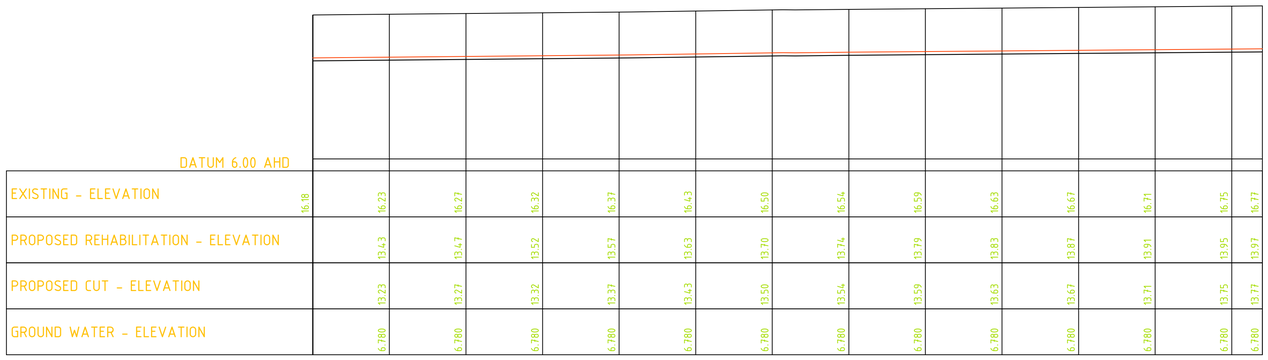
DATUM 6.00 AHD

EXISTING - ELEVATION	15.56	15.68	15.81	15.98	16.15	16.35	16.56	16.69	16.82	16.95	17.07	17.20	17.32	17.45
PROPOSED REHABILITATION - ELEVATION	12.76	12.88	13.01	13.18	13.35	13.55	13.76	13.89	14.02	14.15	14.27	14.40	14.52	14.65
PROPOSED CUT - ELEVATION	12.56	12.68	12.81	12.98	13.15	13.35	13.56	13.69	13.82	13.95	14.07	14.20	14.32	14.45
GROUND WATER - ELEVATION	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780

A B

EAST - WEST ALIGNMENT SECTION

SCALES: HORIZONAL 1:500 VERTICAL 1:50



DATUM 6.00 AHD

EXISTING - ELEVATION	16.18	16.23	16.27	16.32	16.37	16.43	16.50	16.54	16.59	16.63	16.67	16.71	16.75	16.77
PROPOSED REHABILITATION - ELEVATION	13.43	13.47	13.52	13.57	13.63	13.70	13.74	13.79	13.83	13.87	13.91	13.95	13.97	
PROPOSED CUT - ELEVATION	13.23	13.27	13.32	13.37	13.43	13.50	13.54	13.59	13.63	13.67	13.71	13.75	13.77	
GROUND WATER - ELEVATION	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	6.780	

C D

LEGEND

- EXISTING SURFACE
- PROPOSED REHABILITATION SURFACE
- PROPOSED CUT SURFACE
- GROUND WATER LEVEL

TYPICAL BATTER AT 1:4 AROUND PERIMETER OF LEASE BOUNDARY

DATUM HEIGHT IS AHD

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Revisions

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1	10/02/2023	EC	JEH	MINOR AMENDMENTS
2	30/03/2023	TJW	JEH	SOUTH-NORTH REHABILITATION RL'S AMENDED
3	29/01/2024	JJJ	JEH	PLAN FORM CHANGE
4	18/09/2024	TJW	JEH	UPDATE TO MINING LEASE PLAN
5	19/12/2024	TJW	JEH	UPDATE TO MINING LEASE PLAN
6	20/01/2025	TJW	JEH	UPDATE TO MINING LEASE PLAN

Details

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CROSS SECTIONS

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 6 of 6
DRAWING NO. 21010LB-MLP-01-V7	REVISION 6

Kelledy Jones

Road Maintenance Agreement – Mining Operations

Adelaide Plains Council

The Proponent named in Item 1 of the Schedule

T. 08 8113 7100
Level 6/19 Gilles Street
Adelaide SA 5000
GPO Box 2024 SA 5001
ABN 60 159 460 723

Contents

1. Definitions and interpretation 2
2. Transport Permit 4
3. Road maintenance 4
4. Council Insurance 5
5. Proponent's obligations 5
6. Representations and warranties 7
7. Default and termination 8
8. Security 9
9. Dispute resolution 9
10. Confidential Information 10
11. Notices 10
12. About the Council 11
13. Other information 11
14. Interest upon moneys outstanding 11
15. General Provisions 12

ROAD MAINTENANCE AGREEMENT – MINING OPERATIONS

THIS AGREEMENT is made the day of 2024

PARTIES

ADELAIDE PLAINS COUNCIL ABN 58 384 968 672 of 2a Wasleys Road, MALLALA SA 5502 (the **Council**)

and

THE PROPONENT NAMED AT ITEM 1 OF THE SCHEDULE (the **Proponent**)

BACKGROUND

A. The Council is a council constituted under the *Local Government Act 1999*.

B. The Council is the owner of the road/s named in Item 2 of the Schedule (the **Road**).

C. The Proponent uses the Road for the purposes described in Item 3 of the Schedule (the **Mine**).

D. Given the increased traffic on the Road as a result of Proponent's operations at the Mine, including the increased use by heavy vehicles, the parties acknowledge and agree that the Road will suffer additional wear and tear to that which would ordinarily be expected to occur on the Road. The Road requires maintenance for the life of the Mine to ensure that it remains in a satisfactory condition during this period (the **Road Maintenance**).

E. The parties agree to enter into this agreement for the purposes of ensuring that the Road Maintenance works as described at Item 4 of the Schedule (the **Works**) are undertaken as agreed in this Agreement.

F. The Council and Proponent have entered into this Agreement to record the terms of their agreement for the Road Maintenance.

THE PARTIES AGREE:

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Background**

The parties acknowledge that the matters set out in the Background to this Agreement are true and accurate and form part of this Agreement.

1.2 **Definitions**

Unless the contrary intention appears, in this Agreement:

Agreement means this Road Upgrade and Maintenance Agreement – Mining Operations as executed by the parties and amended from time to time.

Bank Guarantee means an irrevocable and unconditional bank guarantee noted in favour of the Council and acceptable to the Council in its absolute discretion, and which will pay the noted amounts in full to the Council on demand, at the Council's election and for any reason whatsoever (provided the Council is entitled to such payments pursuant to this Agreement) with no expiry date.

Business Day means any day that is not a Saturday, Sunday or declared public holiday in South Australia.

GST has the same meaning as in section 195-1 of the GST Act.

GST Act means the A New Tax System (Goods and Services Tax) Act 1999.

Maintenance Manager means the person appointed as project manager for the Road Maintenance under clause 3.2.1.

Maintenance Specification means the specification for the Road Maintenance identified in Item 6 of the Schedule.

Manager Operations means the person appointed as the Council's Manager Operations, which may change time to time.

Road Maintenance is defined in Item 4 of the Schedule.

Security means a Bank Guarantee in the amount specified in Item 5 of the Schedule.

Term means the term of this Agreement:

1.2.1 commencing on the date of execution; and

1.2.2 unless terminated in accordance with this Agreement, expiring within twenty (20) Business Days of Proponent no longer holding a permit issued to it by the Council in accordance with clause 2.

Wilful Misconduct means any act or omission which is known to be wrongful, or an act or failure to act in relation to which the person is indifferent as to whether it is wrongful or what its consequences might be.

1.3 **General interpretation**

Unless the contrary intention appears, in this Agreement:

1.3.1 a term which is defined in the Background or in clause 1.2 has the meaning therein defined;

1.3.2 the Schedule and Annexures form part of and are incorporated in this Agreement;

1.3.3 any consent of the Council required under the provisions of this Agreement means prior consent in writing which unless otherwise expressly provided, the Council may reasonably withhold in its discretion;

1.3.4 anything which Proponent is required to do under this Agreement must be done at the sole cost and expense of Proponent and completed to the reasonable satisfaction of the Council;

1.3.5 headings are for convenience only and do not affect the interpretation of this Agreement;

1.3.6 words importing the singular include the plural and vice versa and words importing one gender include the other genders;

1.3.7 the term "person" includes a corporate body, partnership, association, government body or other entity;

1.3.8 a reference to a party includes its executors, administrators, successors and permitted assigns;

1.3.9 a reference to any statute or subordinate legislation includes all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to.

1.4 **Interpretation – this Agreement**

1.4.1 This Agreement is written in plain English as far as possible. Its terms are to be interpreted to give effect to the parties' agreement.

1.4.2 No rule will apply to resolve a doubt as to the interpretation of a provision in this Agreement against the party that prepared this Agreement or that particular provision.

1.4.3 The specific provisions will not limit the interpretation of general provisions.

2. TRANSPORT PERMIT

2.1 The Council will assess National Heavy Vehicle Regulator permits for any combination above General Access Vehicles along the Road for the Term, promptly after execution of this Agreement.

2.2 Upon the Council being satisfied of the requirements set out in clause 2.1, the Council will issue a transport permit for the operation of any combination above General Access Vehicles along the Road for the Term.

3. ROAD MAINTENANCE

3.1 **Regular maintenance**

3.1.1 The Proponent will carry out Road Maintenance in accordance with:

(a) the Maintenance Specification as agreed with the Manager Operations; and

(b) all applicable laws, including the requirements of statutory authorities.

3.2 **Appointment of Maintenance Manager**

3.2.1 The Proponent agrees to appoint a person with suitable expertise to project manage the Road Maintenance (the **Maintenance Manager**).

3.2.2 The Maintenance Manager is responsible for:

(a) the day-to-day supervision of the Road Maintenance;

(b) day-to-day decision-making in connection with the Road Maintenance; and

(c) ensuring the Road Maintenance is undertaken in accordance with this Agreement and the Maintenance Specification.

3.2.3 The Proponent will appoint the Maintenance Manager and will advise the Council of their name and contact details by notice provided within seven (7) days from execution.

3.3 **Project management**

The Proponent is solely responsible for engaging contractors, agents and workers as it sees fit to carry out the Road Maintenance.

4. COUNCIL INSURANCE

The Council warrants that it is a member of the Local Government Association Mutual Liability Scheme (the **Scheme**) and is bound by the rules of the Scheme pursuant to the *Local Government Act 1999.*

5. PROPONENT'S OBLIGATIONS

5.1 **Safety requirements**

The Proponent must, at its own cost and expense, comply with all:

5.1.1 reasonable directions given by the Council; and

5.1.2 statutory requirements (including in particular, all requirements under the *Work Health and Safety Act 2012*) insofar as they apply to Proponent,

relating or applicable to any activity undertaken in connection with the Road Maintenance.

5.2 **Damage to Road or Council infrastructure**

5.2.1 If at any time during the Road Maintenance, any damage is caused by the Proponent, its contractors, agents or employees to any infrastructure or land and/or improvements vested in the Council or under the Council's care, control and management in the vicinity of the Road, the Council may by notice in writing to Proponent, providing reasonable particulars of the damage, require Proponent in the Council's absolute discretion to either:

(a) take such steps as the Council may reasonably require to repair the damage within a reasonable period stated in the notice; or

(b) pay to the Council an amount representing a reasonable cost of repairing the damage on or before a date specified in the notice (being no earlier than ten (10) Business Days after the giving of the notice).

5.2.2 If Proponent does not comply with a notice given to it under clause 5.2.1, the Council may recover an amount representing the reasonable costs of repairing the damage from the Proponent as a debt.

5.3 **Repairs**

5.3.1 If during the life of the Mine the Council forms the view that the Road poses a material danger to the safety or health of any member of the public or requires Road Maintenance, the Council may direct the Proponent to undertake further Road Maintenance (the **Repairs**) which must be completed within thirty (30) Business Days and comply with clause 3.

5.3.2 If the Proponent fails to substantially commence and then diligently complete the requested Repairs pursuant to clause 5.3.1 (as the case may be), then the Council may without notice to the Proponent, cause the Repairs to be undertaken.

5.3.3 If the Council causes any work to be undertaken in exercise of its rights pursuant to 5.3.2 (the **Council's Works**):

(a) the Council must use reasonable endeavours to minimise the costs and expenses incurred in undertaking the Council's Works;

(b) the Council must keep commercially reasonable records of the Council's Works and the costs and expenses incurred in undertaking the Council's Works and must allow the Proponent to inspect and take copies of those records at any time during the Council's business hours upon reasonable notice;

(c) within thirty (30) Business Days after completion of the Council's Works, the Council must notify the Proponent of the costs and expenses incurred by the Council in undertaking the Council's Works; and

(d) the Council may recover from the Proponent its reasonable costs and expenses incurred in undertaking the Council's Works by issuing a tax invoice to the Proponent for payment within thirty (30) Business Days.

5.3.4 For the purposes of clause 5.3.3, the Council's costs and expenses include (but are not limited to):

(a) any and all costs and expenses owed to contractors to carry out, provide advice on or manage work;

(b) where any of the Council's employees carry out or manage work, the hourly rates customarily charged by the Council to third parties;

(c) where any of the Council's plant or equipment is used for the works, the rates customarily charged by the Council to third parties for such plant or equipment; and

(d) where the Council supplies any materials for the work, the cost to the Council in procuring and/or supplying those materials.

5.3.5 For the sake of clarification, GST input tax credits allowable to the Council for its costs and expenses will be deducted from any costs and expenses recovered by the Council from the Developer pursuant to clause 5.3.3 above.

5.3.6 If the Council's tax invoice issued under clause 5.3.3(d) is not paid within twenty (20) Business Days, the Council may recover from the Developer interest on the amount unpaid calculated at a rate of 12% per annum on and from the date the amount was due and payable up to and including the date the invoice amount is paid.

5.4 **Indemnity and release**

5.4.1 Subject to clause 5.4.4, the Proponent (including any contractors, agents or employees of Proponent) indemnifies and at all times holds the Council indemnified from and against all claims, demands, actions, suits, judgments, charges, liens, orders, decrees, damages, costs, losses, and expenses which the Council may suffer or incur in connection with or arising directly or indirectly from Proponent's use of the Road during the Term, except to the extent such damages costs losses and expenses are caused by the negligent actions of the Council.

5.4.2 The Proponent (including any contractors, agents or employees of Proponent) releases the Council from all actions, liabilities, claims or demand for any cost, expenses, damage, loss, injury or death incurred or suffered by Proponent in connection with the Road Maintenance, except to the extent caused by the Council's Wilful Misconduct or negligence.

5.4.3 The Proponent's obligations under this clause 5.4 survive the termination of this Agreement.

5.4.4 The Proponent is not required to indemnify the Council in relation to anything which the Council can recover under any insurance it has.

6. REPRESENTATIONS AND WARRANTIES

The Proponent represents and warrants to the Council as at the date of this Agreement and during the term of this Agreement, that:

6.1 it has and will have the power to execute this Agreement and to fulfil its obligations under this Agreement;

6.2 it has taken and will take all necessary action to authorise the entry into and performance of this Agreement and the conduct of the transactions contemplated by this Agreement;

6.3 the execution and delivery of and the performance of its obligations under this Agreement do not and will not breach contractual restrictions or any existing law, regulation, consent or authorisation binding on it;

6.4 no event has occurred and is continuing which would give rise to the Council having a right to terminate this Agreement; and

6.5 it is not in default under any agreement by which it is bound nor in respect of any financial obligation (including contingent obligations).

