

COUNCIL ASSESSMENT PANEL MEETING
10 June 2020
AGENDA – 9.2

Applicant: Richard Whitehead	Landowner: M M Whitehead
Agent: Gregg Jenkins – Heynen Planning Consultants	Originating Officer: Melanie Scott
Development Application: 19/1021/473	
Application Description: Change of land use to include horse keeping (maximum 5 horses), construction of a horse keeping & farm building, outdoor arena, associated lighting & earthworks	
Subject Land: Lot:203 Sec: P3319 DP:38413 CT:5478/835	General Location: 163 Taminga Grove Bridgewater
	Attachment – Locality Plan
Development Plan Consolidated : 8 August 2019 Map AdHi/3	Zone/Policy Area: Watershed (Primary Production) Zone - Watershed Protection Policy Area
Form of Development: Merit	Site Area: 16.34ha
Public Notice Category: Category 3 Merit - Notice published in The Advertiser on 6 March 2020	Representations Received: 1 Representations to be Heard: 1

1. EXECUTIVE SUMMARY

The purpose of this application is to seek approval for the keeping of five horses on the subject land, install lights on an existing arena and build a multi-purpose building for farming and horse keeping purposes adjacent to the arena. The proposed farm and horse keeping building is 384m² in area and is to contain four stables, a wash bay, two small storage/facility rooms in one half of the building, with the remainder of the building being for hay and machinery storage.

A previous application for a large building (2520m²) received Development Approval in early 2016 which included horse keeping, an indoor arena and more extensive “facilities” for people in the building. The previous application was never enacted aside from some associated drainage works (i.e. a diversion drain).

This application is for a more modest building and proposes lighting on the existing horse arena. Of note a horse arena is not considered development. Only associated light poles or some other structure (for example retaining walls which may have been required to create a level area) triggers development.

The subject land is located within the Watershed (Primary Production) Zone and the Watershed Protection Policy Area, and the proposal is a merit form of development. One representation in opposition to the proposal was received during the Category 3 public notification period. The representor, being the adjacent eastern neighbour, also opposed the previous application. The representor raised four conditions of approval from the previous application as issues which have not been actioned. These conditions could not be enacted nor enforced as the applicant has not enacted their approval. The representor has raised objections to the proposed lights on the arena. The applicant has mitigated these objections to the satisfaction of Council with the provision of lumen plans demonstrating limited lux levels at the adjacent boundary, offering to limit the hours of use of the lights to 9pm and additional landscaping. The representor has objected to the location of the building, however noting its closet point to their shared boundary is 19 metres and that the Council development plan provides a guideline of 2 metres, this is considered acceptable.

The representor has also mentioned surveillance cameras which are not a planning matter. The applicant has responded to this issue.

As per the CAP delegations, the CAP is the relevant authority for Category 3 applications where representors wish to be heard.

The main issues relating to the proposal are the amenity impacts particularly from light spill, stormwater management, on-site waste management and landscaping.

In consideration of all the information presented, and following an assessment against the relevant zone and Council Wide provisions within the Development Plan, staff are recommending that the proposal be **GRANTED** Development Plan Consent, subject to conditions.

2. DESCRIPTION OF THE PROPOSAL

The proposal is for the following:

- Horse keeping for a maximum of 5 horses.
- Construction of a horse keeping and farm building, for horse stabling and farm implements (24m x 16m x 4m wall height). The walls are proposed to be Colorbond Woodland Grey and roof Colorbond Basalt.
- Two water storage tanks with a 22,500 litres capacity. Both are poly-tanks in pale eucalypt.
- New onsite waste system to service the wet-area facilities and the proposed horse wash bay in the building.
- Installation of 10 light poles on the existing horse arena to enable night use up to 9pm at times
- Landscape screening of 40 plus plants of various heights and density along the eastern boundary adjacent the arena.

The proposed plans are included as **Attachment – Proposal Plans** with other information included as **Attachment – Application Information** and **Attachment – Applicant’s Professional Reports**.

3. BACKGROUND AND HISTORY

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
6 December 2016	15/556/473	Horse keeping (maximum 5 horses) and a horse keeping building (90m x 28m x 9.4m) including stables, studio & associated earthworks
1 February 2008	08/132/473	Inground swimming pool
12 December 2001	01/1197/473	Garage
9 October 1998	98/755/476	Detached dwelling

More detailed lumen plans and a landscaping plan were provided to Council as part of the response to representations on 5 May 2020 and can be found in the CAP attachment documents.

4. REFERRAL RESPONSES

- **AHC EHU**

Council's Environmental Health Officer has granted an extension of time to the previous approval to install a waste water treatment system and accepted the amended underfloor plumbing plan (refer 15/W129/473).

5. CONSULTATION

The application was categorised as a Category 3 form of development in accordance with Section 38(2)(c) of the Development Act 1993 requiring formal public notification and a public notice. One (1) representation was received. The representation is opposing the proposal and is from an adjacent property owner.

The following representors wish to be heard:

Name of Representor	Representor's Property Address	Nominated Speaker
Bradley Nunn & Lucia Balogh	135 Taminga Grove Bridgewater	Self

The applicant or their representative – Gregg Jenkins (Heynen Consulting) may be in attendance.

The issues contained in the representation can be briefly summarised as follows:

- Light spill
- Previous planning conditions not enacted
- Landscaping
- Stormwater management
- Appropriateness of the land use

These issues are discussed in detail in the following sections of the report.

A copy of the submission is included as **Attachment – Representations** and the response is provided in **Attachment – Applicant's Response to Representations**. Copies of the plans which were provided for notification are included as **Attachment – Publically Notified Plans**

6. PLANNING & TECHNICAL CONSIDERATIONS

This application has been evaluated in accordance with the following matters:

i. The Site's Physical Characteristics

The subject land is 16.34 hectares of undulating land and is one of the larger parcels in the area. The two storey dwelling on the subject land is not visible from the road due to the undulating nature of the parcel of land. The land is low in the north-east corner and high in the south-western corner. There is good arable pasture in the eastern two thirds of the land and the remainder is "woodland" which is grazed by cattle. The land is fenced into eight permanent horse paddocks, a house paddock and the woodland paddock. The section of the subject land selected for use as an arena

and to site the proposed horse keeping and farm building has previously been levelled sometime prior to 1986 according to the Council's aerial photography. There is a small dam in the south-eastern corner of the land. The house and the proposed building are accessed by existing separate access points to the land from Taminga Grove.

ii. The Surrounding Area

Properties to the north-east and south-east appear to be horse keeping properties with outdoor arenas. The direct eastern neighbour lives on a smaller rural residential parcel. The subject land is bounded to the south-west by Cox Creek and neighbouring properties on the western side of Cox Creek access their land from the west, namely from Strathalbyn Road, and will have no view of the proposed development. These south western neighbouring properties vary in size and use. To the north-west on the far side of Taminga Grove are two large parcels (greater than 40 hectares each) of undeveloped rural land which is undulating to steep. To the south-east are neighbouring properties in the District Council of Mount Barker. The south-eastern parcels are undulating and all gently slope towards the Onkaparinga River and some are flood prone.

iii. Development Plan Policy considerations

a) *Policy Area/Zone Provisions*

The subject land lies within the Watershed (Primary Production) Zone and the Watershed Protection Policy Area and these provisions seek:

Watershed Protection Policy Area

- An area primarily for natural open space for non-intensive farming on large holdings minimising pollution of surface and underground water resources.
- Maintenance of a pleasant, attractive landscapes characterised by verdant undulating pastures, clumps of gum trees, with the occasional cluster of farm buildings.

The following are considered to be the relevant Policy Area provisions:

Objectives: 1 & 2

PDCs: 1, 2, 4 & 5

The applicant proposes to keep five horses on the land and rotationally graze them with other animals. Along with proposed pasture management techniques such as harrowing manure and weed management, the proposal represents low intensity farming which should minimize environmental impairment and not pollute surface or underground water resources in accordance with PDC 1. Further, the applicant has installed extensive stormwater controls as proposed for the previously approved larger building to manage the roof run and overland water flows further supporting the intent of PDC 1.

The keeping of five horses is well within the suggested rate of one horse per hectare detailed in PDC 2 (approximately 1 per 1.8 Ha) and the planned horse and land management practices will assist with the proposal not contributing to pollution of watercourses in accordance with PDC 2.

The proposal will not be seen from the freeway as sought by PDC 4. The building is 384m² and is of a scale and design to complement the topography of the area. The chosen site is on a low portion of the subject land which has been previously levelled. The building is a large building nestled into a low portion of the subject land with existing screening on its eastern elevation. The chosen colours (Colorbond Woodland Grey and Basalt) minimise the proposed building's visual impact from the public realm. The proposed arena lighting is designed with modern light technology which will minimise light spill, noting 10 metres from the arena the amount of light is between 13 and 43 lumens, noting 1 lumen is the equivalent of 1 candle per square metre. The nearest boundary is the eastern boundary (approximately 35 metres to the nearest light pole and the nearest dwelling (the representor) is more than 150 metres to the east. Sited anywhere else on the subject land, the building and lighting would be quite prominent and the earthworks extensive. The chosen site ensures best compliance with the guidelines of PDC 4 in relation to building scale, topography and visual impact from roads.

There is no native vegetation in the chosen site which is a previously levelled area in an improved pasture paddock ensuring the proposal is in accordance with PDC 5.

