

15 August 2023

The Honourable Nick Champion MP
Minister for Planning
Attention Robert Kleeman
Manager Crown and Impact Assessment
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001

By E-mail: Robert.Kleeman@sa.gov.au

Dear Hon Nick Champion MP

**Mount Lofty Golf Resort – Major Development Project -35 Golflinks Road Stirling
Council Submission on Development Report**

We refer to the Major Development proposal by Mount Lofty Golf Estate Pty Ltd to redevelop the existing golf course and buildings at 35 Golflinks Road Stirling, and the release of the Development Report for public comment.

Adelaide Hills Council received a presentation on the project from URPS consultants on behalf of the developer on 31 July 2023. The Council has received significant feedback from the community in relation to the development. A staff report on the development was received and noted at the Council meeting on 8 August 2023 (refer Attachment). The Council resolved that the CEO and the Mayor lodge a letter of response to the Development Report outlining a number of comments and concerns in relation to the development.

In particular Council has concerns that:

1. Golflinks Road is not considered suitable as the main traffic entrance to the development site given the increased number of vehicles, size of vehicles, current sightlines and current road width which is limited by topography and native vegetation, safety risks to pedestrians/cyclists, as well as risks to all persons in the event of evacuation for a fire or other reason. Noting that the Council has commissioned an independent traffic study/assessment which will be provided to the State Planning Commission as soon as it is received.

An Infrastructure Agreement is required to be negotiated between Mount Lofty Golf Estate Pty Ltd and the Adelaide Hills Council to finance any necessary upgrades of Golflinks Road and the intersection of Golflinks and Carey Gully Roads. The Infrastructure Agreement terms should be agreed prior to the final assessment of the development, and entered into, should the Minister for Planning grant Planning Consent to the development. The developer will need to bear the costs of the preparation of the Infrastructure Agreement and a Land Management Agreement to register the Infrastructure Agreement on the Title.

2. The significant removal of the native vegetation will result in a negative environmental outcome with extensive impacts on local biodiversity and diminished habitat for threatened species in close proximity to the Mount George Conservation Park.
3. Stormwater management of additional water into Cox Creek which is already above capacity during rain events.
4. Wastewater disposal may not be viable in Council's CWMS system without significant upgrades to the infrastructure.

An Infrastructure Agreement is required to be negotiated between Mount Lofty Golf Estate Pty Ltd and the Adelaide Hills Council to finance any necessary upgrade of the Council's Community Wastewater Management System infrastructure to accommodate the development. The Infrastructure Agreement terms should be agreed prior to the final assessment of the development, and entered into, should the Minister for Planning grant Planning Consent to the development. The developer will need to bear the costs of the preparation of the Infrastructure Agreement and a Land Management Agreement to register the Infrastructure Agreement on the Title.

5. Proposal to subdivide the land to separate out the golf course and club, accommodation building and perfumery/function centre to enable lease arrangements.
6. The existing Open Space Proclamation Notice registered on the title prohibits land division to ensure protection of the open space.
7. Visual amenity for the local residents will be negatively impacted from light spill due to the scale of the buildings and separate pods.

The attached Council report provides additional information regarding our concerns which are outlined above.

If you wish to discuss this matter further please do not hesitate to contact Greg Georgopoulos, Chief Executive Officer on 8408 0438 or Deryn Atkinson, Assessment Manager on 84080512 or, via e-mail at ggeorgopoulos@ahc.sa.gov.au and datkinson@ahc.sa.gov.au

Yours sincerely



Nathan Daniell
Acting Mayor

Yours sincerely



Greg Georgopoulos
Chief Executive Officer

cc: Gabrielle.McMahon@sa.gov.au
Simon.Neldner@sa.gov.au