7. DEFAULT AND TERMINATION

7.1 Default by Council

7.1.1 If the Council:

(a) defaults in the performance a material obligation under this Agreement; or

(b) fails to comply with a material term of this Agreement,

then Proponent may give written notice to the Council specifying the particular default and requiring the same to be remedied within a reasonable time period specified in the notice, and in any event, not less than forty (40) Business Days.

7.1.2 If the Council fails to comply with the notice in clause within the time period set by Proponent under clause 7.1.1, then Proponent may immediately terminate this Agreement by further written notice to the Council.

7.2 Default by Proponent

7.2.1 If the Proponent:

(a) defaults in the performance a material obligation under this Agreement; or

(b) fails to comply with a material term of this Agreement; or

(c) fails to give reasonable assistance to the Council (as reasonably requested by the Council) to enable the Council to proceed diligently and competently with the construction of the Road Maintenance,

then the Council may give written notice to the Proponent specifying the particular default and requiring the same to be remedied within a reasonable time period specified in the notice, and in any event, not less than forty (40) Business Days.

7.2.2 If the Proponent fails to comply with the notice in clause within the time period set by the Council under clause 7.2.1, then the Council may immediately terminate this Agreement by further written notice to the Proponent.

7.3 **Damages**

Without limiting the a party's (the **first party**) rights at law or in equity or otherwise arising against the other party, the first party shall be entitled to recover from the other party, all damages losses and reasonable and proper costs expenses fees and charges which the first party may sustain or incur as a consequence of any delay or failure or both by the other party to perform and observe any and all of the terms and conditions to be observed or performed by the other party, whether this Agreement is determined or not.

8. SECURITY

8.1 The Proponent must provide the Security to the Council for the due observance of Proponent's financial and other obligations under this Agreement. The Proponent's liability under this Agreement is not limited to the Security.

8.2 The Proponent must provide the Security to the Council within ten (10) Business Days of the date of this Agreement.

8.3 The Council may have recourse to the Security to discharge or partially discharge any liability or potential liability of the Proponent to the Council as a result of the failure of the Proponent to perform any of the Proponent's obligations under this Agreement with respect to the Road Maintenance.

8.4 The Council must return the Security provided to the Proponent within three (3) months of the end of the Term or such earlier date as the Council in its absolute discretion may determine.

9. DISPUTE RESOLUTION

9.1 If any dispute or disagreement arises between the Council and the Proponent in connection with this Agreement, the parties undertake to use all reasonable endeavours, in good faith, to settle the dispute or disagreement by negotiation between their representatives.

9.2 In the event that negotiations do not resolve the dispute within twenty (20) Business Days, a mediator agreeable to both parties may be engaged to seek a resolution. If the parties cannot agree upon a mediator within a further five (5) Business Days, a mediator will be appointed by the President or Acting President of the Law Society of South Australia. The cost of the mediator will be borne equally by both parties.

9.3 Nothing in this Agreement is intended to limit either party's right to seek a legal remedy for any dispute that arises.

9.4 The parties agree that matters arising out of any dispute must be kept confidential.

10. CONFIDENTIAL INFORMATION

10.1 The Proponent agrees not to disclose Confidential Information to any person, except:

10.1.1 information that is within the public domain;

10.1.2 as required by law;

10.1.3 with the prior written consent of the other party; or

10.1.4 to the Council's agents, employees or advisers.

10.2 The Proponent acknowledges and agrees that this Agreement (and any other documents, correspondence or information relating to this Agreement or referred to herein) may be subject to disclosure by the Council to third parties if required under the *Freedom of Information Act 1991* and in such case the Council will not be liable to the Proponent for any loss or damage suffered by Proponent as a result of such disclosure.

10.3 For the purposes of this clause 10, ***Confidential Information*** means information (whether in writing or otherwise) given to or gained by Proponent in confidence at any time, that relates to the Council or agents, employees or contractors of the Council.

10.4 The obligations in this clause 10 survive the termination of this Agreement.

11. NOTICES

11.1 A notice must be in writing and signed by the party or their agent. It may be:

11.1.1 delivered in person;

11.1.2 sent by pre-paid post to the address specified in this Agreement (as may be updated by notice to the other parties from time to time); or

11.1.3 sent by email or facsimile to the address or number last notified to all parties.

11.2 Unless stated otherwise, a copy of any notice must be given to each party to this Agreement.

11.3 A notice, if validly given, is taken to have been received:

11.3.1 if delivered in person, at the time of delivery;

11.3.2 if posted, the third Business Day after posting; or

11.3.3 if sent by email and the sender does not receive delivery failure message notifying the sender that the email has failed to be delivered:

(a) between 9.00am and 5.00pm on any Business Day, at the time the notice is sent; and

(b) on any day that is not a Business Day, at 10.00 am on the next

Business Day.

11.4 A notice may be signed by a duly appointed representative of the notifying party, which will include a solicitor.

12. ABOUT THE COUNCIL

12.1 The Council does not warrant or otherwise provide any assurance that this Agreement, and any written communication under this Agreement will be kept confidential and nor will such:

12.1.1 qualify as an exempt document under the *Freedom of Information Act 1991*; or

12.1.2 if recorded in minutes of the Council kept under the *Local Government Act 1999* be prevented from being made publicly available under that Act.

12.2 The Council enters into this Agreement as a council under sections 7 and 36 of the *Local Government Act 1999* and not in any other capacity under that Act or otherwise. This Agreement does not preclude or pre-empt the exercise by the Council of any other regulatory or statutory power or function.

12.3 The Proponent acknowledges that by entering into this Agreement with the Council it may be considered to be a public officer for the purposes of the *Independent Commissioner Against Corruption Act 2012* (**ICAC Act**) and will be obliged to comply with the ICAC Act and the Directions and Guidelines issued pursuant to the ICAC Act.

12.4 The Proponent acknowledges that the *Ombudsman Act 1972* authorises the South Australian Ombudsman to investigate any act of an individual or organisation done in the performance of functions conferred under a contract with the Council. Proponent agrees to ensure compliance with all obligations arising under the Ombudsman Act.

13. OTHER INFORMATION

Notwithstanding anything else contained in this Agreement, the Proponent agrees to comply as soon as practicable with any request by the Council or its consultants for information, plans, specifications, schedules, guides, or other documentation that the Council or its consultants may reasonably require in order for the Council to satisfy its obligations under this Agreement.

14. INTEREST UPON MONEYS OUTSTANDING

Any amount payable by the Proponent to the Council under this Agreement bears interest at the rate charged by the National Australia Bank on an overdraft account with a limit of $100,000 plus 2% from the date on which the amount falls due for payment (and where that date is not specified in this Agreement, from the date on which the Council makes written demand) until payment of the amount in full.

15. GENERAL PROVISIONS

15.1 Goods and Services Tax

15.1.1 In this Agreement an expression defined in the GST Act has the meaning given to it in the GST Act.

15.1.2 If a party makes a supply under or in connection with this Agreement in respect of which GST is payable, the consideration for the supply is increased by an amount equal to the GST payable by the supplier on the supply.

15.1.3 A party need not make a payment for a taxable supply under or in connection with this Agreement until it receives a tax invoice for the supply.

15.2 Relationship

This Agreement does not create a relationship of employment, agency or partnership between the parties.

15.3 Business Days

If the day on which an act is to be done under this Agreement is not a Business Day, that act may be done on the next Business Day.

15.4 Governing Law

This Agreement will be governed by and construed in accordance with the laws of South Australia.

15.5 Waiver

A waiver of a provision of or right under this Agreement:

15.5.1 must be in writing signed by the party giving the waiver; and

15.5.2 is effective only to the extent set out in the written waiver.

15.6 Entire Agreement

This Agreement contains the entire agreement between the parties in respect of the subject matter of this Agreement. This Agreement supersedes any prior agreement or understanding (if any) between the parties and there is no collateral or other form of agreement between the parties in relation to the subject matter of this Agreement.

15.7 Survival

Each term capable of taking effect after the expiration or termination of this Agreement, remains in force after the expiration or termination of this Agreement.

15.8 **Amendment**

Any amendment to a term of this Agreement must be made in writing executed by the parties or duly authorised officers on behalf of the parties.

15.9 **Severance**

If any part of this Agreement is found to be invalid or void or unenforceable, then that part will be severed from this Agreement and the remainder of this Agreement will continue to apply.

15.10 **Assignment**

Neither party may assign, encumber, declare a trust over or otherwise deal with its rights under this document without the written consent of the other party.

15.11 **Further assurances**

Each party will do all things necessary to give full effect to this document.

15.12 **Counterparts**

This document may be executed in counterparts.

15.13 **Costs**

Each party will bear its own costs in connection with the preparation, negotiation and execution of this Agreement.

15.14 **Electronic execution**

15.14.1 The parties agree that a party may electronically sign an electronic copy of this agreement and by doing so will:

(a) bind itself to this agreement; and

(b) satisfy any statutory or other requirements for this agreement to be in writing and signed by that party.

15.14.2 An electronic copy of this agreement executed by all parties will constitute an executed original counterpart and if that document is printed with the parties' electronic signature appearing that print-out will also constitute an executed original counterpart.

SCHEDULE	
Item 1 **Proponent's details**	Proponent: SA Crushing & Minerals Pty Ltd • ACN 647 167 100 • ABN 98 647 167 100 Postal address: PO Box 458, Roseworthy SA 5371 Email addresses: admin@laka.com.au; leith@laka.com.au
Item 2 **Council roads subject to this agreement**	Proponent's heavy vehicle transport traffic (including all General Access vehicles as prescribed in the NHVR Classification) is to be strictly limited to the listed portions of Adelaide Plains Council's unsealed network: • Limerock Road – the section 800 metres West of Shannon Road, Dublin SA 5501; • Shannon Road – the section 1.45 kilometres between Limerock Road and Carslake Road, Dublin SA 5501; and • Carslake Road – the section 95 metres West of Shannon Road, Dublin SA 5501.
Item 3 **Mining operations**	The mining operations is located at the land comprised in Certificate of Title Register Book Volume 5464 Folio 129, also known as Lot 58 Limerock Road, Lower Light SA 5501. The mining operations extends to surface extraction of Limestone including crushing.
Item 4 **Road Maintenance**	Road Maintenance works to be carried out referencing the Austroads AARB Unsealed Roads Best Practice Guide Edition 2, Section 5 Operations and Maintenance.
Item 5 **Security**	NIL
Item 6 **Maintenance Specification**	Road Maintenance works to be carried out referencing the Austroads AARB Unsealed Roads Best Practice Guide Edition 2, Section 5 Operations and Maintenance. The Maintenance Specification as agreed with the Manager

	Operations as required including but not limited to: • Patrol grading; • Filling of potholes; • Drainage slots; and • Dust control.

EXECUTED as an **Agreement.**

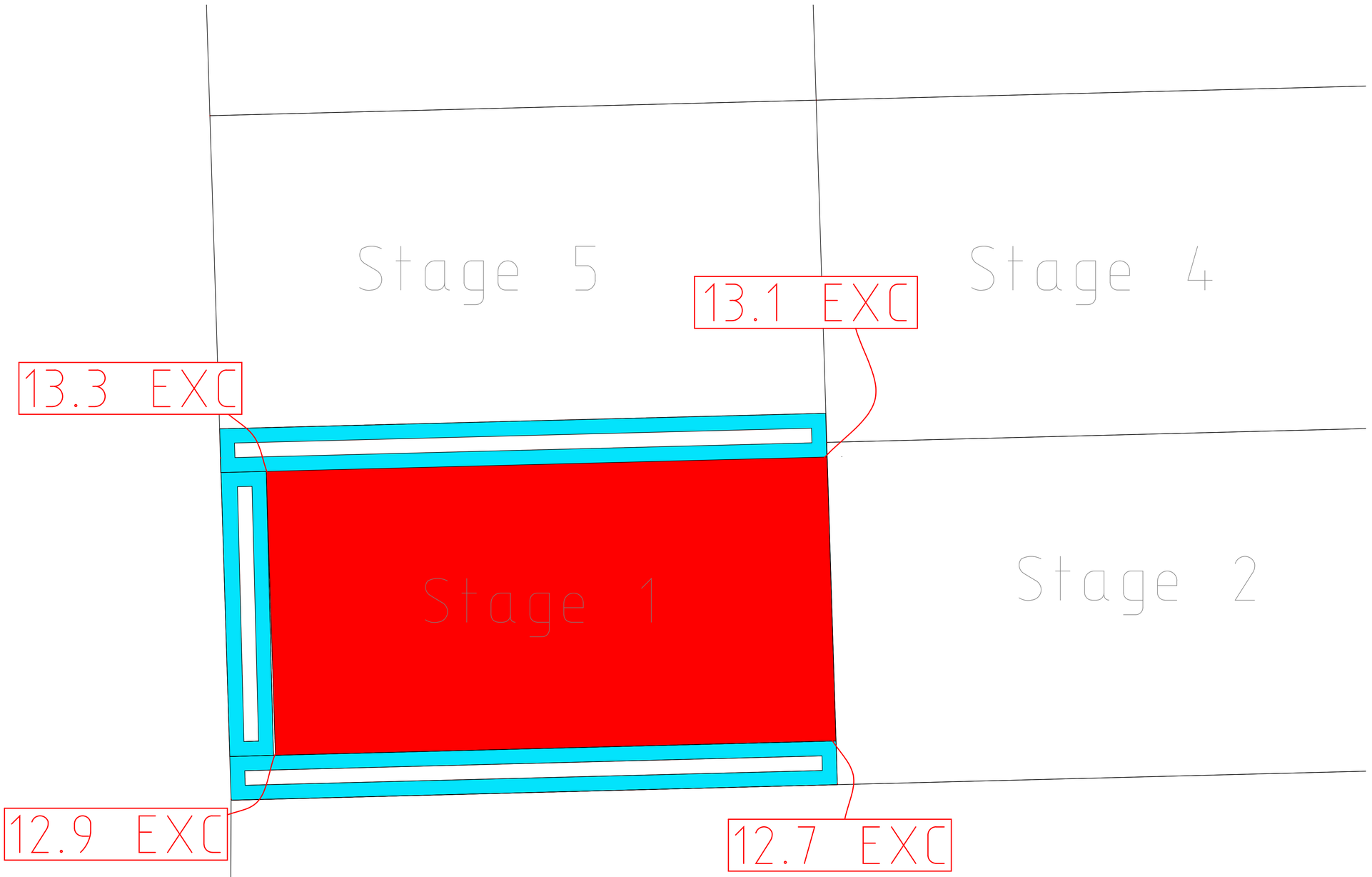
Executed by **the Council** under delegated authority pursuant to section 44 of the *Local Government Act 1999*

.....