Watershed (Primary Production) Zone

The following are considered to be the relevant Zone provisions:

- Maintenance and enhancement of natural resources and the quality of water
- Long term sustainable rural production
- Enhance amenity and landscape for visitors and residents whilst increasing sustainable tourism

The following are considered to be the relevant Zone provisions:

Objectives: 1, 2, 3, 4 & 5

PDCs: 1, 2, 3, 4, 8, 9, 11, 14, 15, 16, 17, 29, 36, 37, 38, 39, 40, 42, 43, 46, 47 & 70

Accordance with Zone

Horse keeping is envisaged in the Watershed (Primary Production) Zone and the proposal is considered to be at a low intensity being five horses on approximately 9 hectares of the parcel of land, with proposed stabling further minimising the impact on the subject land. Further PDC 70 describes four triggers for horse-keeping and associated buildings which make the activity non-complying. The proposed building is not in a flood mapped area, no part of the land proposed for horse-keeping has a slope greater than 12 degrees, the average rainfall is 901mm annually and the building is not proposed within 25m of a watercourse. Consequently the proposal is a merit form of development. The representors have contended that the building is within 25 metres of a watercourse. However this is not the case, based on mapping as well as ground proofing. The photos provided by the representor showing water flowing adjacent the proposed building are of the "diversion" drain installed in response to the representor's request in relation to the 2015 application.

Further, the applicant has recognised the requirements of PDCs 46 and 47 by proposing only five horses and various land management techniques, along with stormwater and waste management engineered solutions to minimise the potential for water pollution from activities within the proposed horse keeping building. The representors have identified the dam on their land as part of a watercourse. The building is 50m from a dam which is not on mapped watercourse, and on balance given the potential for significant land disturbance if the building was to be sited in another location, a 50m building setback is considered to meet the intent of PDC 46.

Further, by proposing not just horses but other stock and various land management techniques, including an extensive manure management plan, the applicant has considered PDCs 42 and 43 in continuing other primary production uses. With regards to PDC 40, the intent of discouraging stables is unclear as horse keeping is clearly contemplated as PDC 46 makes reference to it. The proposal includes five stables and is not considered intensive in the context of the relative size of the subject land, the number of horses proposed and that it is for private enjoyment of the land, not a commercial enterprise.

Form of Development

The proposed building is located below the ridgeline, in a valley and will not be visible on the skyline. It is set back a minimum of 25 metres from the property boundary with Taminga Grove. The proposed building is on a previously largely excavated site which means there will be no disturbance of native vegetation and along with proposed screening the proposed building is considered to be in accordance with PDC 1.

The proposed building is approximately 20 metres from the representor's boundary at its closest point. The wall height of 4 metres and total building height of 5.4 metres along with the chosen colours ensure the proposed building is in accordance with PDC 2. In addition the "shorter" length of the building faces the representor's property.

The proposal includes water tanks and an approved waste disposal system so it is considered to be in accordance with PDC 3. Further, the applicant has demonstrated the proposed building is 50m from the nearest watercourse in accordance with PDC 4.

Proposing a large building incorporating a number of uses, for example, stables, fodder store and vehicle storage has met the requirements of PDC 8 by limiting the number of buildings and the chosen location has minimised the need for a long driveway supporting the intent of PDC 9.

Arguably the eastern neighbours will be most affected by the proposal, particularly the proposed arena lighting. It is noted that eastern neighbour's dwelling is some 150 metres distant from the proposed building and lit arena, and is sheltered from the impact of the proposal largely by existing outbuildings on their own land but also by existing landscaping on their own and the subject land. The applicant has provided a lumen plan which demonstrates the light spill at 10metres from the arena to be between 13 and 43 lumens. Based on this, the lux level at the shared boundary with the representor is likely to be zero (completely dark) or close to it. The applicant has proposed some additional landscaping to address the representor concerns regarding

the dynamic nature of the existing plantings on the applicants' property boundary. Given due consideration of the limited hours of operation of the lights, the lumen plan and the proposed landscaping, the proposal, on balance, is considered to meet the requirements of PDCs 11, 14 and 15.

By making use of an existing level area and confirming their intention to cross graze the property, the proposal is considered to be in accordance with PDCs 16 and 17 as the proposal does not prejudice the use of the land for primary production purposes.

Appearance of Land and Buildings

The chosen site, colours and orientation of the building minimises visual intrusion from the road. The proposal is not clustered with other buildings on the site and this is not considered practical in this case as it would involve extensive earthworks and potentially disturbance of native vegetation on the site. Further, the proposal retains existing vegetation and proposes further vegetation planting to minimise visual impact thus is considered on balance to be in accordance with PDCs 37, 38 and 39.

Conservation

The representor has expressed concern regarding the impact of the proposal on the dam on a neighbouring allotment which is 50 metres from the proposed building. The proposed stormwater and waste water management solutions for the new building ensure water quality and natural systems are protected, in accordance with PDC 36. Further, no native vegetation removal is required in accordance with PDC 29.

b) Council Wide provisions

The Council Wide provisions of relevance to this proposal seek (in summary):

- Orderly and economic development.
- Buildings should seek to minimize visual intrusion whenever possible.
- Protection of the Watershed from pollution and contamination.

The following are considered to be the relevant Council Wide provisions:

Animal Keeping and Rural Development

Objectives: 1, 2, 6, 7 & 8

PDCs: 1, 4, 5, 6, 7, 8, 9 & 10

The proposal does not change the amount of land retained for agriculture nor impact on native vegetation and is considered in accordance with PDC 1.

The application sufficiently addresses stormwater management, onsite waste disposal of both human and animal waste to protect water quality and proposes additional vegetated buffers and good land management (such as rotational grazing) to ensure the proposal is in accordance with PDC 4.

The animal keeping at 5 horses on approximately 9 hectares of land together with proposed good land management practices is unlikely to create an adverse impact on the amenity of the area, noting also that many other properties in the locality are horse keeping properties. Arguably the lighting of the arena is an associated activity which could cause an adverse impact on amenity. However, the lumen details and additional proposed plantings combined with separation distances result on balance with the proposal being considered in accordance with PDC 5. The proposed manure management plan is in accordance with PDC 6.

PDCs 7, 8, 9 and 10 are provisions that directly relate to horse keeping. The proposed stables are 50 metres from a watercourse and on a previously levelled portion of land ensuring the proposal is in accordance with PDC 7. The proposed wash down bay is internal to the proposed building, on a graded and sealed floor and the water is proposed to be treated through a silt trap and the approved on site wastewater system, ensuring the proposal is in accordance with PDC 8. PDC 9 requires stables, horse shelters or associated yards to be at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour. The proposed building and arena are approximately 20 metres from the eastern boundary, however given the intensive horse keeping activities will be contained in the building at this location the opportunity for dust, erosion and odour is considered limited. Also noting that the neighbouring dwelling is some 150 metres from the proposed building the proposal is considered on balance to be in accordance with PDC 9. The proposed septic tank drainage area is not in a horse accessible area in accordance with PDC 10.

Design and Appearance

Objectives: 1

PDCs: 1, 2, 3, 7(c), 9, 28 & 29

In the context of a rural area, the size of the proposed building at 384m² is not unexpected, nor is the wall height of 4 metres or the proposed maximum height of 5.4 metres. Further, as the building is set back 25 metres from the road and 20 metres from the nearest boundary, in an excavated site, with natural colours being Colorbond Woodland Grey and Basalt for external cladding, the proposal is considered to be in accordance with PDCs 1, 2 and 3. PDC 7 requires development to not cause an adverse alteration to the character of the area. The proposed lighting could arguably cause an adverse alteration. However, the applicant has demonstrated through the provision of lumen plans and landscaping, the impact on the character of the area will be minimised. Further the proposed lit arena is behind the proposed building which will further screen the lighting from the public realm.

The proposal is using an existing level area which appears to have been in place since the mid-1980s, so the proposed minimal earthworks is in accordance with PDC 9.

The proposal exceeds the minimum setback expectations in accordance with PDCs 28 and 29.

Hazards

Objectives: 4 & 7

PDCs: 1, 2, & 4

Given the use of an existing excavated site and the proposal not being in a flood mapped area, the proposal is considered to be in accordance with PDCs 1 and 3. Further, the already installed diversion trench and the proposed on site waste system will ensure the proposal is in accordance with PDC 4.

Interface between Land Uses

Objectives: 1 & 3

PDCs: 1 & 2

The applicant has proposed adequate utilities for the proposed development including stormwater and on-site wastewater management. Further, the applicant has proposed to limit the use of the proposed lights to 9pm which when combined with the lumen plan, proposed screening and separation distances ensures the proposal is in accordance with PDCs 1 and 2. The representors have expressed concern their star watching activities will be impacted by the proposed lights. However, taking into consideration the potential lumen reading at the boundary, the proposed landscaping and the representor's dwelling being a further 120 metres or more from the boundary, it is considered that their concerns have been adequately addressed.

Natural Resources

Objectives: 2 & 10

PDCs: 1, 2, 3, 4, 6, 10, 11, 13, 14, 15, 16, 17, 37 & 38

The chosen site being already level, in a low lying area on the subject land combined with good land management practices proposed, is considered to be in accordance with PDCs 1, 2, 3 and 4, which are all concerned with being sensitive towards the natural environment. As mentioned elsewhere in this report, based on the discreet location of the proposal, it is considered that it will have minimal impact on the rural character and scenic amenity of the locality, and have no impact on bushland of the South Mount Lofty Ranges. The lit arena has the potential to impact on the rural character but appropriate mitigation measures are proposed to minimise those impacts. Consequently the proposal is considered to accord with PDC 6. The applicant has installed measures to manage overland water flows in accordance with a previous development approval (now lapsed) which was in accordance with the representor's request at the time. With the addition of the proposed building and associated tanks the applicant will connect to the existing stormwater management system which was designed for a much larger building and accordingly the proposal is considered to accord with PDCs 10, 11, 13, 14, 15 and 16. Further, water to be used in the building will be harvested from the building's rainwater runoff in accordance with PDC 17.

There is native woodland on the western portion of the land. However, the proposal has been designed to minimise the impact on that portion of the land. In particular, horses will not be grazed on this portion of the land, thus ensuring the proposal is in accordance with PDCs 37 and 38.