Scott Woodcock
Manager Operations

Executed by **the Proponent** in accordance with Section 127 of the *Corporations Act 2001*:

.....	.....
Signature of Director	Signature of Director/Company Secretary
Leith Ahlfors	Leith Ahlfors
Name of Director	Name of Director/Company Secretary



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Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
0	22/01/2025	TJW	JEH	STAGING PLAN ADDED

Details

Surveyed	N/A	Date	N/A
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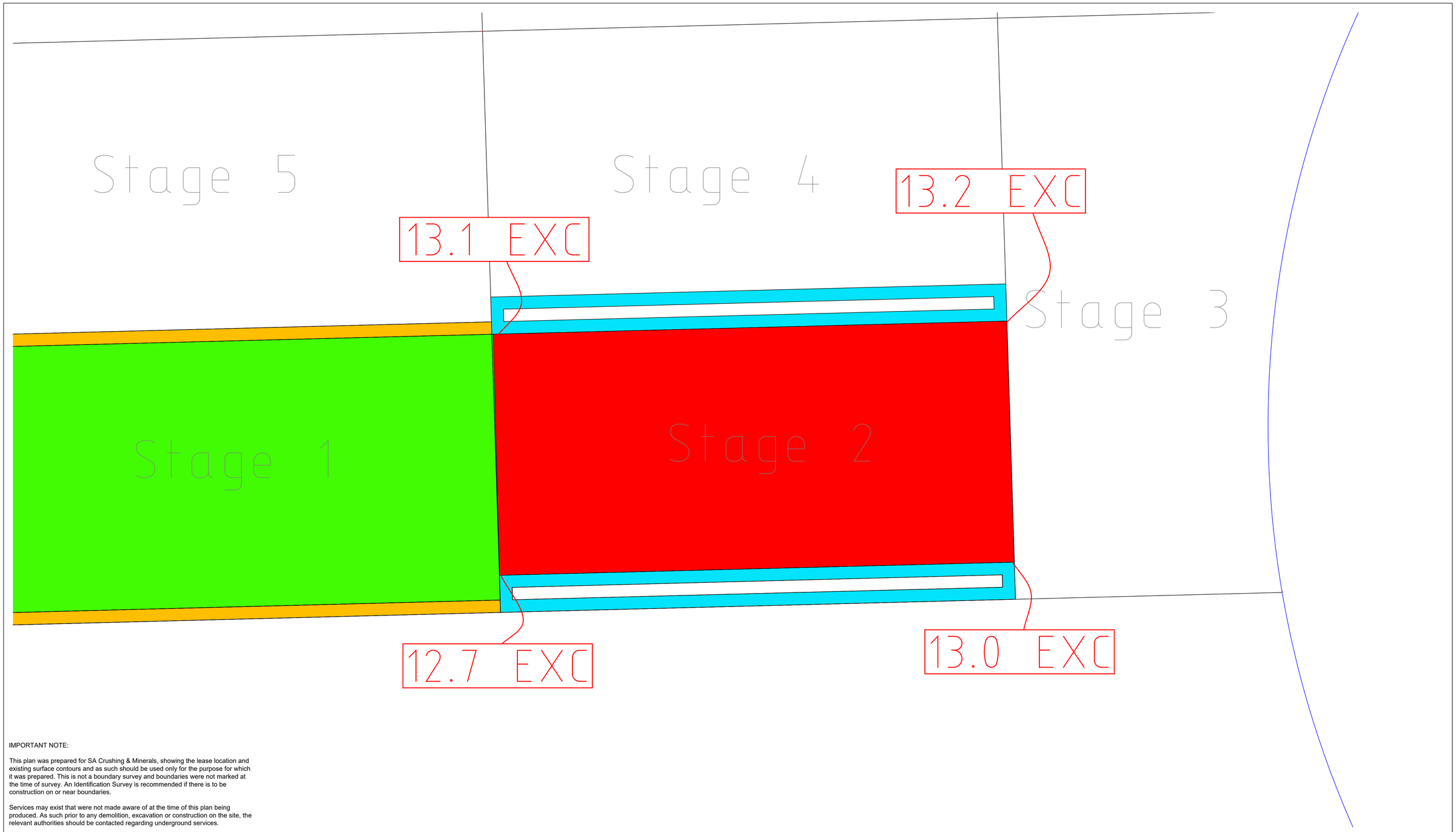
STAGING PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

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PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 7 of 21
DRAWING NO. 21010LB-MLP-01-V7	REVISION 0



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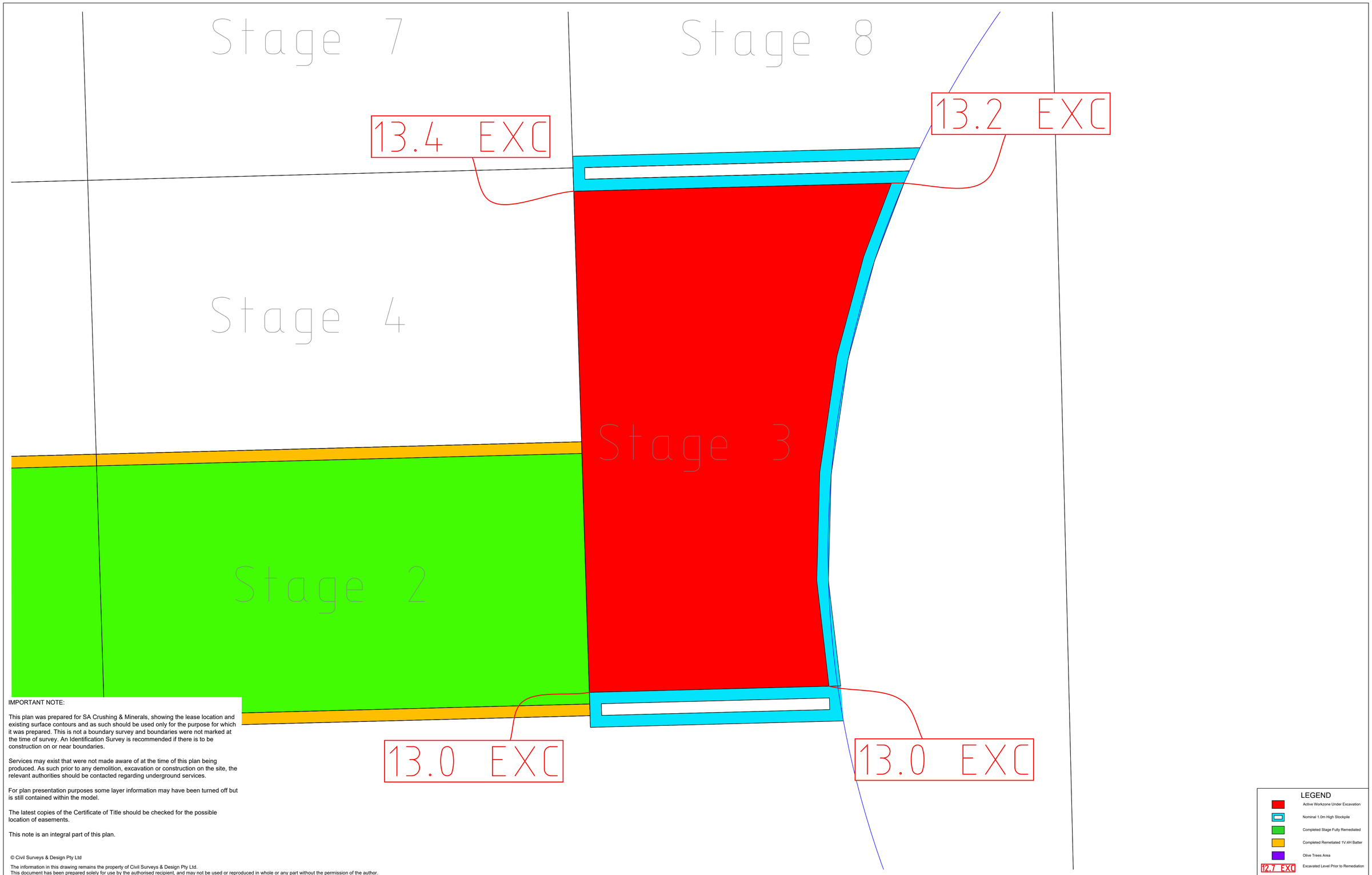
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LEGEND

- Active Workzone Under Excavation
- Nominal 1.0m High Stockpile
- Completed Stage Fully Remediated
- Completed Remetiated 1V:4H Batter
- Olive Trees Area
- 12.7 EXC — Excavated Level Prior to Remediation

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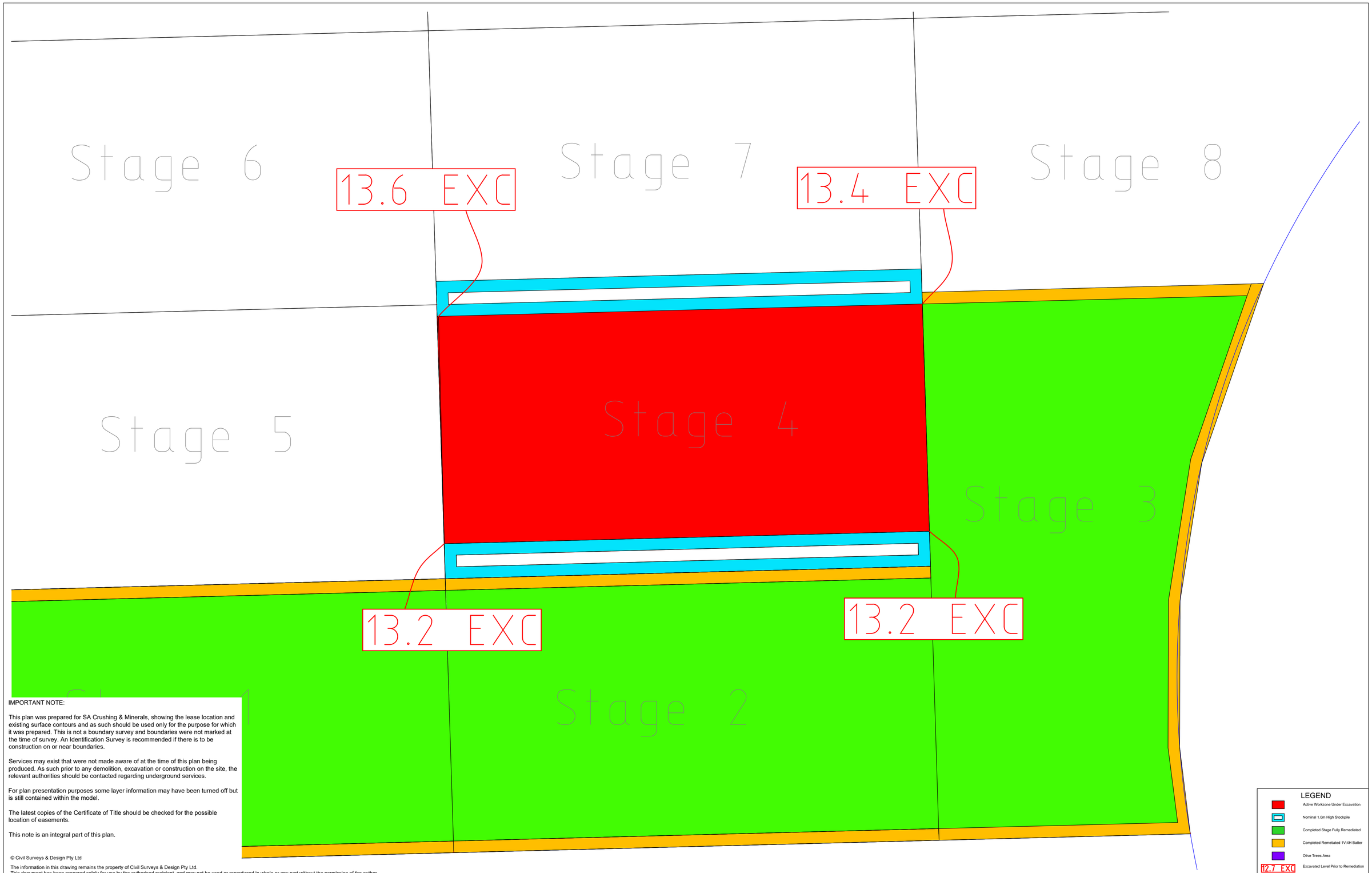
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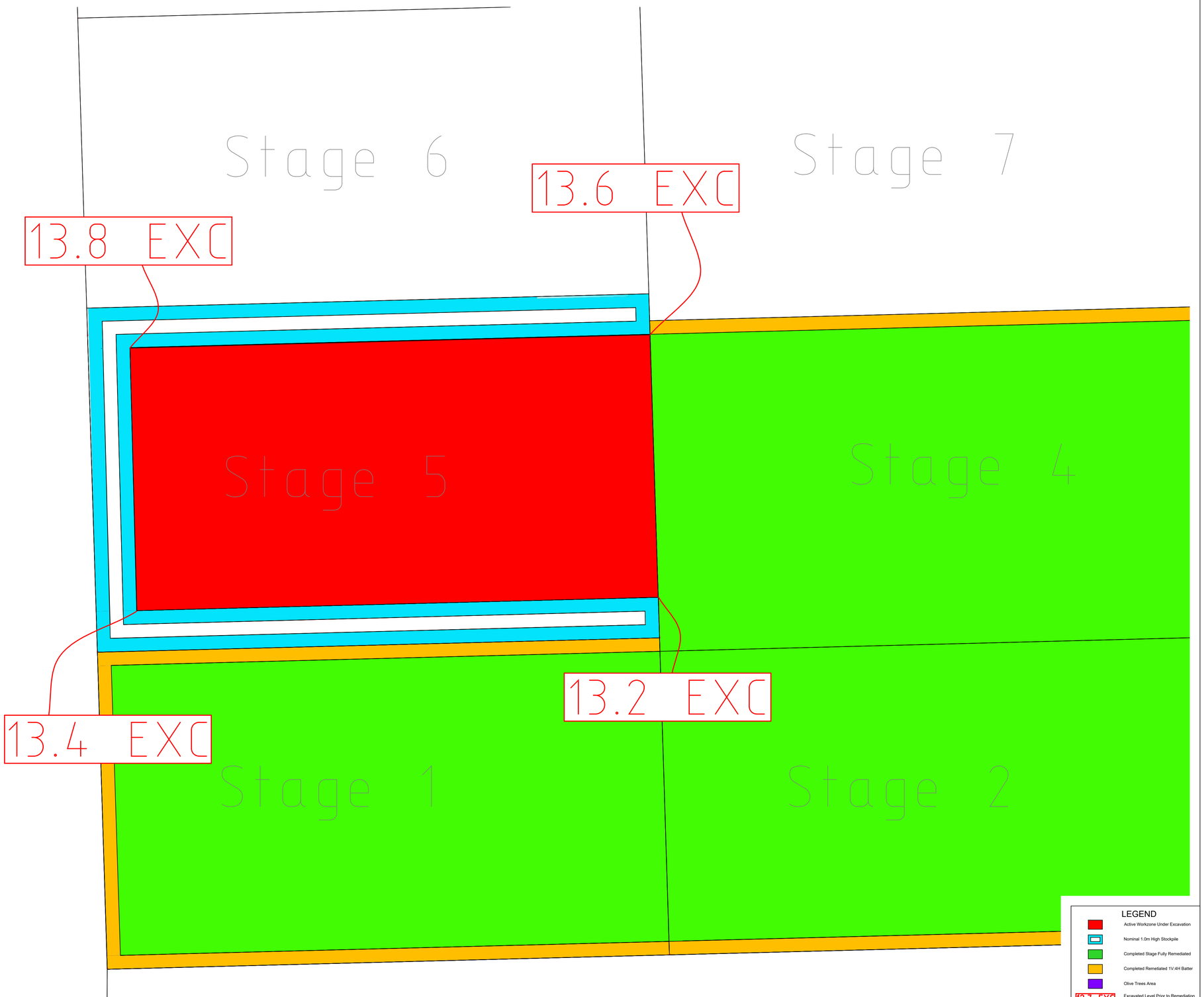
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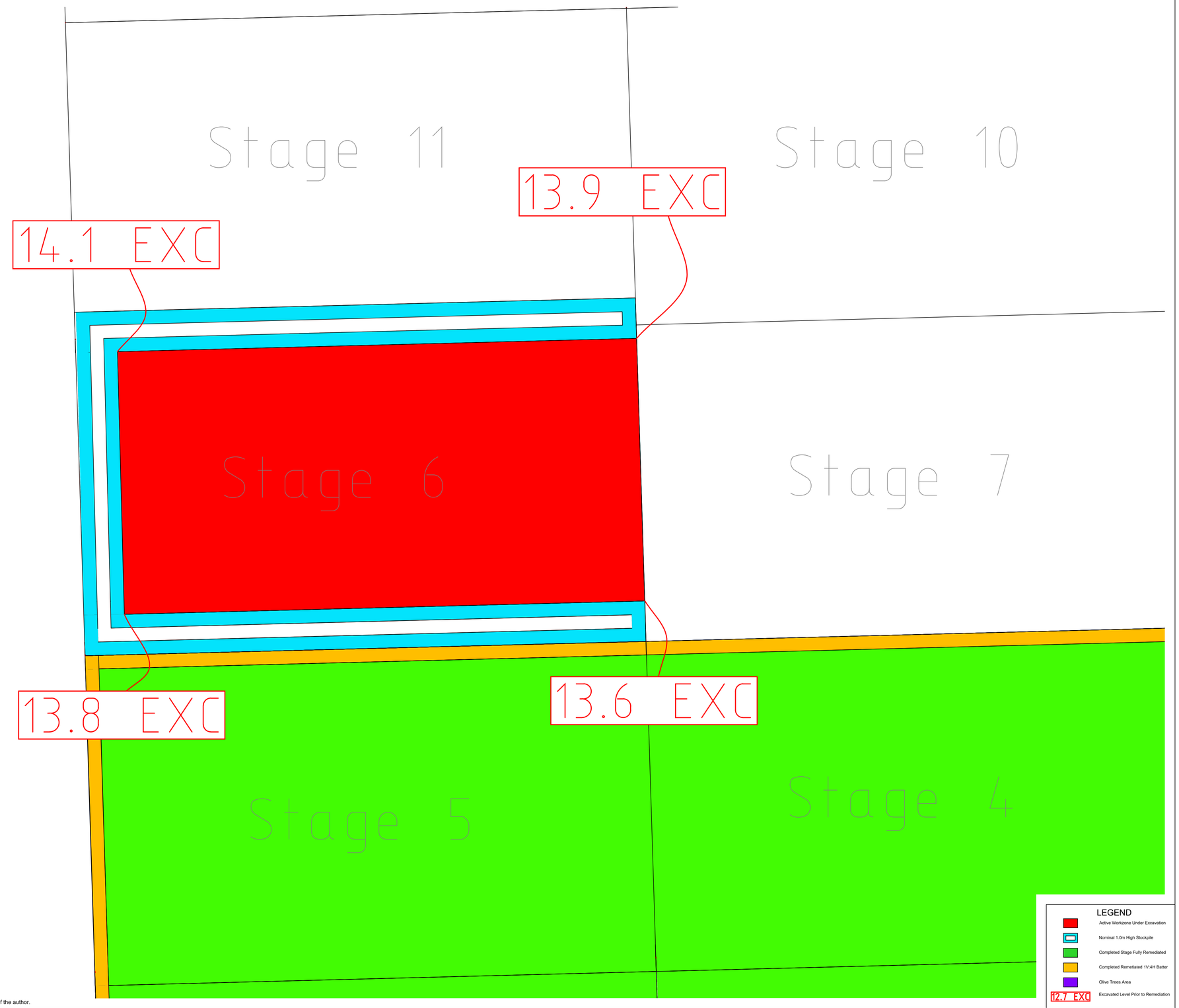
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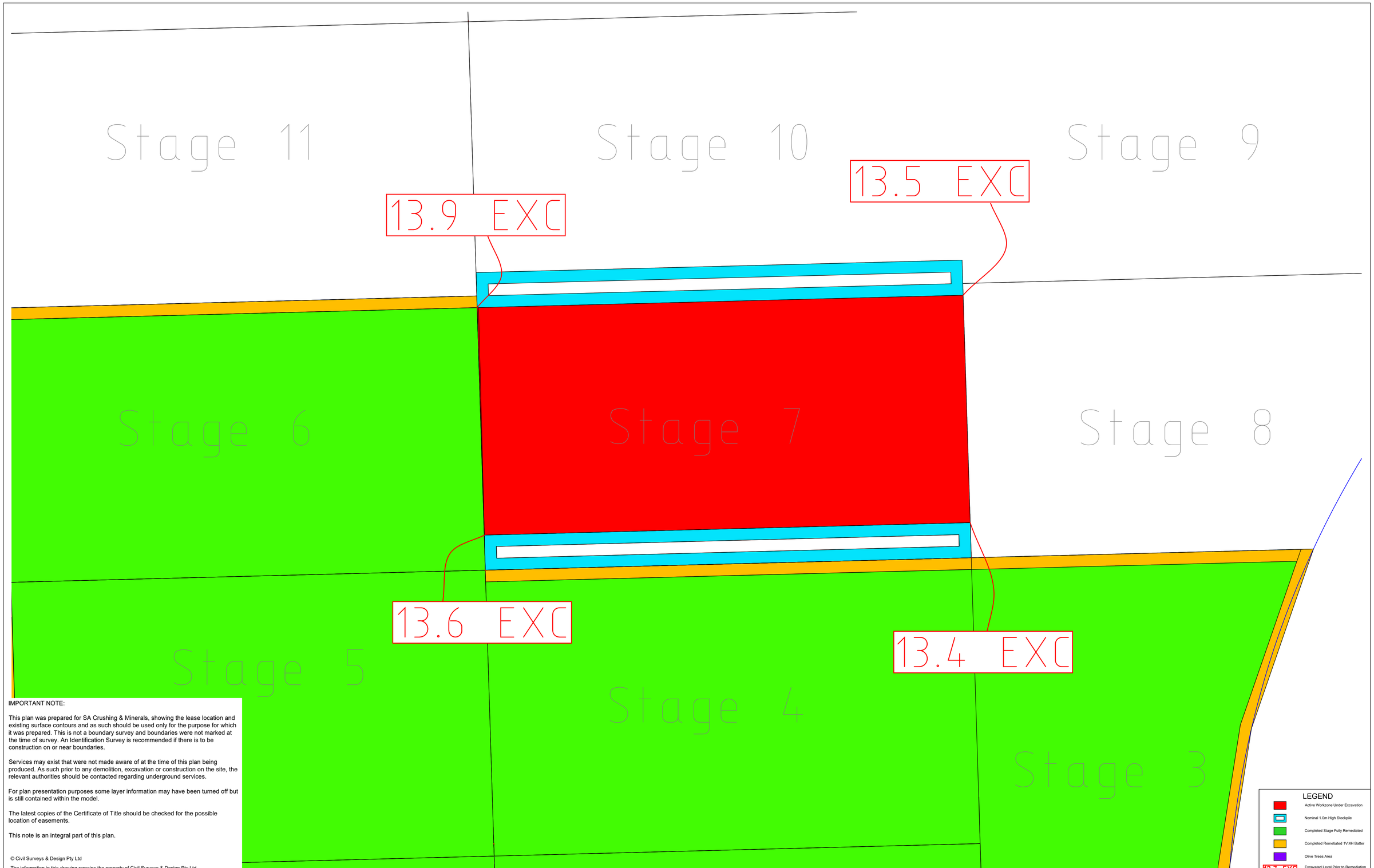
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EMAIL info@civilsurveys.com.au
ABN 19 060 705 231

PROJECT	MINING LEASE EML 6558
CLIENT	SA CRUSHING & MINERALS
JOB NO. 21010LB	SHEET 12 of 21
DRAWING NO. 21010LB-MLP-01-V7	REVISION 0



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Revisions

No.	DATE	BY	CHKD.	DESCRIPTION
0	22/01/2025	TJW	JEH	STAGING PLAN ADDED

Details

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Field Ref.	N/A		
Horizontal Datum	MGA2020		
Vertical Datum	AHD		

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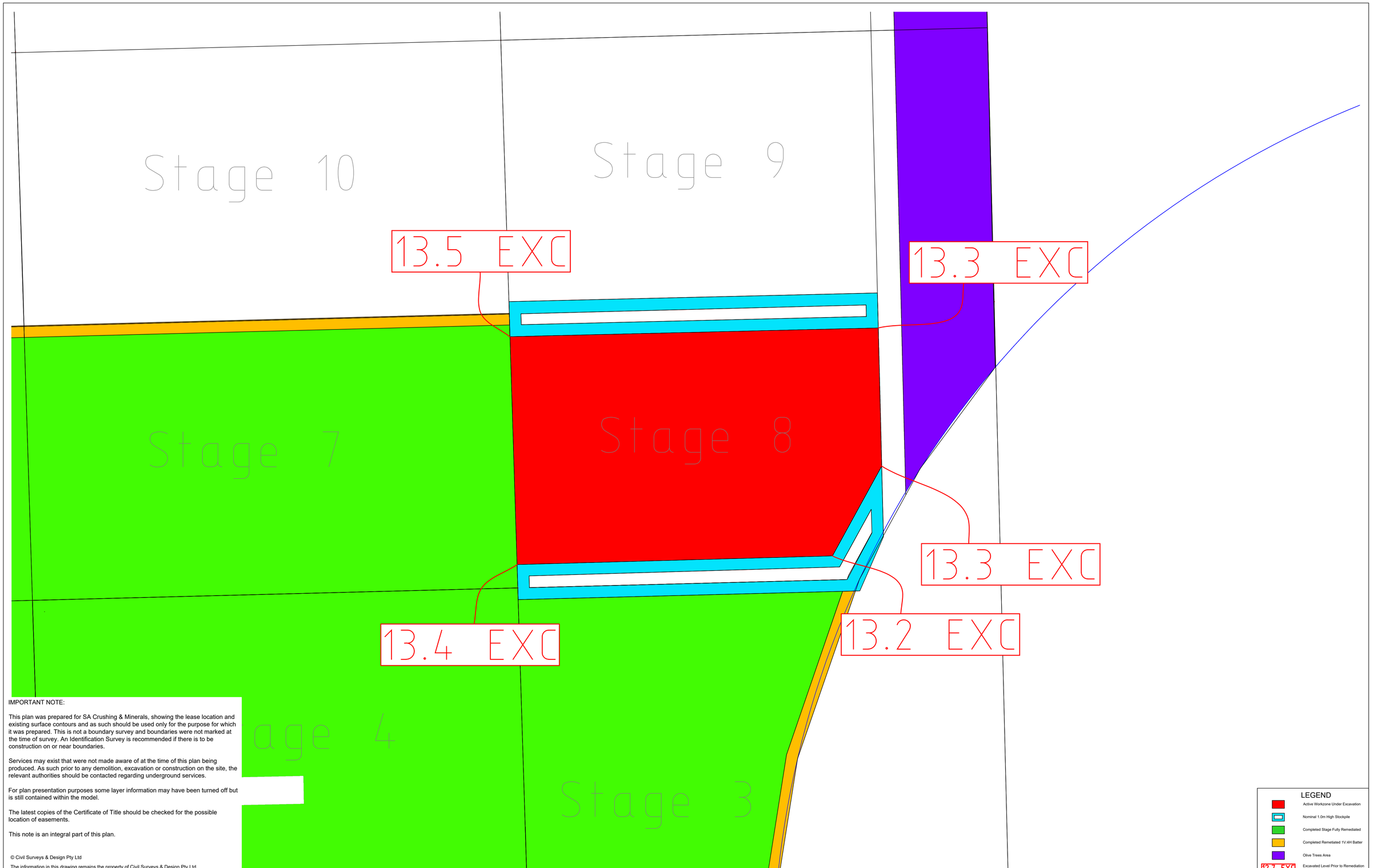
STAGING PLAN