Orderly and Sustainable Development

Objectives: 1, 3 & 4

PDCs: 1, 2 & 9

As previously discussed in this report, the proposal is not considered to be at odds with the purpose of the Watershed (Primary Production) Zone and accords with PDC 1 as primary production on adjoining land will not be impacted by the proposal. Further, the proposal ensures the subject land can still be used for primary production purposes as envisaged in PDC 2.

Given the general slope of the subject land and the native woodland on its western portion, the proposal, using a historically cut area of the site is considered appropriate and makes the best use of the site location in relation to neighbours and the condition of the subject land. The proposal is therefore considered to be consistent with PDC 9.

Siting and Visibility

Objectives: 1

PDCs: 1, 2, 3, 4, 6, 7 & 10

As mentioned above, the proposed building and lit arena are at the end of a quiet road, without adjacent public reserves. However, given this discreet nature of the illuminated site, the proposal is considered to be in accordance with PDC 1. Whilst the proposed building is not grouped with other buildings on the site it is located to minimise visual intrusion to the surrounding landscape in accordance with PDCs 2 and 3. The proposal uses an existing cut site as envisaged in PDC 4. Given the proposed building has a wall height of 4 metres and an overall height of 5.4m and the applicant has chosen more recessive colours which blend in with the natural environment, namely Colorbond Woodland Grey and Basalt, the proposal is considered to accord with PDCs 6 and 7. The applicant has responded to the representors concerns and addressed the requirements of PDC 10 by proposing some additional landscape screening on the western boundary, being between 40 to 50 plants of five different species with varying height and density in addition to that which currently exists.

7. SUMMARY & CONCLUSION

This application is for horse keeping for a maximum of 5 horses, a farm and horse keeping building of 384m², a size not unexpected in the Zone, and lighting on the existing horse arena. The building is on an existing level excavated area and will have minimal visibility in the locality because of the chosen site, its relatively low profile and dark natural colours. The proposed building is appropriately setback from all boundaries and is finished in low light reflective colours in accordance with Council Wide Design and Appearance principles of development control. The applicant has demonstrated that the illumination of the existing horse arena will not detrimentally affect the amenity of the locality by way of light spill. The provided lumen plans demonstrate that

the lumens reading is only between 13 and 43 lumens at 10metres from the arena. Even though there is likely to be no light spill onto the representors' property, the applicant has offered to limit hours of use of the lights to 9pm and to provide additional landscaping along the common boundary. This will further mitigate the risk of potential lighting impacts for the neighbour.

Water quality impacts have been addressed by appropriate land management practises and the inclusion of stormwater and wastewater management systems. Given Cox Creek on the property's western boundary is 100 metres from the nearest proposed horse keeping on the subject land, the proposal is considered to accord with PDC 46 in the Watershed Primary Production Zone.

The proposal is considered to be sufficiently consistent with the relevant provisions of the Development Plan, and it is considered the proposal is not seriously at variance with the Development Plan. In the view of staff, the proposal has sufficient merit to warrant consent. Staff therefore recommend that Development Plan Consent be **GRANTED**, subject to conditions.

8. RECOMMENDATION

That the Council Assessment Panel considers that the proposal is not seriously at variance with the relevant provisions of the Adelaide Hills Council Development Plan, and GRANTS Development Plan Consent to Development Application 19/1021/473 by Richard Whitehead for a change of land use to include horse keeping (maximum 5 horses), construction of a horse keeping & farm building, outdoor arena, associated lighting & earthworks at 163 Taminga Grove Bridgewater subject to the following conditions:

(1) Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Plans from John C Bested & Assoc reference number 16934 drawing number 16934-ENG sheets 1, 2, 3 and 4 of 4
- Manure Management Plan date stamped by Council 17 February 2020
- Stables farm building plans – drawing number 16934 -10 rev 2, 16934 -11 rev 1, 16934 -12 rev 1, 16934 -13 rev 1, 16934 -14 rev 1 , 16934 -15 rev1 all date stamped by Council 17 February 2020 and amended Stormwater and runoff management plan 16934 -16 rev 1 dated 5 May 2020
- Landscape Plan prepared for client Melissa Whitehead and date stamped by Council 5 May 2020
- Exterior Scene 1/Planning Data from Dialux date stamped by Council 17 February 2020 and Horse Training Field dated 21.06.2019.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(2) Arena Lighting

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of adjacent properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

(3) Arena Lighting Hours

The proposed arena lighting shall only be operated between 9.00am and 9.00pm and all lights shall be switched off no later than 9.00pm.

REASON: Lighting shall not detrimentally affect the amenity of the locality.

(4) External Finishes

The external finishes to the building herein approved shall be as follows:

WALLS: Colorbond® Woodland Grey or similar

ROOF: Colorbond® Basalt or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

(5) Maintenance of Stables and Surrounding Areas

The stables and manure receptacle shall be at all times maintained and kept in good order and repair. Manure from stables, yards and ménage areas shall be either stored undercover in an impervious surface protected from stormwater intrusion or in impervious containers prior to disposal from the land and in any case not within 10m of any property boundary. This does not, however, preclude use of the manure for domestic garden purposes on the land.

REASON: To ensure good land management practises, minimise smell and to ensure no adverse impacts on the water quality of any watercourse.

(6) Maintenance Of Horse-keeping Area

(a) The area where the horses are kept shall be maintained in a satisfactory condition at all times so as not to create any insanitary conditions or become a nuisance, be offensive or injurious to health.

(b) The horse/s shall not be exercised or ridden on the above land in such a manner as to annoy neighbours by way of dust, noise or otherwise.

(c) The horse/s shall be confined to sections of the horse yard on a rotation basis such that ground cover may regenerate in the unused sections. Where ground cover does not regenerate, the earth shall be covered with suitable material so as to reduce a dust nuisance.

(d) Horses shall not be grazed when paddocks are waterlogged, or when excessive soil pugging is caused.

REASON: To avoid dust nuisance to adjacent properties and adequate control of surface water run-off.

(7) **Maximum Number of Horses**

No more than five horses shall be kept on the subject land.

Yards or enclosures shall not be added to the stables without the prior written approval of Council.

The horses shall be contained at all times within a fenced area, as indicated on the approved plan.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

(8) **Retention of Screening Trees**

The screen of existing trees and shrubs as shown on the various site plans and the Landscape Plan prepared for client Melissa Whitehead and dated stamped by Council 5 May 2020 shall be retained and maintained in good health and condition at all times with any dead or diseased plants being replaced as necessary in the next planting season.

REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

(9) **Overflow From Rainwater Tanks**

Overflow from rainwater tanks shall be treated on site to the satisfaction of Council in accordance with the amended Stormwater and runoff management plan 16934 -16 rev 1 dated 5 May 2020.

REASON: To minimise erosion and protect the environment and ensure that no ponding of stormwater resulting from development occurs on adjacent sites.

(10) **Management of Wastewater Treatment System**

Prior to the use of the wastewater treatment system associated with the Development, an audible and visible alarm connected to that treatment system shall be located within the existing dwelling located on the Land. Any additional alarm in the horse-keeping building must be non-audible.

REASON: To maintain the amenity of the area and protect the environment from an environmental hazard.

(11) **Landscaping**

Further landscaping, as shown on the Landscape Plan prepared for client Melissa Whitehead and date stamped by Council 5 May 2020, shall be planted prior to occupation of the Development and thereafter shall be maintained in good health and condition at all times to the Council's reasonable satisfaction. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased in the next planting season.

REASON: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

NOTES

(1) **Development Plan Consent Expiry**

This Development Plan Consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

(2) **Erosion Control During Construction**

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

(3) **EPA Environmental Duty**

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

(4) **Department of Environment and Water (DEW) - Native Vegetation Council**

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. The clearance of native vegetation includes the flooding of land, or any other act or activity that causes the killing or destruction of native vegetation, the severing of branches or any other substantial damage to native vegetation. For further information visit:

[www.environment.sa.gov.au/Conservation/Native_Vegetation/
Managing_native_vegetation](http://www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation)

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

9. ATTACHMENTS

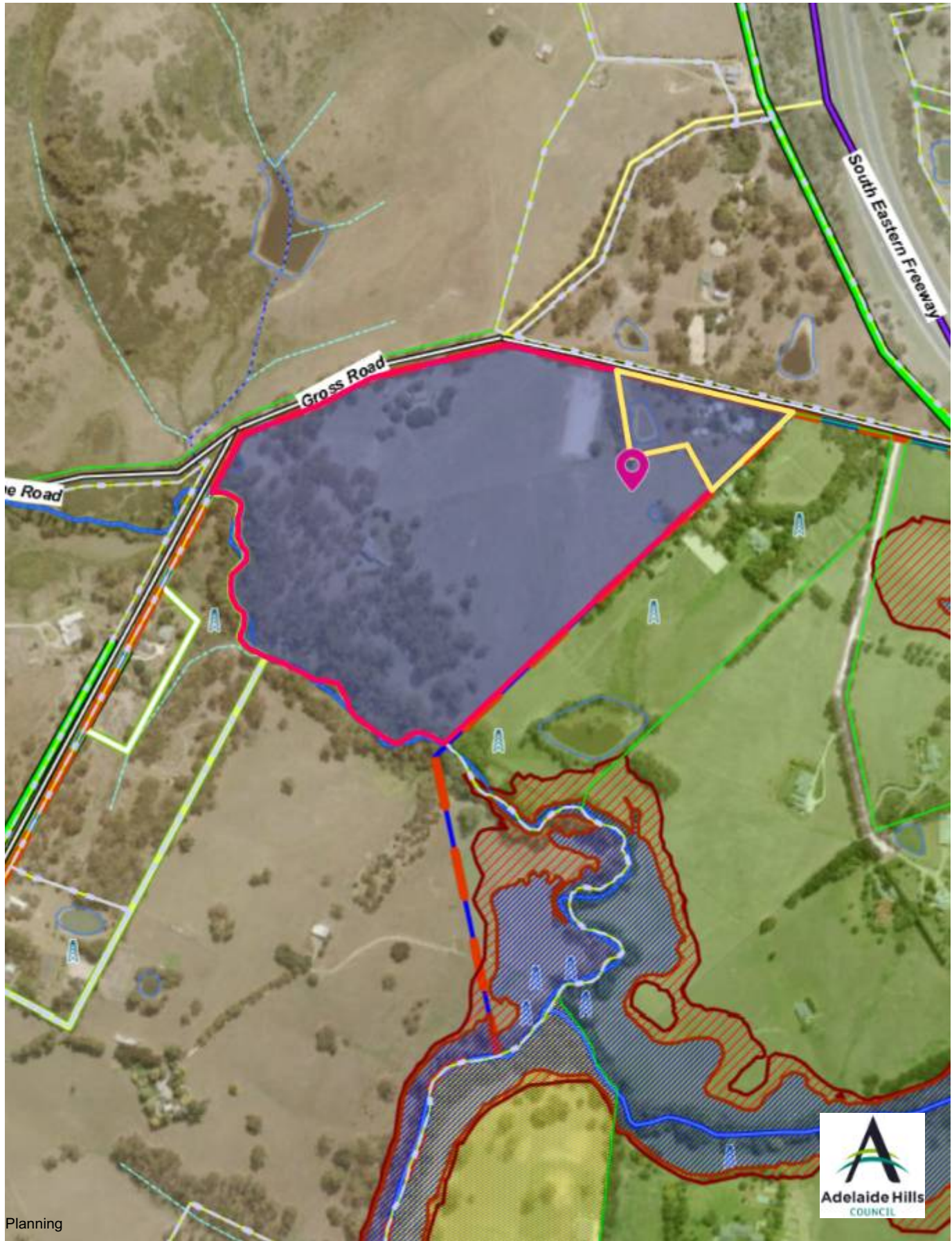
Locality Plan
Proposal Plans
Application Information
Applicant's Professional Reports
Referral Responses
Representation
Applicant's response to representations
Publically Notified Plans