LIMEROCK ROAD, LOWER LIGHT
SECTION 58, HUNDRED OF DUBLIN
CT 5464/129, ADELAIDE PLAINS COUNCIL

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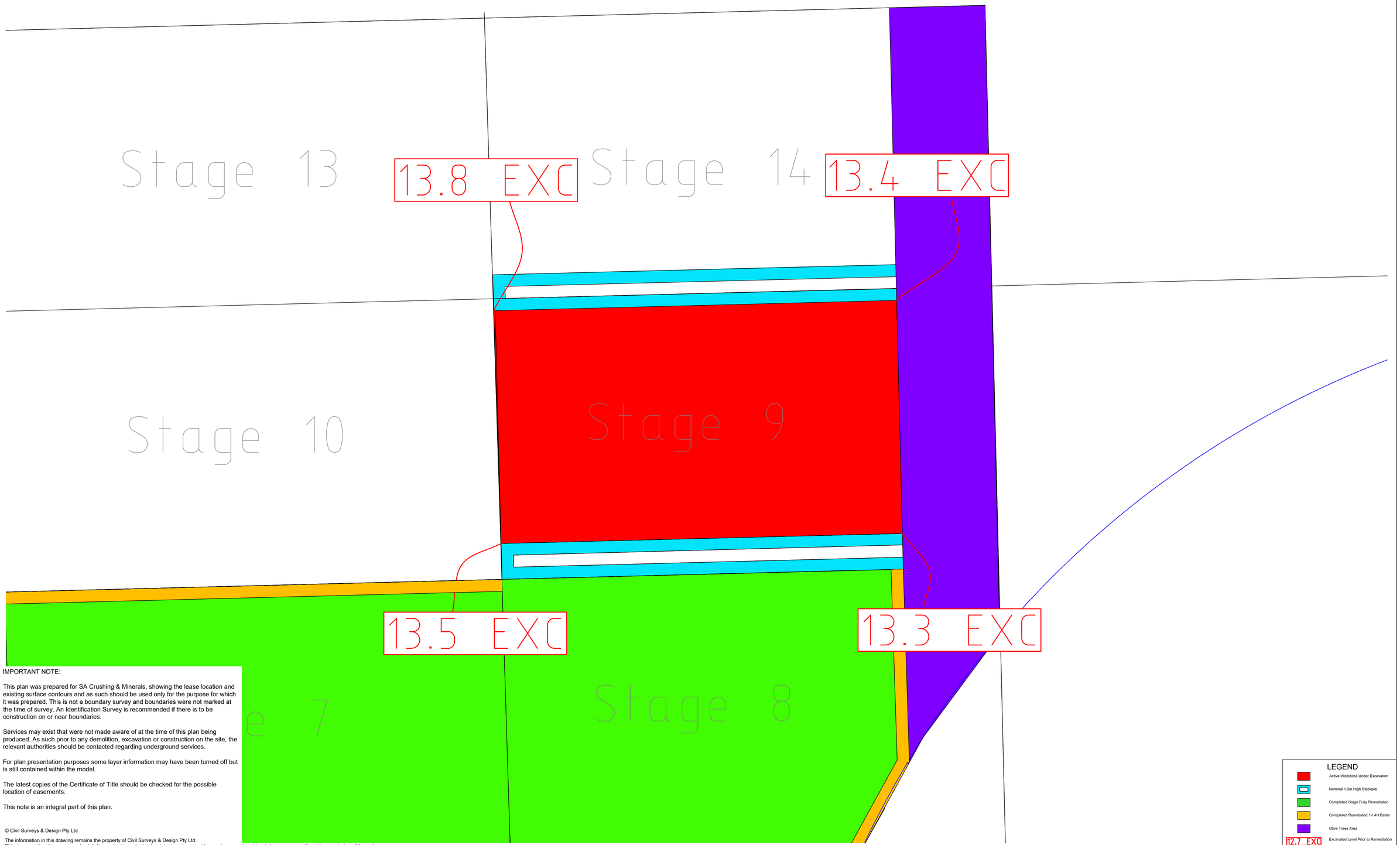
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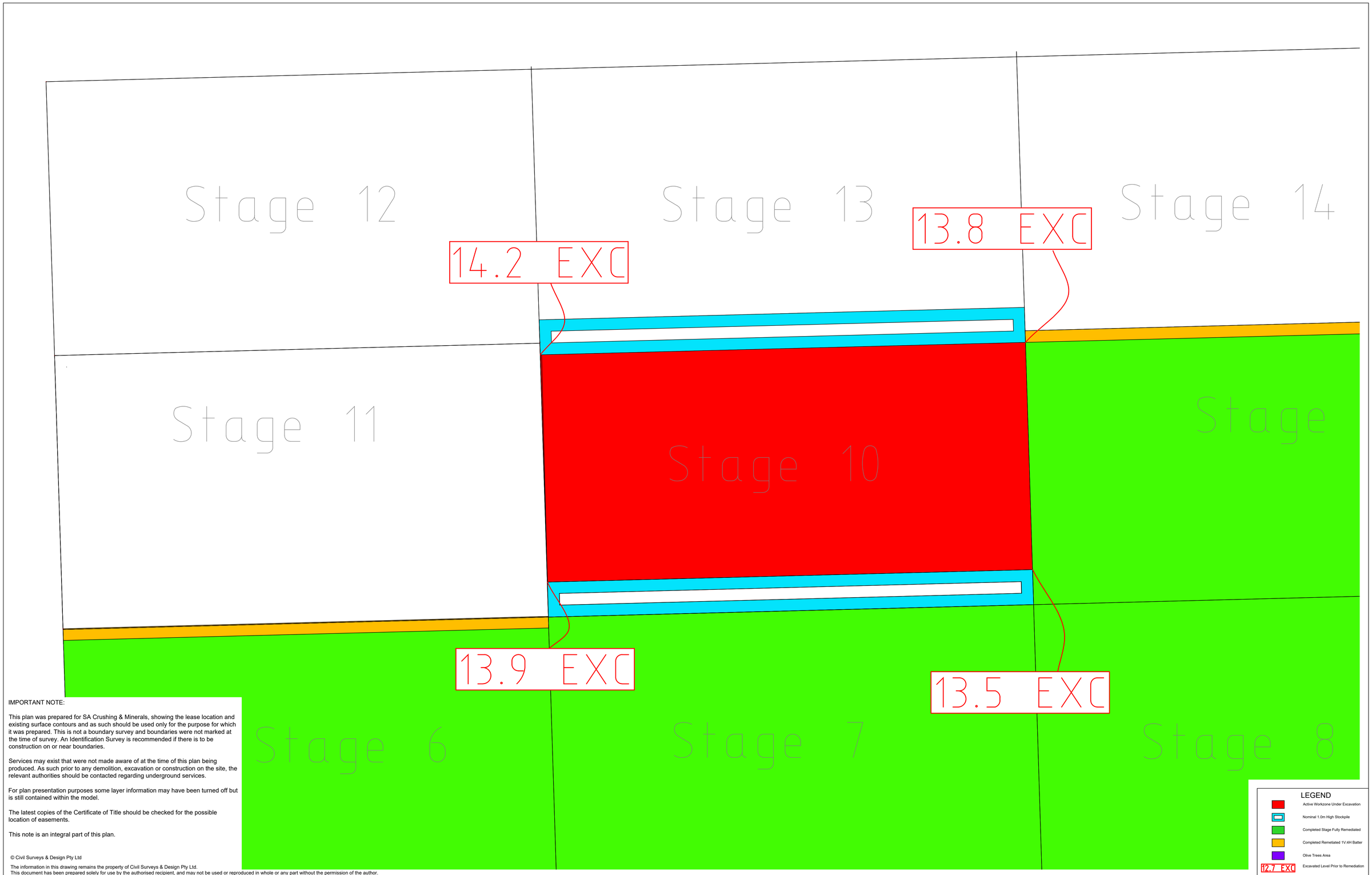
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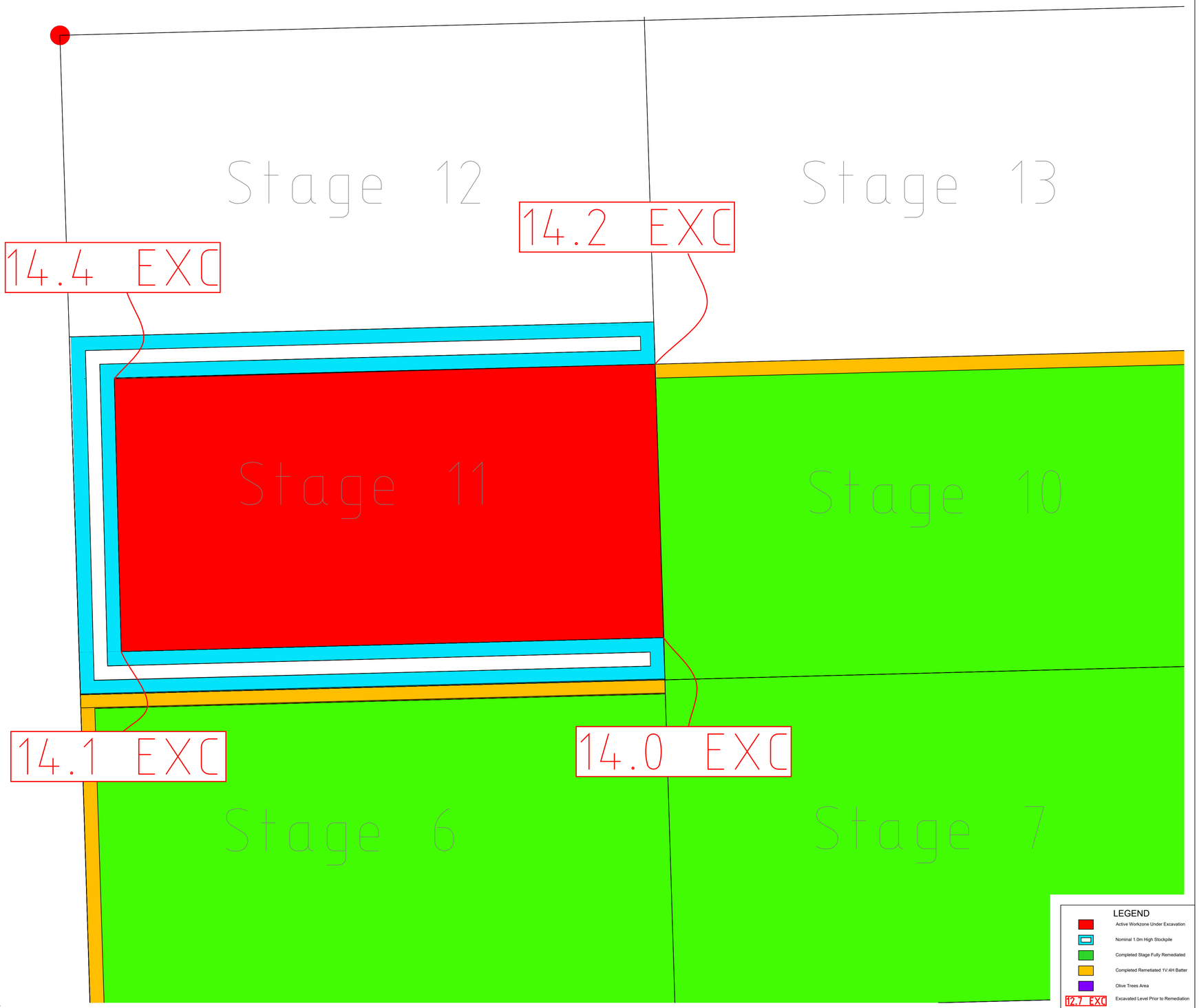
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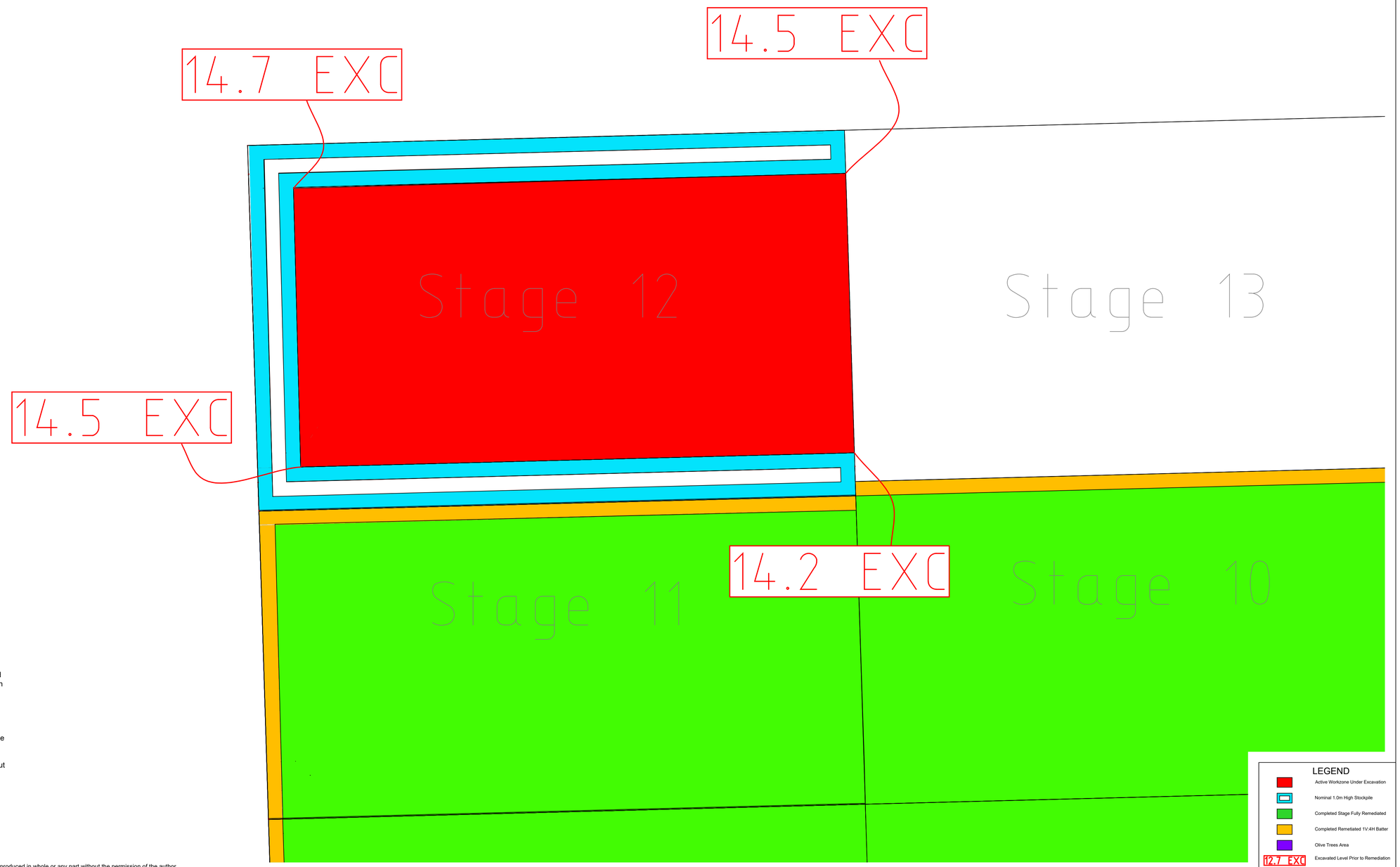
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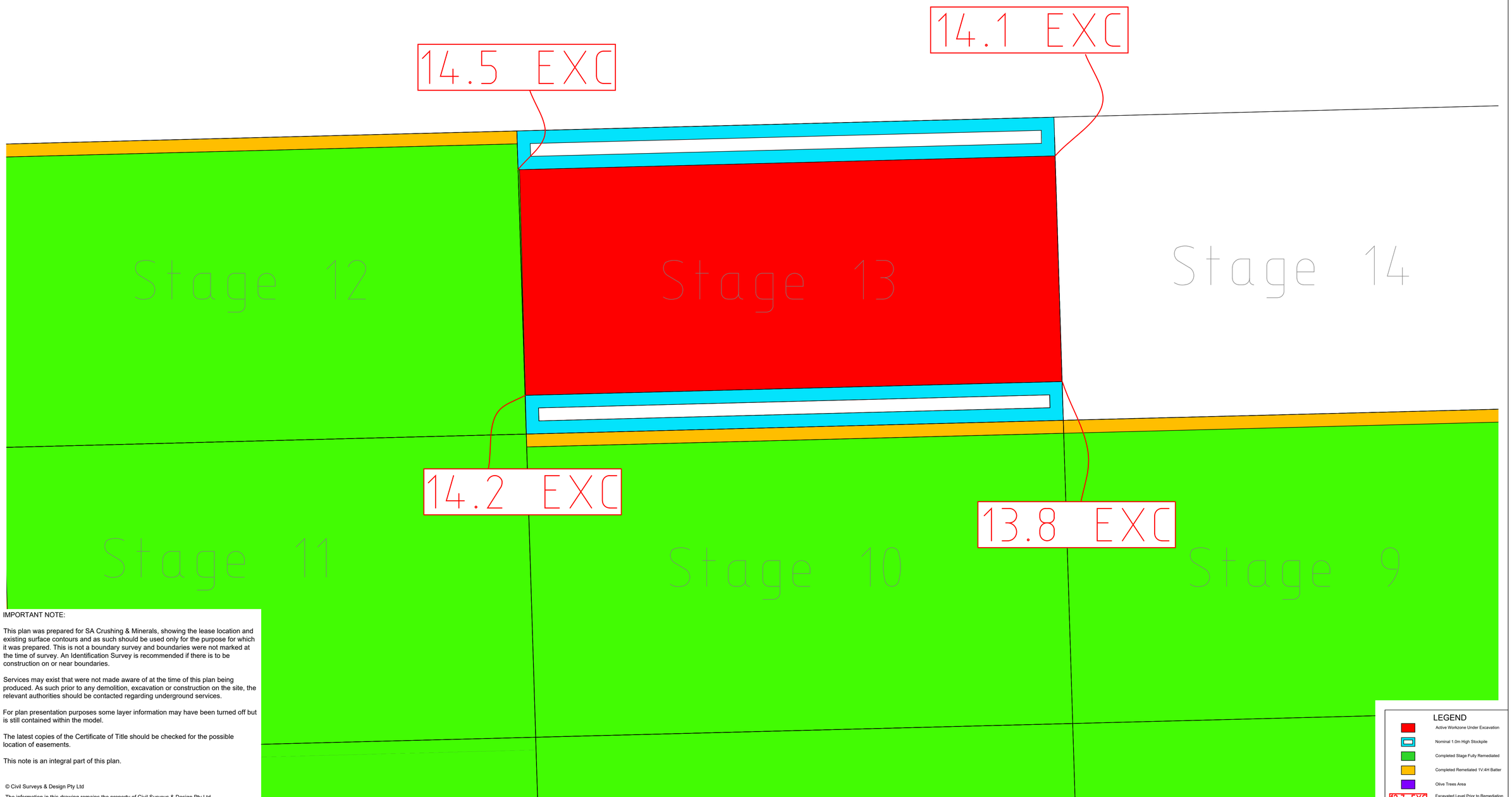
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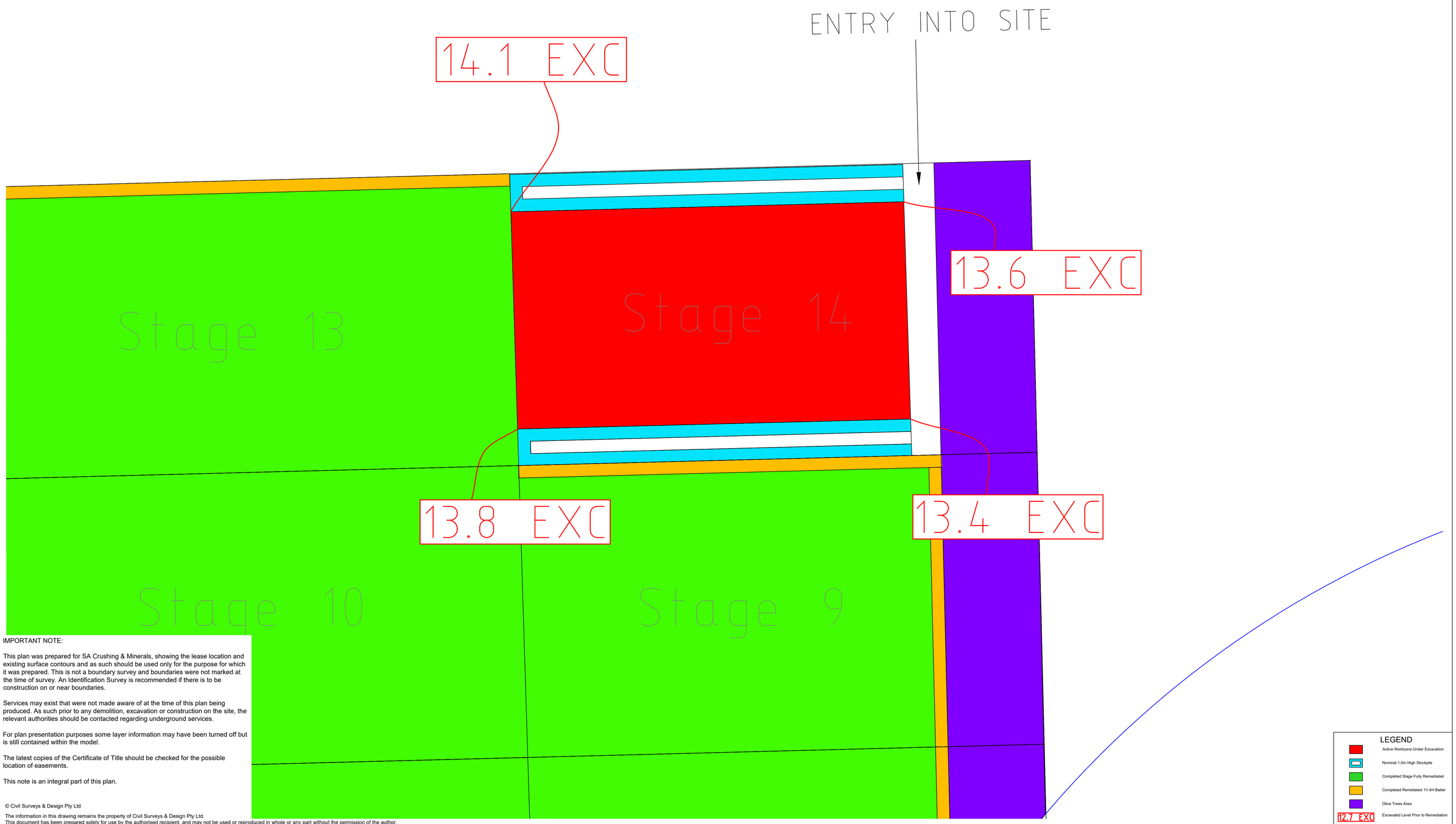
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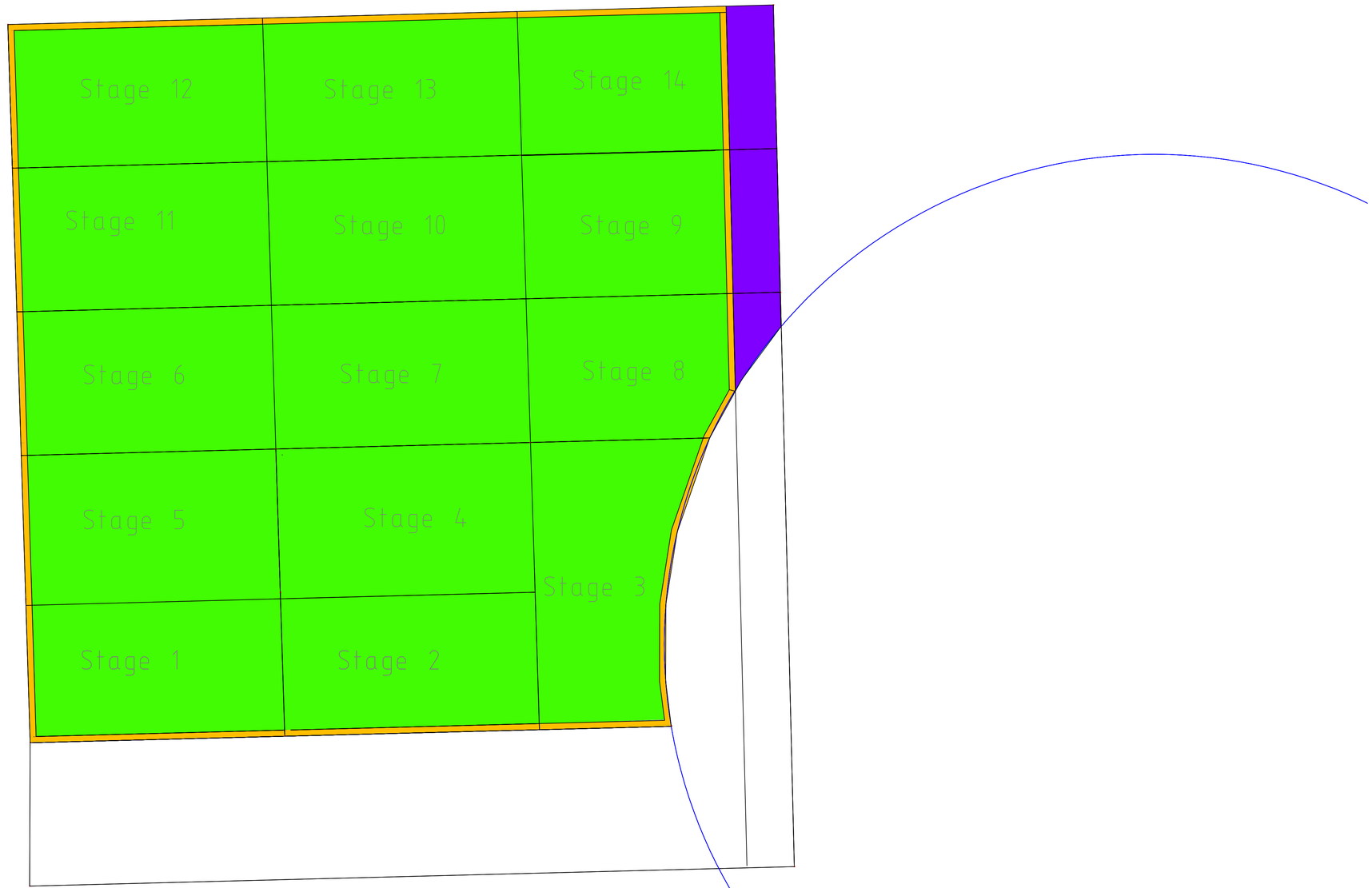
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LEGEND