Respectfully submitted

Concurrence

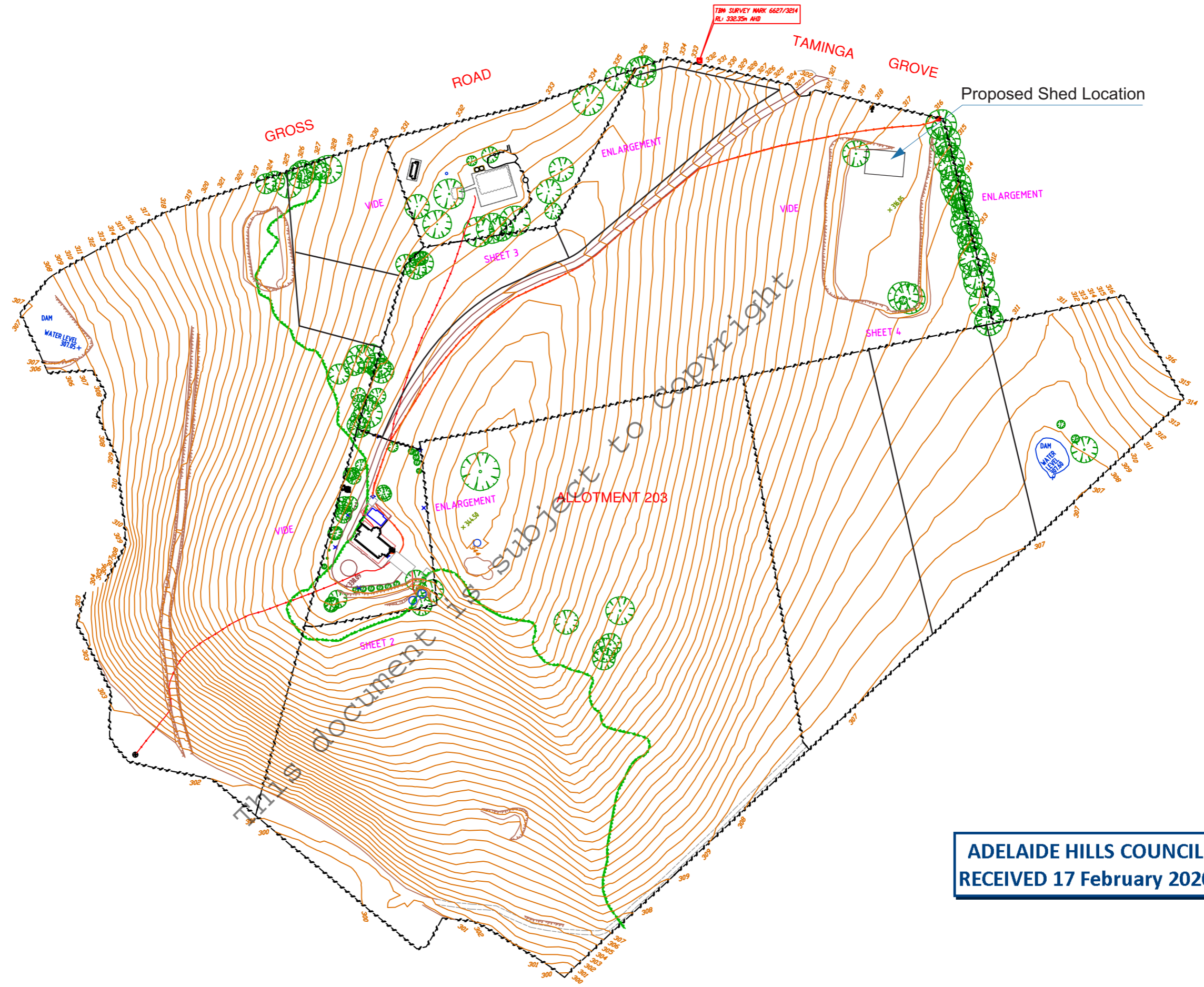
Melanie Scott
Senior Statutory Planner

Deryn Atkinson
Manager Development Services



Planning

200 m
Scale = 1:6032.880



LEGEND	
	CONCRETE IP
	DISUSED WINDMILL
	ETSA PILLAR
	GATE
	SUMP
	SPRINKLER
	TAP
	PUMP
	BUILDING
	BANK BOTTOM
	BANK TOP
	EDGE BITUMEN
	EDGE CONCRETE
	EDGE PAVERS
	EDGE VEGETATION
	GI BUILDING
	POST & WIRE FENCE
	PAILING FENCE
	STEEL FENCE
	UG ELECTRICITY
	UG TELSTRA
	WALL
	PERGOLA

**ADELAIDE HILLS COUNCIL
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LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 100m

UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF MELISSA WHITEHEAD FOR THE PURPOSES OF SITE REDEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
JOHN C BESTED & ASSOCIATES PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE THIS PLAN FOR ANY OTHER PURPOSE.

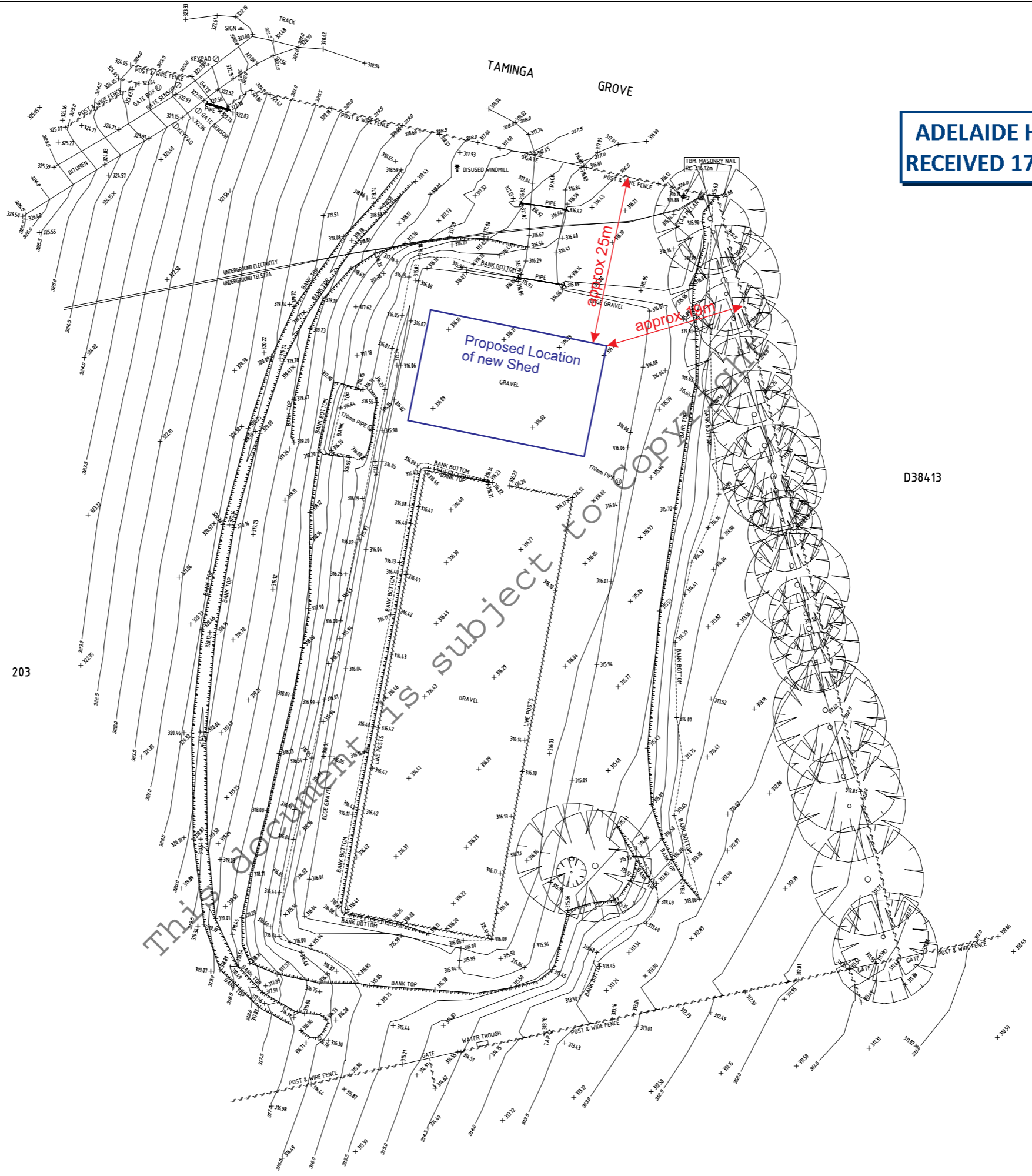
JOHN C BESTED & ASSOC PTY LTD
ABN 23 007 916 814
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
email surveyors@johnbested.com.au