- Active Workzone Under Excavation
- Nominal 1.0m High Stockpile
- Completed Stage Fully Remediated
- Completed Remediated 1V:4H Batter
- Olive Trees Area
- 12.7 EXC — Excavated Level Prior to Remediation

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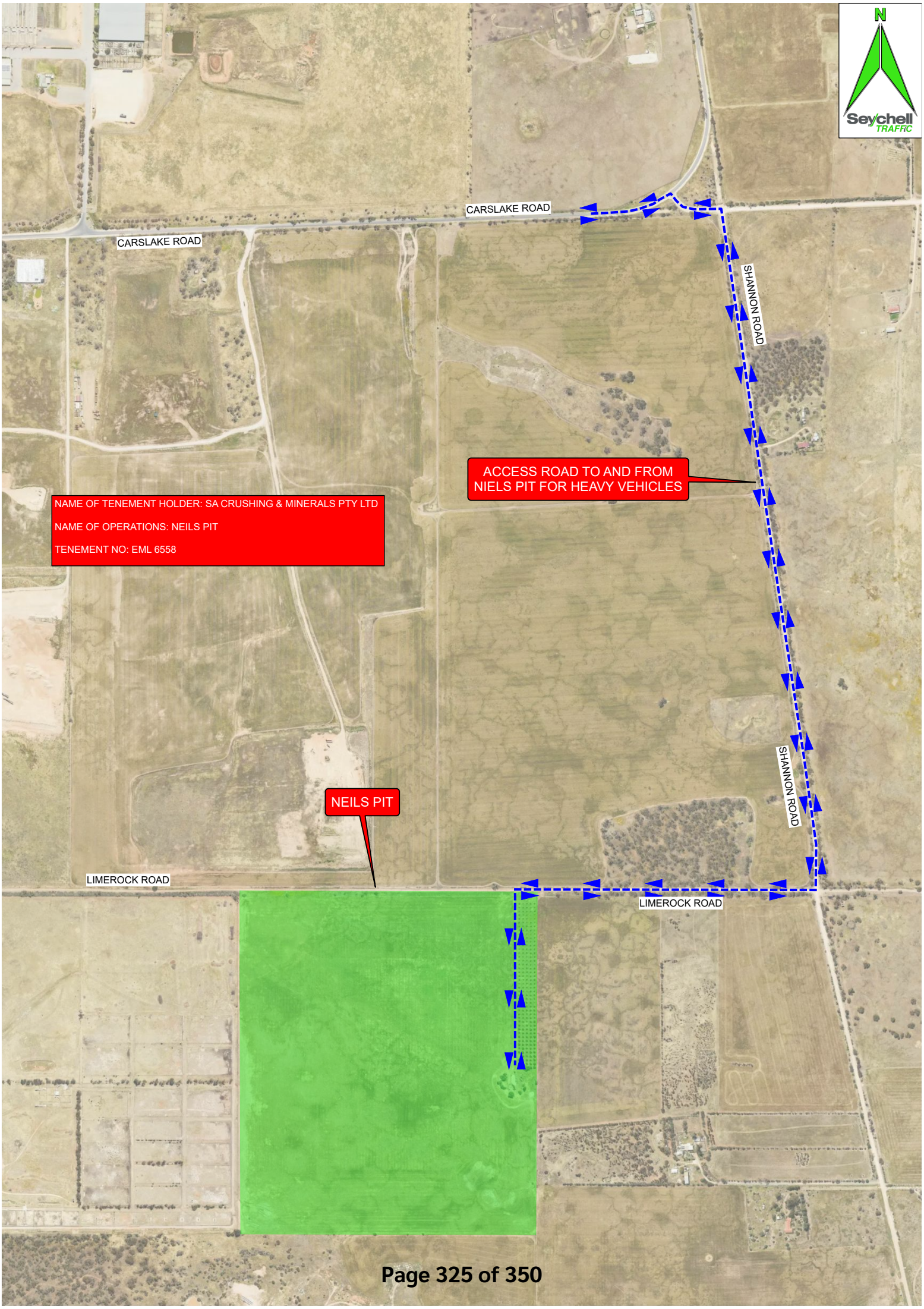
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N
Seychell TRAFFIC
CARSLAKE ROAD
CARSLAKE ROAD
SHANNON ROAD
ACCESS ROAD TO AND FROM NIELS PIT FOR HEAVY VEHICLES
NAME OF TENEMENT HOLDER: SA CRUSHING & MINERALS PTY LTD
NAME OF OPERATIONS: NEILS PIT
TENEMENT NO: EML 6558
SHANNON ROAD
NEILS PIT
LIMEROCK ROAD
LIMEROCK ROAD

Details of Representations 25012386 - ATTACHMENT 2

Application Summary

Application ID	25012386
Proposal	Establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.
Location	LOT 58 LIMEROCK RD LOWER LIGHT SA 5501

Representations

Representor 1 - Madeleine Anthea Whitbourn

Name	Madeleine Anthea Whitbourn
Address	261 Shannon road LOWER LIGHT SA, 5501 Australia
Submission Date	02/06/2026 12:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Re: Representation – Development Application Aid 13246 To Whom It May Concern, I formally object to the above development application proposing a concrete and demolition (C&D) recycling facility adjacent to residential properties, including my own at 261 Shannon Road, Lower Light, SA 1. Existing Construction Already Causing Dust Impacts The current limestone crush business on the lot is already generating dust storms that blow debris directly onto our property. EPA South Australia confirms the general environmental duty under s.25 of the Environment Protection Act 1993 (SA) requires operators to take all reasonable and practicable measures to prevent dust and pollutants from leaving the site. The strong winds that come through the area, often sees dust blown from their rubble piles over onto our property. I welcome you to come to view this dust on a windy day blowing across my property. 2. Silica Dust — Health and Environmental Contamination The proposed development raises concern of crystalline silica dust depositing on our land from concrete and construction materials being processed. According to Safe Work Australia, when concrete is crushed it releases respirable crystalline silica (RCS) particles too small to see that remain airborne for extended periods. Cancer Council Australia confirms exposure can cause silicosis (irreversible lung scarring), lung cancer, kidney disease, and COPD, with an estimated 230 Australians developing lung cancer annually from silica exposure. The deposition of silica-contaminated dust onto neighbouring land constitutes an ongoing environmental and public health impact not fully addressed in this new proposal. The plan also does not address the impact on dry land farming and sheep grazing that occurs through out the Lower Light area. This is concerning in regard to food contamination. 3. Water Supply and Drought Risk Dust suppression at a crushing facility requires significant continuous water use — industry sources indicate approximately four litres per square metre per day, applied multiple times daily in hot & windy conditions. Our property is the last on the local water supply line, meaning industrial demand will directly reduce pressure and access for our household. The SA

Government's Annual Water Security Update 2025 confirms climate projections predict more frequent droughts, increased temperatures, and below-average rainfall across South Australia. A 2025 CSIRO/University of Newcastle analysis found rainfall in parts of SA over the past 12 months was the lowest on record. The proposal has not provided enough detailed regarding a Water Management Plan and it impact on residential supply infrastructure. Further consideration and review is required before any approval should be granted. Yours sincerely, Madeleine Anthea Whitbourn

Attached Documents

Representations

Representor 2 - Frances Brechin

Name	Frances Brechin
Address	235 Hunters Road LOWER LIGHT SA, 5501 Australia
Submission Date	04/06/2026 09:51 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Zoning I'm not sure that the proposed expansion of the extraction crusher facility is appropriate for this rural area. Maybe Carslake Rd is a better fit for a venture of this nature. Rural living: water/dust/noise It is worth a drive past 261 Shannon Rd Lower Light to see the remarkable re-vegetation where the owner[s] have grown hundreds of trees from seed and planted them out. With water being so hugely expensive their choice of native trees is undeniably sensible. It would be a great shame if all their efforts were to become smothered in suffocating cement dust There are other nearby residents who would be similarly impacted by a greatly increased noise/dust level in and around their properties. Roads Finally, having watched noisy dust - raising trucks move along Frost Rd., Lower Light, I have grown to appreciate the upkeep involved in keeping the roads safe and in a useable state. I have every sympathy for the Adelaide Plains Council's coffers if the proposed project were to gain wings.