SURVEYED	AB
DATE	SEP 2019
DRAWN	AP
DATE	24/09/19
CHECKED	AB
DATE	24/09/19

TITLE	SITE LEVELS SURVEY HUNDRED OF NOARLUNGA BRIDGEWATER ALLOTMENT 203 IN D38413 CT 5478/835
CLIENT	MELISSA WHITEHEAD

REFERENCE No.	16934
DRAWING No.	16934-ENG
VERSION No.	1
SHEET	1 OF 4
SCALE	1:1000m (A1)

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D38413

203



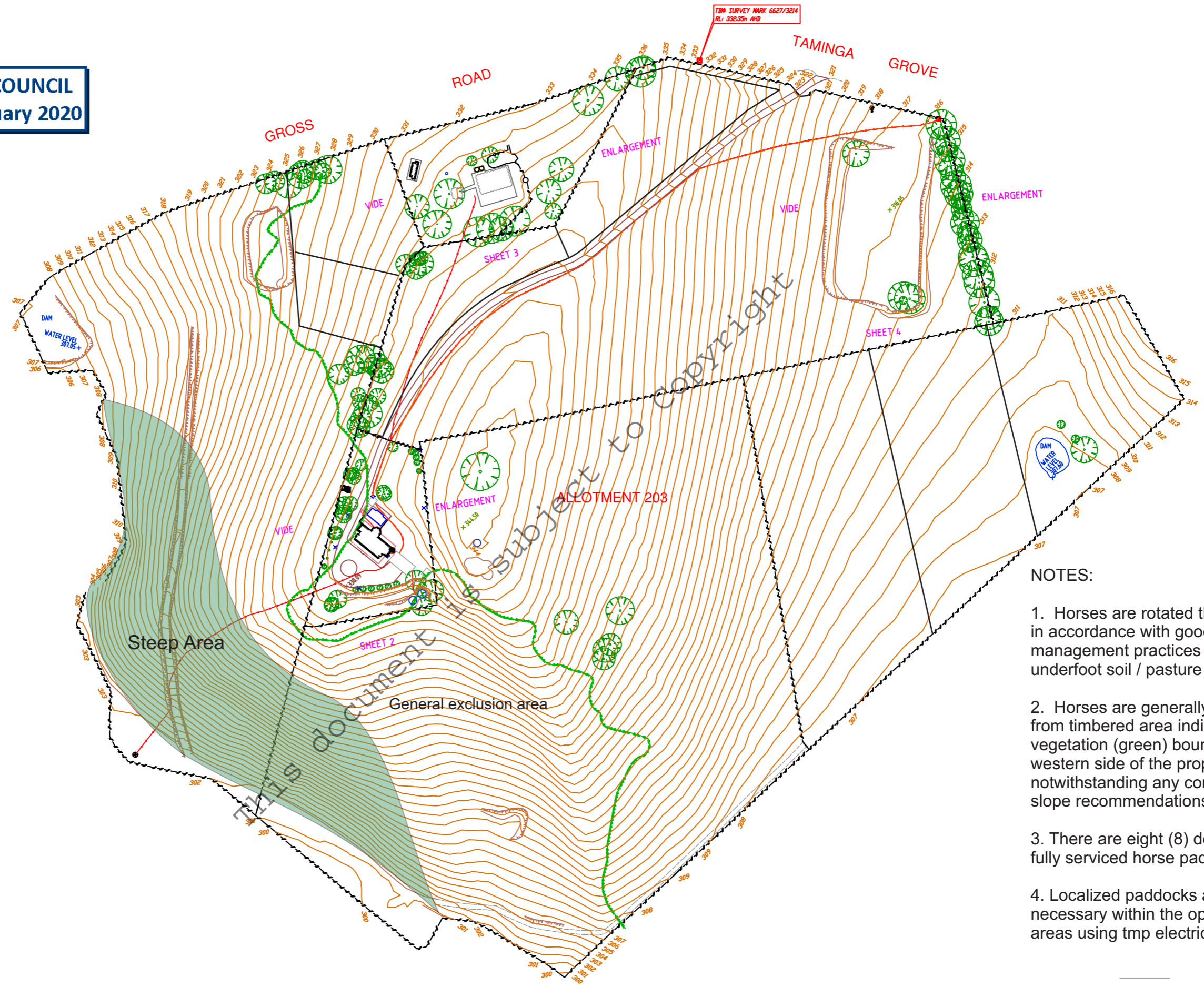
LEVELS ARE BASED ON AHD
 CONTOUR INTERVAL 0.50m
 UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES SHOWN ARE FROM THE ORIGINAL SURVEY 16934-ENG ON THE 24th SEPTEMBER 2013. UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED. ANY NEW SERVICES SINCE 24th SEPTEMBER 2013 HAVE NOT BEEN SURVEYED. ANY FUTURE WORKS SHOULD CONTACT DIAL BEFORE YOU DIG PRIOR TO CONSTRUCTION.
 THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF MELISSA WHITEHEAD FOR THE PURPOSES OF SITE REDEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
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JOHN C BESTED & ASSOC PTY LTD
 ABN 96 004 596 908
 SURVEYING & PLANNING CONSULTANTS
 362 MAGILL ROAD KENSINGTON PARK 5068
 PHONE (08) 8332 7111 FAX (08) 8364 1829
 email surveyors@johnbested.com.au

SURVEYED	AW
DATE	17-09-19
DRAWN	DW
DATE	18-09-19
CHECKED	AW
DATE	19-09-19

TITLE	Detailed Site Survey Proposed Building Location	REFERENCE No.	16934.2
		DRAWING No.	16934.2- 02
		VERSION No.	1
		SHEET	1 OF 1
CLIENT	MELISSA WHITEHEAD	SCALE	1 : 300m (A1)

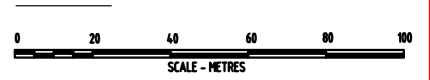
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LEGEND	
	CONCRETE IP
	DISUSED WINDMILL
	ETSA PILLAR
	GATE
	SUMP
	SPRINKLER
	TAP
	PUMP
	BUILDING
	BANK BOTTOM
	BANK TOP
	EDGE BITUMEN
	EDGE CONCRETE
	EDGE PAVERS
	EDGE VEGETATION
	GI BUILDING
	POST & WIRE FENCE
	PAILING FENCE
	STEEL FENCE
	UG ELECTRICITY
	UG TELSTRA
	WALL
	PERGOLA

NOTES:

1. Horses are rotated thru paddocks in accordance with good pasture management practices and health of underfoot soil / pasture condition.
2. Horses are generally excluded from timbered area indicated by vegetation (green) boundary on the western side of the property notwithstanding any compliance with slope recommendations.
3. There are eight (8) defined and fully serviced horse paddocks.
4. Localized paddocks are created if necessary within the open field areas using tmp electric fencing.