Attached Documents

George Jacks

From: Colin - Laka <colin@laka.com.au>
Sent: Friday, 19 June 2026 3:50 PM
To: George Jacks
Cc: Leith - Laka
Subject: RE: Response Required to Notification Period - Application ID 25012386 | Address: LOT 58 LIMEROCK RD LOWER LIGHT SA 5501

Caution: External (colin@laka.com.au)

First-Time Sender Details

Safe Spam Phish More...

George

Further to the two responses received with regards to our application for concrete crushing at our existing Limerock Quarry we advise :

- Laka Group / SA Crushing currently undertakes similar crushing activities on this site under our existing approved EML.
- The existing operations have been on-going for several years.
- To date we have not received any dust, noise, or water complaints from our existing operations at this site.
- The Limerock operation has an approved traffic route via Limerock Rd – Shannon Rd - Carslake Rd with Council.
- We will not be using Frost Rd for access to our operations.
- Our existing agreement with Council includes road maintenance.
- The Limerock operations accesses water for dust suppression from an existing bore on site.
- We do not intend to use mains water for this operation so there will be no impact on residential water supply infrastructure.
- We have submitted management plans to the EPA's satisfaction to address any environmental concerns raised by the two respondents.
- We don't not foresee the proposed concrete crushing activities being any different to the existing approved crushing activities undertaken at this site.

Should you require any further information please let us know

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

EPA Reference: PDI 1303

12 May 2026

Assessment Panel
Adelaide Plains Council
PO Box 18
Mallala SA 5502

Gjack@apc.sa.gov.au

Dear George Jacks

EPA Development Application Referral Response

Development Application Number	**25012386**
Applicant	**Leith Ahlfors**
Location	**Lot 58 Limerock Road Lower Light (CT 5464/129)**
Proposal	**Establishment of a rubble hardstand and concrete recycling facility for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste, incorporating a 150m x 150m processing pad and stormwater management infrastructure, to operate in conjunction with the existing limestone extraction activities on the site.**

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at Adelaide Plains Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development, and Infrastructure Act.

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

The EPA's assessment includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality.

PROPOSAL

The proposed development is for the receipt and processing of up to 20,000 tonnes per annum of inert construction and demolition waste in conjunction with an existing approved limestone mining activity.

The proposal includes a 150m x 150m processing pad for the crushing of concrete and bricks and stormwater management infrastructure.

The facility would operate between the hours of 7am and 6pm, Monday to Saturday.

SITE

The site of the proposed development is located at Lot 58 Limerock Road Lower Light. The subject land is also located within the Rural Zone of the *Planning and Design Code* and described as Certificate of Title Volume 5464 Folio 129.

ENVIRONMENTAL ASSESSMENT

Water Quality

The *Stormwater Management Pla*n, prepared by SA Crushing and Minerals, dated August 2025 (SMP), states that clean roof runoff and contaminated stormwater are to be managed separately at the site. Roof runoff from the building would be captured in rainwater tanks and/or soak wells for infiltration or reuse. The contaminated runoff from operational areas and material stockpiles, including the rubble pad (where stockpiling, crushing and processing of raw materials into final products are to occur) would be collected by the perimeter swales and collection drains (as shown on *Site Plan,* JSAC0002, Version 2, dated 30/03/26, prepared by Laka Group) which drain to a stormwater swale, downstream of the rubble pad/stockpile area and connects to a sedimentation basin, sized for a 1% AEP. The sedimentation basin is also located at the lowest point of the operational area to capture runoff.

In the event the basin overflows, discharge would be conveyed via a designated emergency overflow channel to a grassed detention area. The SMP details that stormwater swales and overflow structures would not discharge into the existing mining areas.

The proposal incorporates water sensitive urban design features that would be implemented including the reuse of captured stormwater from roof areas and sedimentation basins for dust suppression and other operational needs on site.

If stormwater management measures are carried out as specified in the submitted plans and conditions directed below, the EPA considers the associated water quality risks of the proposed development to be acceptable.

Air Quality

The publication *Evaluation distances for effective air quality and noise management 2023* recommends an evaluation distance of 500 metres for crushing, grinding or milling activity. The nearest sensitive

receivers are located approximately this distance (500 metres) from the proposed facility.

The application includes a *Dust Management Plan*, dated August 2025, prepared by SA Crushing and Minerals (DMP), which details the proposed strategies for dust management and mitigation, incorporating proactive measures tailored to varying weather conditions. The DMP comprehensively addresses the essential components required for an effective dust management framework. To ensure optimal implementation of the DMP, the EPA recommends that the DMP clearly define the roles and responsibilities of all onsite personnel involved in dust management. Articulating these responsibilities to staff and contractors will help prevent confusion and minimise the risk of ineffective dust control due to ambiguous accountability. A note is advised below in this regard.

Subject to the DMP being updated to clearly define the roles and responsibilities of all onsite personnel involved in dust management, the EPA considers potential air quality (dust) impacts to be low .

Noise

An acoustic report titled *Limerock Concrete Recycling Environmental Noise Assessment S8762C1,* dated September 2025, prepared by SONUS, was submitted in response to an information request. The initial documentation indicated that the site would receive up to 20,000 tonnes of material per annum (including bricks, dirt, and concrete) for processing on a 150m x 150m crushed stone pad located in the South-East corner of the property. Subsequent documents revealed changes to both the location and area designated for the crushed stone processing pad, prompting a request for a revised acoustic report. Accordingly, an updated report, *Limerock Concrete Recycling Environmental Noise Assessment S8762C2,* dated April 2026 and prepared by SONUS, was provided.

Noise sensitive receivers (residences) are located approximately 500m to the east and approximately 500m to the southwest.

The facility would include the following equipment:

- Jaw crusher
- Impact or cone crusher
- Front end loaders
- Excavators with hydraulic breakers
- Screens and conveyors
- Magnetic separators
- Up to 40 truck movements per day

The acoustic report states that the following noise mitigation measures are required to comply with the noise limits from the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (Noise Policy) at the nearest sensitive receptors:

- The site is designed such that no reversing is required, and tonal reversing alarms are replaced with broadband reversing alarms.
- An acoustic barrier is required and should be 3m in height for the length proposed in Figure 2 (“Figure 2: Proposed Acoustic Barrier”) on Page 7 of the updated acoustic report and may be constructed from any combination of:

- Earth mound
- Sheet steel ("Colorbond" or similar) with minimum of 0.35mm Base Metal Thickness
- Fibre Cement Sheet.
- The barrier should be sealed airtight at all junctions, including between panels and at the ground or retaining wall.

The EPA is satisfied that the application demonstrates compliance with the applicable noise criteria derived from the Noise Policy subject to the implementation of the recommended noise mitigation measures. A condition and note are provided below in this regard.

Waste Receipt, Handling and Storage

The provided *Recovered Products Plan,* dated August 2025, prepared by SA Crushing and Minerals indicates that all incoming loads would be assessed visually at the weighbridge and tip off zones. All incoming construction and demolition (C&D) waste material would be verified as clean and traceable.

Prior to blending, soil sampling and composite sampling would be validated prior to reuse, and all recycled material is released as fit for purpose. The EPA considers that quality assurance, quality control and sampling protocols would comply with the EPA *Standard for the production and use of Waste Derived Fill 2013*.

The *Stockpile Management Plan,* dated October 2025 (revision), prepared by SA Crushing and Minerals indicates that quarry material and waste derived product would be managed on the recycling pad and processed using the same crushing equipment as the mining operations.

Stockpiling is proposed as follows:

- Temporary stockpiles for short term storage of incoming C&D waste prior to processing on the rubble pad adjacent to the processing plant.
- Ongoing processing stockpiles used for feed and output operations on or adjacent to the processing pad.
- Permanent product stockpiles for processed material awaiting sale or transport located on the eastern boundary of the recycling pad near the truck loading zone.
- Maximum stockpile height of 5m.
- Asbestos would be quarantined with other unwanted wastes, and residual wastes and contaminants would be delivered to licensed landfills.

The EPA considers that the proposed stockpiling of materials is in accordance with the EPA *Guideline for stockpile management 2020*.

Environmental Authorisation

The operation of a waste recovery facility requires an Environmental Authorisation (i.e. EPA Licence) pursuant to the *Environment Protection Act 1993*. The EPA can only issue a licence once development consent is granted, and the applicant has complied with all EPA directed conditions.

A note is included below to remind the applicant of the need to obtain a licence.

CONCLUSION

Provided the proposed development is constructed and implemented in accordance with the plans and details provided in the application and directed conditions below, the EPA considers the potential environmental risks associated with the proposed development to be acceptable.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. All stormwater generated as a result of the development must be managed in accordance with the *Stormwater Management Plan,* prepared by SA Crushing and Minerals, dated August 2025.
2. Stormwater runoff from stockpiles must be directed to the onsite stormwater system detailed in *Site Plan JSAC0002, Version 2* (30/03/2026, Laka Group), using the drain collection system in the rubble pad and swales directed to the sedimentation basin.
3. Prior to operation, the acoustic barrier identified in Figure 2 of the *Limerock Concrete Recycling Environmental Noise Assessment* (ref: S8762C2), prepared by SONUS, dated April 2026 as "Proposed Acoustic Barrier" must be installed at the site. The acoustic barrier must cover the entire southern and eastern boundary of the processing pad and be:
    a. sealed airtight at all junctions including between panels and at the ground or retaining wall,
    b. a minimum 3m in height for the length and constructed from any combination of:
        i. earth mound
        ii. sheet steel ("colorbond" or similar) with minimum of 0.35mm base metal thickness
        iii. fibre cement sheet.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- All permanent onsite equipment that requires a reversing alarm should be fitted with a broadband reversing alarm.
- An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements. A requirement of licence will likely include updating the Dust Management Plan to outline the roles and responsibilities of on-site personnel involved in dust management, and that this information is communicated to staff and contractors.
- A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

If you have any questions about this response, please contact Niall Stephen on 8204 2078 or Niall.stephen@sa.gov.au .

Yours sincerely

Courtney Stollznow
Delegate
ENVIRONMENT PROTECTION AUTHORITY

Adelaide Plains Council

Draft 2026

TERMS OF REFERENCE
Council Assessment Panel



ADELAIDE PLAINS COUNCIL

Adoption by Council:	DD Month 2026
Resolution number:	2026/###
Current version:	1
Last review date:	June 2026
Next review date:	June 2030
Document number:	D##/###

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Adelaide Plains Council acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

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Definitions

1.1. ***Act*** means the *Planning, Development and Infrastructure Act 2016*;

1.2. ***CEO*** means Chief Executive Officer of Council;

1.3. ***CAP*** means Council Assessment Panel

1.4. ***Council*** means Adelaide Plains Council;

1.5. **CAP Meeting** means formal meetings of the CAP open to the public (under certain conditions, CAP Meetings can be closed to the public under provisions of the Act);

Note: *the electronic version in Council's Electronic Document and Records Management System is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.*

1. Preamble

1.1 The Adelaide Plains Council Assessment Panel (CAP) is a relevant authority under sections 82 and 83 of the Planning, Development and Infrastructure Act 2016 (Act).

1.2 These Terms of Reference detail the operating parameters of the CAP.

2. Establishment and purpose

2.1 Pursuant to section 83 of the Planning, Development and Infrastructure Act 2016 (the Act) Council establishes a Council Assessment Panel to be known as the Adelaide Plains Council Assessment Panel for the purpose of acting as a "relevant authority" in respect of relevant development assessment matters.

2.2 The Terms of Reference have been reviewed, and this document constitutes the Terms of Reference for the CAP from 1 July 2026.

3. Functions

The functions of the CAP are:

(a) To act as the relevant authority for the assessment of proposed development to be undertaken in the council area pursuant to legislative requirements;

(b) To provide advice and reports to Council on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under this Act; and

(c) To perform other functions (other than functions involving the formulation of policy) assigned to the CAP by the Act.

4. Membership

(a) Membership of the CAP will be appointed by Council, taking into account the requirements of sections 83(1)(b)(i), 83(1)(c) and 83(1)(d) of the Act.

(b) The CAP shall consist of a maximum of five (5) members, being:

i. one Council Member an;

ii. four (4) Independent Members (Independent Members), not being Council Members or State Parliament Members.

(c) The Council may determine that the CAP will be constituted by a different number of members for different classes of development, in which case the relevant details will be specified by the Council.

4.1. Member appointment

(a) The Presiding Member will be appointed by Council and must be a person who has reasonable knowledge of the operation and requirements of the Act; and have experience in a recognised profession.

(b) The Council may appoint an Independent Member to stand as a Deputy Member to the Independent Members appointed to the CAP.
(c) The CAP will appoint the Deputy Presiding Member at its first meeting.
(d) If neither the Presiding Member nor Deputy Presiding Member are in attendance at the commencement of a meeting, either in person or remotely, then the Assessment Manager may open the meeting and the present CAP Members can nominate a Presiding Member from the CAP Members present.
(e) The CAP may appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that it must assess under this Act provided the person holds a qualification, or has expertise or experience, recognised by a practice direction for the purposes of section 85 of the Act.
(f) Additional Members are taken to be members of the assessment panel in all respects with the exception of being able to vote on matters for determination. As such they will be subject to the Code of Conduct relating to Assessment Panel Members.
(g) Members will hold their positions for a period of 2 years, as determined by Council.
(h) Subject to clause 4.1(i), the Council will call for expressions of interest for appointment of independent CAP Members.
(i) The Council may reappoint an existing member without calling for expressions of interest.
(j) A CAP Member is eligible for reappointment for a further term, or further terms, upon the expiry of their current term.
(k) A member whose term of office expires may nevertheless continue to act as a member for a period of up to 6 months until he or she is reappointed or a successor is appointed (whichever the case may be) except in the instance they have not obtained accreditation as required.
(l) A member may resign from the CAP by giving notice, in writing, to that effect to the Chief Executive Officer (CEO) or Assessment Manager.
(m) All members of the CAP are public officers for the purpose of the Independent Commissioner Against Corruption Act 2012 and Part 7 Division 4 (Offences relating to Public Officers) of the Criminal Law Consolidation Act 1935. As such they are subject to the provisions of those Acts, including reporting requirements.
(n) Independent Members to the CAP are subject to the Code of Conduct relating to Assessment Panel Members.
(o) Council Members to the CAP are subject to both the Code of Conduct relating to Assessment Panel Members and the Code of Conduct for Council Members.
(p) Independent Members of the CAP must be Accredited Professionals pursuant to section 83(1)(c) of the Act.

4.2. Vacancy of office

(a) The office of a member will become vacant if the member:
    a. dies;
    b. completes a term of office and is not reappointed;
    c. resigns by written notice to the CEO or Assessment Manager;
    d. is convicted of a relevant offence; or
    e. is removed from office under clause 6 of these Terms of Reference.

(b) If a vacancy in membership occurs at any time, then the Council will fill that vacancy at the earliest opportunity by Council resolution.
(c) The CAP Member appointed to fill a vacancy may be a Deputy Member in which case that person will automatically cease to be a Deputy Member.
(d) A vacancy in the membership of the CAP will not invalidate any decisions of the CAP, provided a quorum is maintained during meetings.