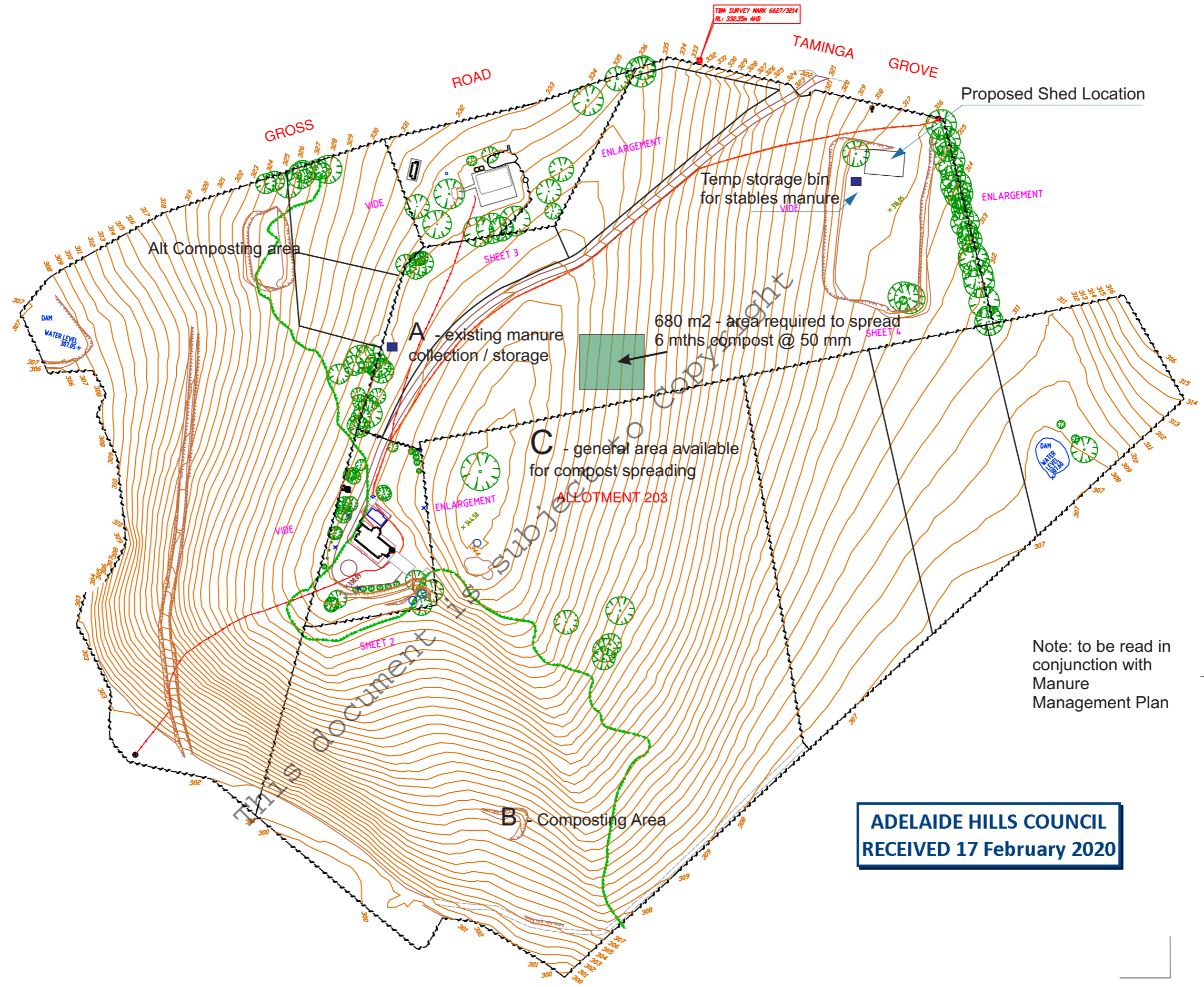


LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 1.00m

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SURVEYED	AB	TITLE	REFERENCE No.
DATE	SEP 2019	Horse Agistment Areas 163 Taminga Grove	16934
DRAWN			DRAWING No.
DATE	Feb 20		16934-03
CHECKED			VERSION No.
DATE			1
		CLIENT	MELISSA WHITEHEAD
			SHEET
			SCALE
			1:1000m (A1)



LEGEND

	CONCRETE IP
	DISUSED WINDMILL
	ETSA PILLAR
	GATE
	SUMP
	SPRINKLER
	TAP
	PUMP
	BUILDING
	BANK BOTTOM
	BANK TOP
	EDGE BITUMEN
	EDGE CONCRETE
	EDGE PAVERS
	EDGE VEGETATION
	GI BUILDING
	POST & WIRE FENCE
	PAILING FENCE
	STEEL FENCE
	UG ELECTRICITY
	UG TELSTRA
	WALL
	PERGOLA

Note: to be read in conjunction with Manure Management Plan

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LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 100m

UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED.

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SURVEYED	AB	TITLE	REFERENCE No.
DATE	SEP 2019	Manure Management 163 Taminga Grove	16934
DRAWN			DRAWING No.
DATE	Feb 20		16934-04
CHECKED			VERSION No.
DATE			1
		CLIENT	MELISSA WHITEHEAD
			SHEET
			SCALE
			1:1000m (A1)

Development Application for the construction of a utility shed and stables at 163 Taminga Grove, Bridgewater.

Manure Management Plan:

To be read in conjunction with attached Dwg No 16934 – 04

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In-field manure management.

With the exception of monitoring and addressing any localized manure concentrations in paddocks such as corners or other places of congregation along fence lines in-field manure is left to degrade naturally. If there are local concentrations, solid manure is picked from these areas and spread or added to the composting stockpile.

The paddocks are of sufficient size that allow horses to graze at will in 'clean' areas for long periods. The horses are also rotated through the paddocks allowing periods, in the range of months, for the paddocks to regenerate and manure to fully degrade.

If there is concern as to the manure quantum or a time constraint for restocking the paddock, accumulations of manure are mechanically broken up and distributed with a pass over by a tractor mounted mulcher before the fallow period.

Stable Manure.

Horses will generally only be stabled at night for part of the year and during periods of inclement weather. The balance of the time they will be in open paddock. This minimizes the accumulation of stable manure that will require handling, storage and treatment.

The property currently has two horse shelters that generate small amounts of manured waste. These are located at point A on the attached sketch. There is a two bay temporary storage facility for holding collected waste at that location, each bay capacity being approx. 3 m3. The bays are constructed of timbered walling with compacted rubble base. Only one bay has ever been required for the intended purpose and its capacity has never been reached.

For the proposed new stables a similar short term collection facility will be constructed in proximity to the building. This will be approx. 4m2 area with concrete base and timbered walling on three sides. The storage will be emptied regularly (weekly).

Collected manure will be transferred to an existing composting area indicated at location B. The area is a small old quarry with compacted floor and partially bunded. A composting system has been established at this location but of intermittent operation due to inconsistent raw material loads from the current property usage. The resulting compost has been used for domestic purpose about fruit tress etc being insufficient quantity for paddock use.

Historically the existing horse management practices have only produced small amounts of compost. Should this change with the operation of the proposed new stables, for any increased production of compost, the mature product will be spread about the fields that are cropped for hay as indicated on the plan as C.

Composting will be in accordance with established good practice in monitoring temperature, moisture, aeration and the addition of nitrogen supplement if required.

If generally smaller volumes of manure waste are generated and composting is not viable, the alternative will be to spread the collected raw waste about the fields assigned for growth of feed (hay) and break this up with mechanical mulching before allowing the material to degrade naturally.

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The following are some simple calculations to indicate the required areas and volumes of generated waste and the ability of the property to manage them.

Literature research suggest that horses generate approx. 20 kg of manure per day.

Being approx. 14kg solid and 6 ltrs urine

If stabled 3-8 kg of bedding can be added to this.

The volume of stable waste and bedding is approx 0.2 m² per day – full time stabling

1. Local storage capacity at proposed Building:

Volume of stable waste from new stables:

Assume horses fully stabled and all stalls used.

Per week:

$$4 \times 0.2 \times 7 = 5.6\text{m}^3$$

$$\text{Min storage capacity for 1 week} = 6 \text{ m}^3$$

2. Treatment and long term storage

Foreseeable use based on existing practices:

Assume 4 horses stabled.

4 horses night/ inclement wx stabling.

Waste generated:

$$4 \times 0.2 \times 7 \times 0.5 = 2.8 \text{ m}^3 \text{ per week}$$

Composting period 3 months:

$$\text{Cumulative volume for 3 mths (12 weeks)} = 33.6 \text{ m}^3$$

Assume 50% volume reduction through composting = 17 m³ available for spreading per 3 months.

Compost storage:

Assume 6 mths storage due season and weather restrictions on spreading;

Storage capacity = 34 m³.

Bin = 20 m² base x 1.6m walling.

Windrow/ mounding 30 m² base x 1.5 ht.

3. Paddock spreading.

Assume six monthly spreading

6 mthly treated compost volume 34 m³

Assume 50mm avge spreading depth

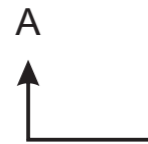
Area for spreading = 680 m².

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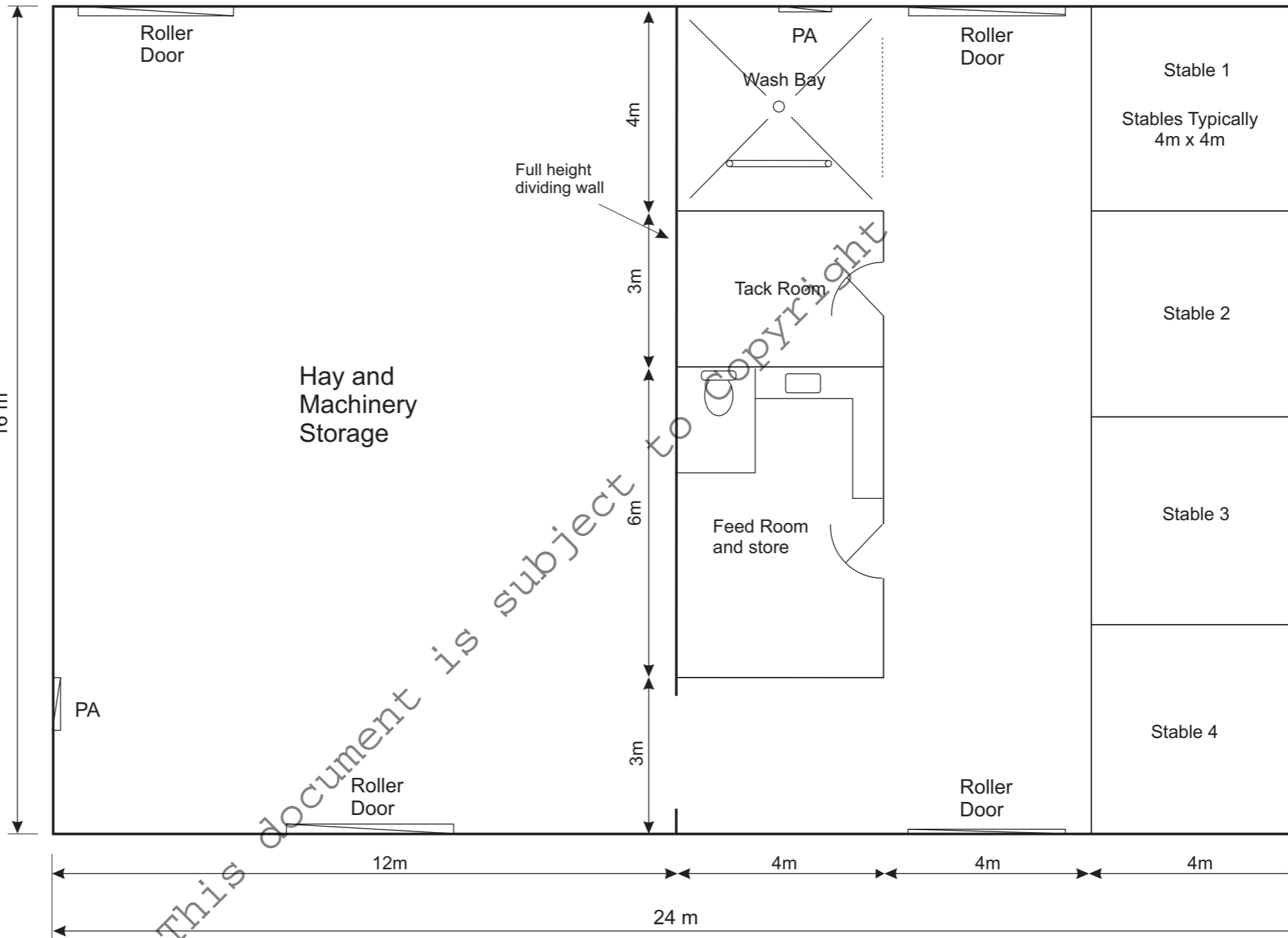