5. Meeting time and place

(a) The CAP will meet on the first Wednesday of each month at 5:30pm, as required.
(b) The Assessment Manager, in consultation with the Presiding Member of the CAP, is delegated the authority to vary the time, date and location of any CAP meeting.

6. Removal from office

(a) Subject to giving a member an opportunity to be heard or to make a written submission, the Council may resolve to remove a member for:
    a. breach of, or failure to comply with, the conditions of appointment; or
    b. failure to disclose his or her financial interests in accordance with section 83(1)(e) of the Act; or
    c. failure to comply with a requirement under section 83(1)(g) of the Act or a breach of, or failure to comply with, a code of conduct in accordance with the Schedule 3(1) of the Act; or
    d. failure to obtain or retain Accredited Professional status, pursuant to clause 4.1(p).
(b) The Council must substitute existing members of the CAP with new members if directed to do so by the Minister acting on the recommendation from the State Planning Commission.
(c) Particulars of the grounds for removal will be communicated to the member at least one (1) calendar month before the meeting of the Council at which the matter will be determined
(d) The member will provide any written representation in response to the particulars at least fourteen (14) days before the meeting of the Council at which the matter will be determined.
(e) The determination of the Council will be communicated to the member, and in the event of an adverse determination the member shall cease to be a member immediately when the Council has communicated its determination to him/her.
(f) The determination must be communicated to the member:
    a. personally; or
    b. by delivering the notice (whether by post or otherwise) to the usual place of residence of the member or to another place authorised in writing by the member for the purpose of receiving notices of CAP or Council meetings, as the case may be; or
    c. by leaving it for the member at an appropriate place at the principal office of the Council, if authorised in writing by the member to do so for the purpose of receiving notices of CAP meetings, as the case may be; or
    d. by a means authorised in writing by the member as being an available means of giving notice (e.g. email) for the purpose of receiving notices of CAP or Council meetings, as the case may be.

(g) Notice of the determination not given in accordance with clause 4.6 is taken to have been validly given if the CEO considers it impracticable to give the notice in accordance with that clause and takes action the CEO considers reasonably practicable in the circumstances to bring the notice to the attention of the member.

(h) A member who has been removed from the CAP pursuant to clause 4 of these Terms of Reference may apply to the Council for reappointment to the CAP. The decision whether to allow a person to re-join the CAP is at the Council's absolute discretion.

7. Conflict of interest

(a) Members of the CAP must disclose their financial interests in accordance with section 83(1)(e) and Schedule 1 of the Act. Failure to do so may result in the removal of the member from office pursuant to clause 4 of these Terms of Reference.

(b) Members must not act in relation to a development if he or she has a direct or indirect pecuniary interest in any aspect of the development or any body associated with any aspect of the development in accordance with section 83(1)(g) of the Act. Failure to do so is an offence with a maximum penalty of $20 000.

8. Liability

(a) No civil liability attaches to a member of a committee for an honest act or omission in the exercise, performance or discharge, or purported exercise, performance or discharge, of the members' or committee's powers, functions or duties. Such a liability attaches instead to the Council.

9. Remuneration

(a) The members of the CAP, including Deputy Members and Members appointed in accordance with clause 4.1(e) of these Terms of Reference, will receive a meeting sitting fee (exclusive of GST), as approved by Council.

Adelaide Plains Council	**Council Assessment Panel Meeting Procedures**
	Adoption by Council Assessment Panel: 5 April 2023
	Last Review Date: 20 March 2023
CM CON: CON17/174 **CM DOC:**	**Strategic Outcome:** 4.5 Accountable and Sustainable Governance

These Meeting Procedures are to be read in conjunction with the meeting procedures contained within the *Planning, Development and Infrastructure (General) Regulations 2017* (**Regulations**).

1. **CAP MEETINGS**

Ordinary Meetings

1.1 Subject to clause 1.2, ordinary meetings of the Adelaide Plains Council Assessment Panel (**CAP**) will be held at such times and places as determined by the CAP.

1.2 The time and place of the first meeting of the CAP following its establishment will be determined by the Assessment Manager. The Assessment Manager must give notice of the first CAP meeting to the CAP and the public in accordance with clauses 1.4 and 1.6.

1.3 Notice of an ordinary meeting will be given to all CAP Members by the Assessment Manager not less than five (5) clear days prior to the holding of the meeting in accordance with clause 1.4

1.4 Notice of a meeting of the CAP must:

1.4.1 be in writing;

1.4.2 set out the date, time and place of the meeting;

1.4.3 be signed by the Assessment Manager;

1.4.4 contain or be accompanied by the agenda and any documents and/or reports that are to be considered at the meeting (in so far as practicable); and

1.4.5 be given to a CAP Member personally, by post to a place authorised in writing by the Member or by other means authorised by the Member as being an available means of giving notice.

1.4.6 where attendance at the meeting is able to occur by electronic means (in whole or in part), include details of how to connect to the meeting; and

1.4.7 where the meeting is to be live streamed for viewing by members of the public, include details of how to access and/or connect to the live stream.

1.5 A notice that is not given in accordance with clause 1.4 is taken to have been validly given if the Assessment Manger considers it impracticable to give the notice in accordance with that clause and takes action the Assessment Manager considers reasonably practicable in the circumstances to bring the notice to the attention of the Member.

1.6 A copy of the agenda for all meetings of the CAP will be available for viewing by the public on Council's website as soon as practicable after the time that notice of the meeting has been given to CAP Members.

1.7 The Assessment Manger may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manger shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public.

1.8 The Presiding Member may adjourn a CAP Meeting to a future date and time, unless the CAP resolves to continue the meeting.

1.9 A meeting will break for fifteen (15) minutes once every two (2) hours or more or less often as determined by the Presiding Member.

Special Meetings

1.10 The Presiding Member, or two or more CAP Members, may by delivering a written request to the Assessment Manager require a special meeting of the CAP to be held. The written request must be accompanied by the agenda for the special meeting.

1.11 On receipt of a request pursuant to clause 1.10, the Assessment Manager must determine the date, time and place of the special meeting and give notice to all CAP Members at least 4 hours before the commencement of the special meeting.

2. DEPUTY MEMBERS

2.1 If a CAP Member is unable or unwilling to attend a meeting or part of a meeting, they must use their best endeavours to notify the Presiding Member or Assessment Manager at their earliest opportunity.

2.2 If notification pursuant to clause 2.1 is given, the Assessment Manager may request a Deputy Member attend the meeting in place of the CAP Member for the meeting or part of the meeting.

2.3 Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes a Deputy Member.

3. ADDITIONAL MEMBERS

3.1 The CAP may appoint up to two Additional Members in accordance with Section 85 of the *Planning, Development and Infrastructure Act 2016* (**Act**).

3.2 The CAP may, by resolution, appoint up to two Additional Members to attend any meeting (or part thereof).

3.3 Such Additional Member(s) must hold qualifications, or have expertise or experience as recognised by *Practice Direction 5 - Appointment of additional members to an Assessment Panel* issued by the State Planning Commission.

3.4 A request that an Additional Member attend a meeting must be made in writing to the Assessment Manager and be accompanied by the notice for the meeting in accordance with clause 1.4, highlighting the item(s) the Additional Member is required to consider.

3.5 Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes an Additional Member, save that an Additional Member is not able to vote on any matter arising for determination by the CAP.

4. COMMENCEMENT OF MEETINGS

4.1 Subject to a quorum being present, a meeting of the CAP will commence as soon as possible after the time specified in the notice of a meeting.

4.2 If the number of apologies received by the Assessment Manager or Presiding Member indicates that a quorum will not be present at a meeting, the Presiding Member may adjourn the meeting to a specified day and time.

4.3 If at the expiration of thirty (30) minutes from the commencement time specified in the notice of the meeting a meeting a quorum is not present, the Presiding Member may adjourn the meeting to a specified date and time.

4.4 In the event that the Presiding Member is absent from a meeting, the Assessment Manager, or such other person as nominated by the Assessment Manager, will preside at the meeting until such time as the meeting appoints an Acting Presiding Member.

5. **PUBLIC ACCESS TO MEETINGS**

5.1 Public access to meetings may be facilitated remotely by means of audio visual and/or audio communication in a manner to be determined by the Assessment Manager.

5.2 If it is determined that public access will be facilitated by means of audio visual and/or audio communication, the Presiding Member must ensure that the remote access technology allows the public to hear the meeting if they are accessing the meeting via audio communication, and hear and see the meeting if they are accessing audio visual communication.

5.3 Where public access to the CAP meeting is provided remotely by means of audio visual and/or audio communication, Council does not accept responsibility for any attendees' technical difficulties associated with the remote access technology.

5.4 One or more Panel members may attend a meeting via electronic means.

5.5 A Member attending a meeting by electronic means is taken to be present at the meeting provided that the Member:

5.5.1 can hear and, where possible, see all other Members who are present at the meeting;

5.5.2 can hear and, where possible, see, all representors (or their representatives) and applicants (or their representatives) who speak at the meeting;

5.5.3 can be heard and, where possible, seen by all other Members present at the meeting; and

5.5.4 can be heard and, where possible, seen by the person recording the minutes of the meeting.

5.6 Where a meeting occurs via electronic means, it shall (to the extent that the public is not able to physically attend the meeting) be live streamed.

5.7 Where a meeting is being live streamed, the live stream shall be disconnected only during those parts of the meeting during which the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations.

5.8 Where the public has been excluded from attendance pursuant to Regulation 13(2) of the Regulations, the Assessment Manager or a person nominated by the Assessment Manager shall ensure that all parties except for CAP members disconnect from or are disconnected from the meeting.

6. DECISION MAKING

6.1 The Assessment Manager may at their discretion exclude:

6.1.1 a representation or response to representation(s) which is received out of time;

6.1.2 a representation in relation to Category 2 development from a person who was not entitled to be given notice of the application; or

6.1.3 a representation or response to representation(s) which is otherwise invalid.

6.2 The Assessment Manager may at their discretion accept and allow to be considered by the CAP any new or additional material submitted by a representor or applicant. The CAP may defer consideration of the application to a subsequent CAP meeting to enable full and proper assessment of the further information.

6.3 Any material to be considered by the CAP pursuant to clause 5.2 must be provided to the applicant and/or representor(s) (as the case may be) in a manner directed by the Assessment Manager and those parties be provided with an opportunity to respond, either in writing or verbally, at the discretion of the Assessment Manager.

6.4 In relation to each application it considers, the CAP must:

6.4.1 determine whether the proposal is seriously at variance with the Development Plan or the Planning and Design Code (as relevant) and provide reasons for its determination; and

6.4.2 provide reasons for granting or refusing development authorisation and for the imposition of any conditions.

6.5 If the CAP determines that a proposal is seriously at variance with the Development Plan or the Planning and Design Code (as relevant), it must refuse development authorisation to the application.

6.6 In relation to each application to be considered and determined by the CAP:

6.6.1 a person who has lodged a representation in relation to a Category 2 or 3 application under the *Development Act 1993* or an application for which notice must be given under the Act, which has not been excluded pursuant to clause 5.1 and who has indicated that they wish to be heard on their representation is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent;

6.6.2 a person who has lodged a representation in relation to either a Category 2 application under the *Development Act 1993* or an application for which notice must be given under the Act, which has not been excluded pursuant to clause 5.1 and who has indicated that they wish to be heard on their

representation may, at the discretion of the Presiding Member, appear before the CAP and be heard in support of their representation, in person or by an agent;

6.6.3 where one or more representors are heard by the CAP, the applicant is entitled to appear before the CAP to respond to any relevant matter raised by a representor, in person or by an agent;

6.6.4 where no representors appear at the meeting, the Presiding Member may, at their discretion, allow an applicant to be heard in support of their application, in person or by an agent;

6.6.5 representors and applicants will be allowed five minutes each to address the CAP. The Presiding Member may allow a party additional time at their discretion;

6.6.6 CAP members may question and seek clarification from a representor or applicant who has addressed the CAP at the conclusion of their address; and

6.6.7 following addresses from representors and the applicant, the Presiding Member will invite all Members to speak on any matter relevant to the application.

6.6.8 Clauses 5.6.1 to 5.6.4 are satisfied if a representor or applicant (as the case may be) appears via electronic means. The Presiding Member may require that any such appearance be via electronic means.

6.7 Each Member present at a meeting of the CAP, including a Deputy Member who has been requested to attend the meeting or part of the meeting in place of a Member who is unable or unwilling to attend the meeting, is entitled to one vote on any matter arising for decision. If the votes are equal, the Presiding Member is entitled to a second or casting vote. Additional Members appointed to the CAP to provide expert advice and assistance are not entitled to vote.

6.8 Matters arising for decision at a meeting of the CAP will be decided by a majority of the votes cast by Members present at the meeting and entitled to vote.

6.9 The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by any person (including a CAP Member, applicant, representor or other member of the public) to a specified date and time.

6.10 The Presiding Member may ask a member of the public (including an applicant, representor or other member of the public) to leave or disconnect from a meeting where they are, in the opinion of the Presiding Member:

6.10.1 behaving in a disorderly manner; or

6.10.2 causing an interruption or disruption to the meeting.

7. MINUTES AND REPORTING

7.1 The CAP must ensure that accurate minutes are kept of all meetings.

7.2 The Assessment Manager, or a person nominated by the Assessment Manager, will take minutes of all meetings.

7.3 The minutes will record:

7.3.1 the names of all Members present;

7.3.2 the names of all Members from whom apologies have been received;

7.3.3 the name and time that a Member enters or leaves the meeting;

7.3.4 the name of every person who makes or responds to a representation;

6.3.4A methods of attendance by all Members present and by every person who makes or responds to a representation.

7.3.5 in relation to each application determined by the CAP:

7.3.5.1 the determination of the CAP as to whether the proposal is seriously at variance with the Development Plan or Planning and Design Code (as relevant);

7.3.5.2 the reasons for granting or refusing development authorisation and for the imposition of any conditions; and

7.3.5.3 where a decision is by majority vote, the decision and its mover and seconder, but not each Members' vote;

7.3.6 if an application is not determined by the CAP, the deferral of the application and the reasons for the deferral;

7.3.7 a decision to exclude the public from attendance pursuant to the Regulations;

7.3.8 any disclosure of a direct or indirect pecuniary interest in any aspect of a development or anybody associated with any aspect of a development made by a Member in accordance with Section 83(1)(g) of the Act, and the nature of the interest;

7.3.9 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (**Code of Conduct**), and the nature of the interest; and

7.3.10 if a meeting is adjourned by the Presiding Member, the reason for the adjournment and the date and time to which the meeting is adjourned.

7.4 All minutes must be confirmed by the Assessment Manager in conjunction with the Presiding Member as being accurate prior to, or at the commencement of, the following CAP meeting.

8. ADDITIONAL PROCEDURES

8.1 Insofar as any procedure to be followed by the CAP is not prescribed by the Act and Regulations, the CAP's Terms of Reference, the Code of Conduct or these Meeting Procedures - the CAP may, by resolution, determine the procedure for itself. Any such determination may be added to these Meeting Procedures.

8.2 The CAP may call for and consider such professional assistance from the Assessment Manager and, in consultation with the Assessment Manager, other professional advisors as it deems necessary and appropriate from time to time.

9. DEFINITIONS

The following definitions apply:

Act means the *Planning, Development and Infrastructure Act 2016*;

Connect means able to hear and/or see the meeting by electronic means, including via a live stream;

Disconnect means to remove the connection so as to be unable to hear and see the meeting;

Electronic means includes a computer, mobile phone or other electronic device used for communication;

Live stream means the transmission of audio and/or video from a meeting at the time the meeting is occurring.