Notes:

1 Floor plan may be mirrored subject to site access for plant storage



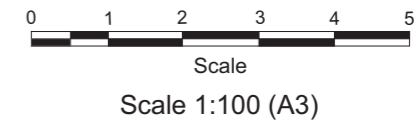
16 m



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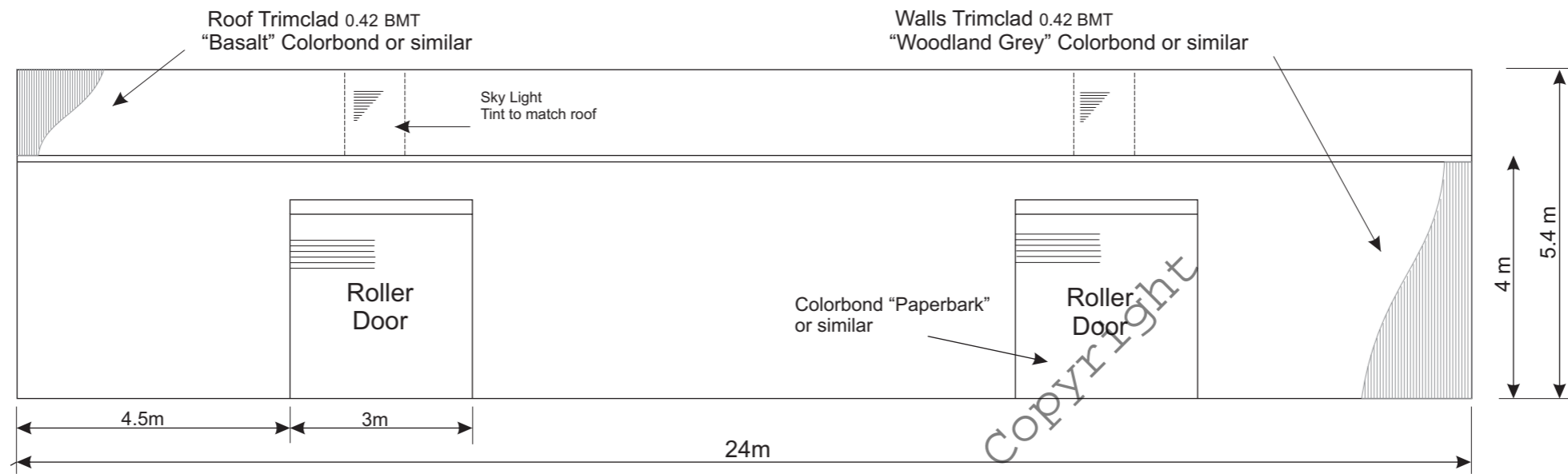
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Floor Plan

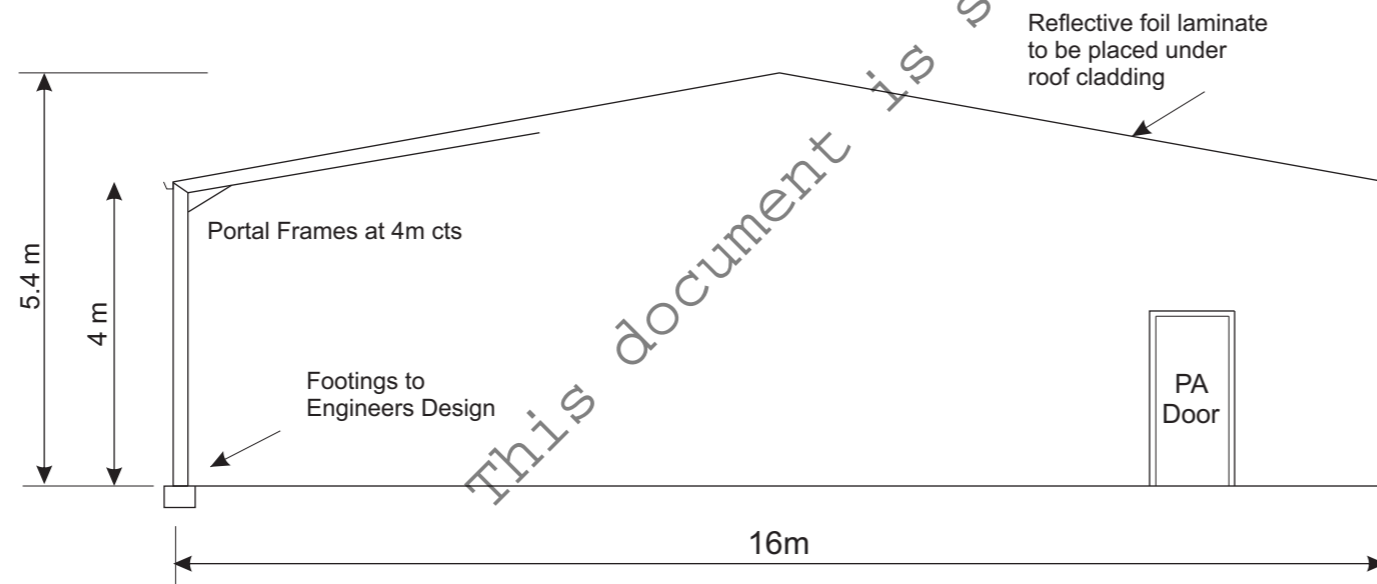


Rev.	Date.	Comments	Notes.
1	Oct 19	For Planning Approval	
2	Jan 20	Dimensions added Toilet added	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Floor Plan		Dwg No. 16934 - 10
Date.	Client.	Rev.
Jan - 2020	Melissa Whitehead	2
		Sheet No.
		Scale.
		1:100 (A3)

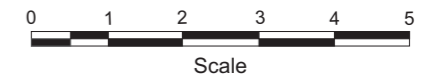


North Elevation



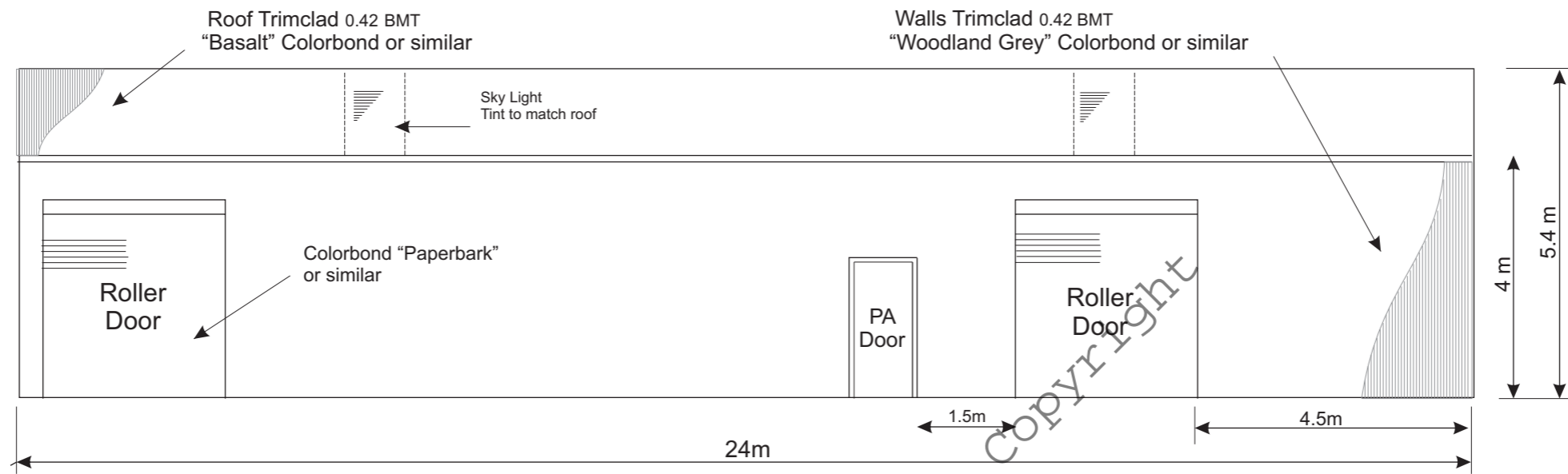
East Elevation

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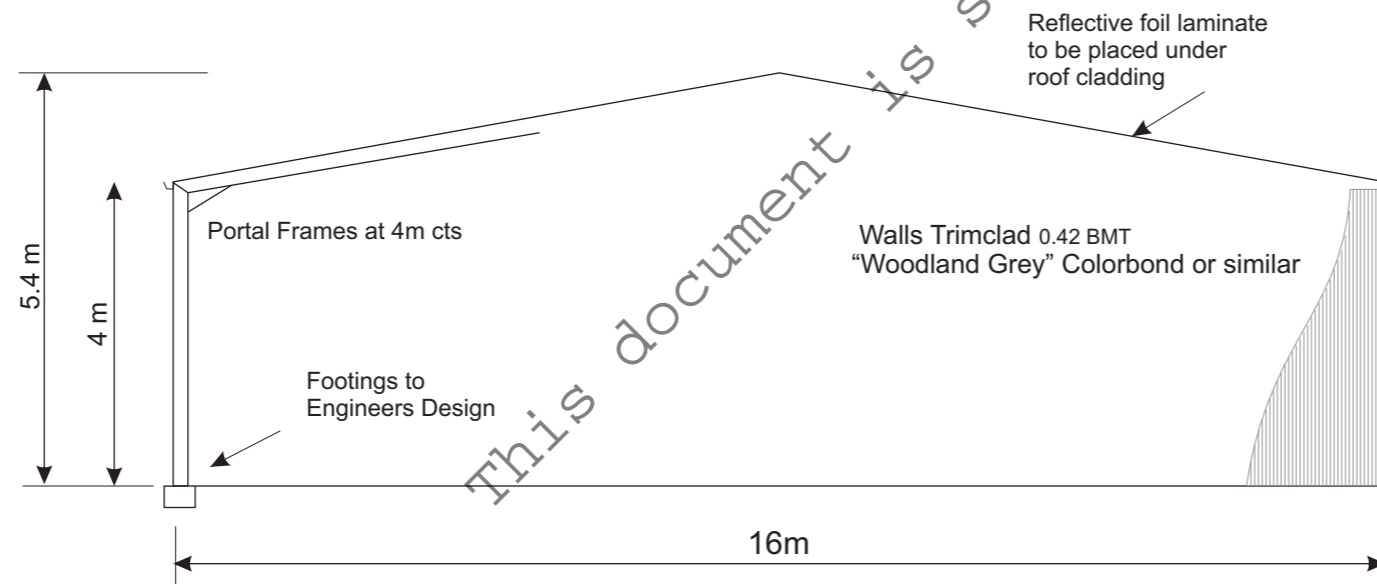
Rev.	Date.	Comments	Notes.
1	Oct 19	For Planning Approval	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Elevation Nth and East		Dwg No. 16934 - 11
Date.	Client.	Scale.
Oct - 2019	Melissa Whitehead	1:100 (A3)

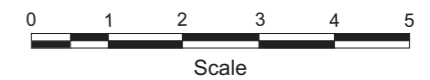


South Elevation

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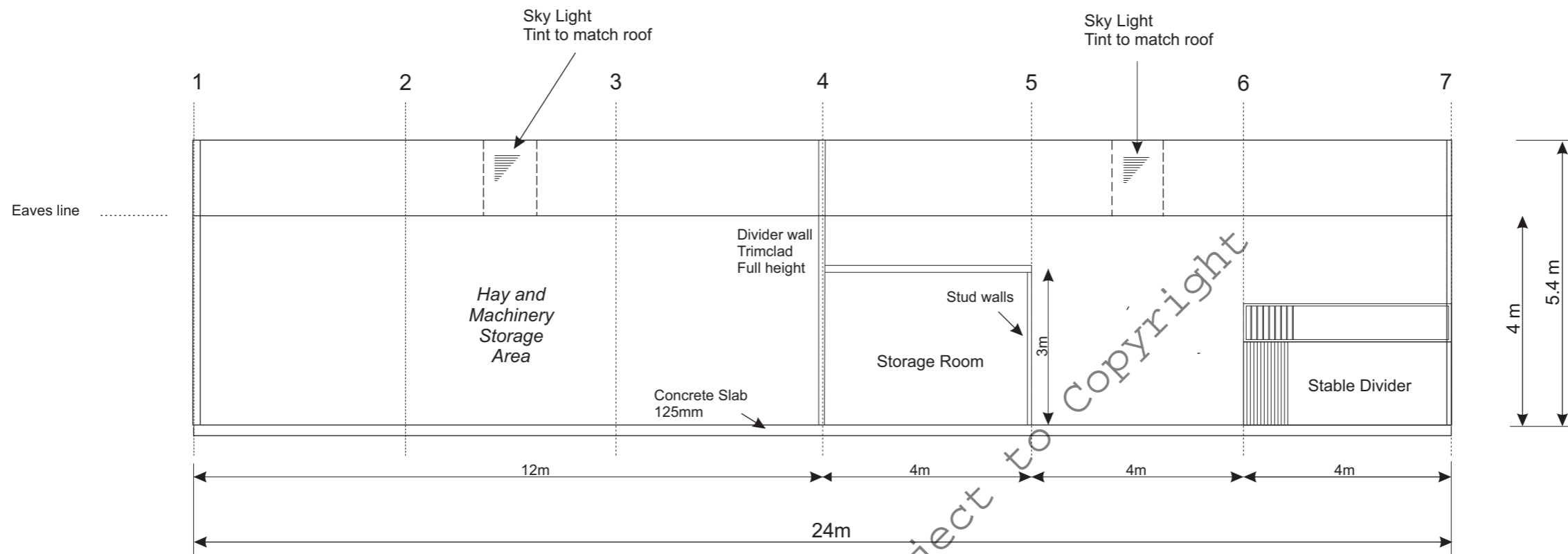


West Elevation



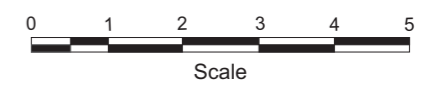
Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Elevation Sth and West		Dwg No. 16934 - 12
Date.	Client.	Rev.
Jan - 2020	Melissa Whitehead	1
Scale.		Sheet No.
1:100 (A3)		



Secn A-A

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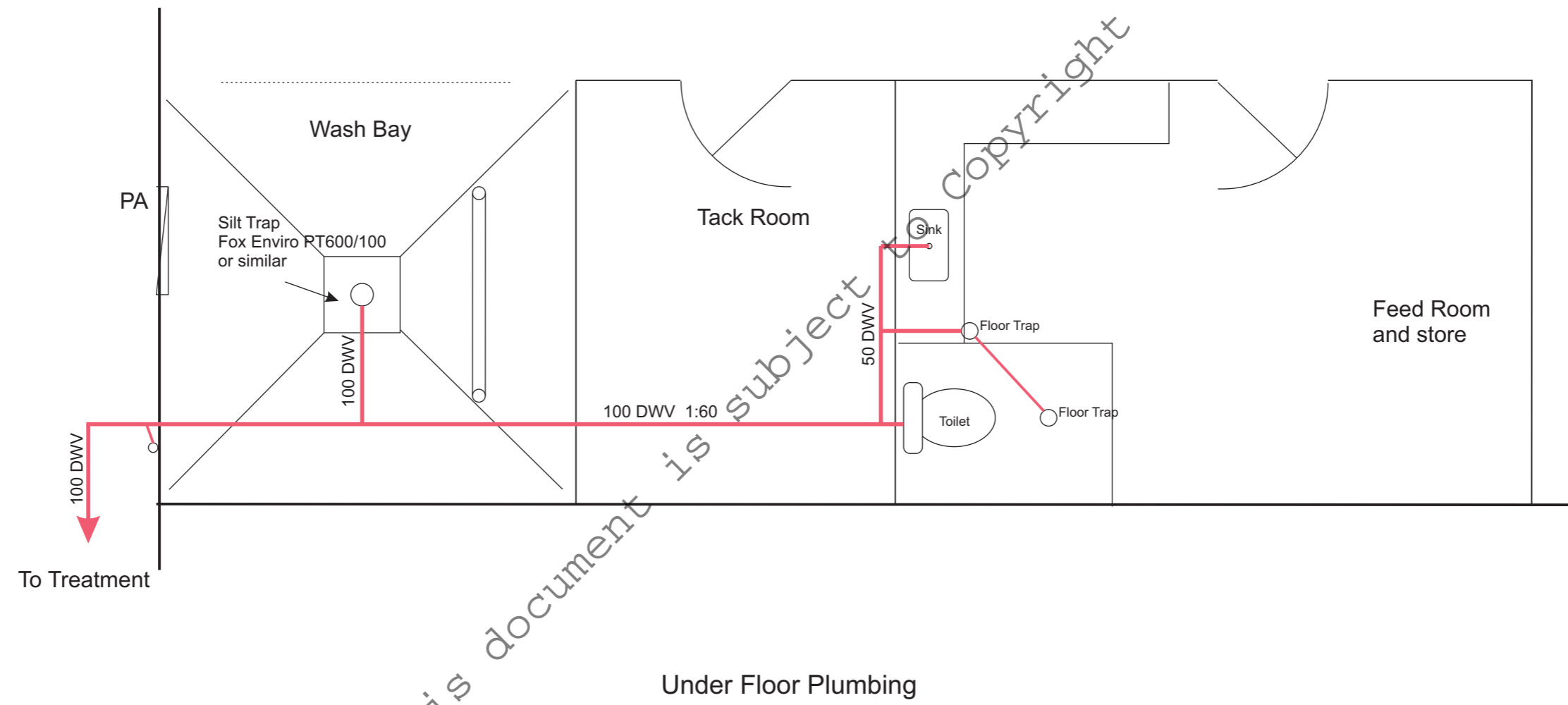


Rev.	Date.	Comments	Notes.
1	Oct 19	For Planning Approval	

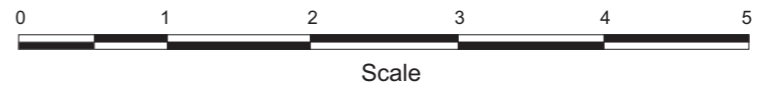
Title		Ref No.	
Stables - Utility Building		Dwg No. 16934 - 13	
Taminga Grove - Bridgewater		Rev. 1	
Sect A - A		Sheet No.	
Date.	Client.	Scale.	
Oct - 2019	Melissa Whitehead	1:100 (A3)	

Title		Ref No.	
Stables - Utility Building		Dwg No. 16934 - 13	
Taminga Grove - Bridgewater		Rev. 1	
Sect A - A		Sheet No.	
Date.	Client.	Scale.	
Oct - 2019	Melissa Whitehead	1:100 (A3)	

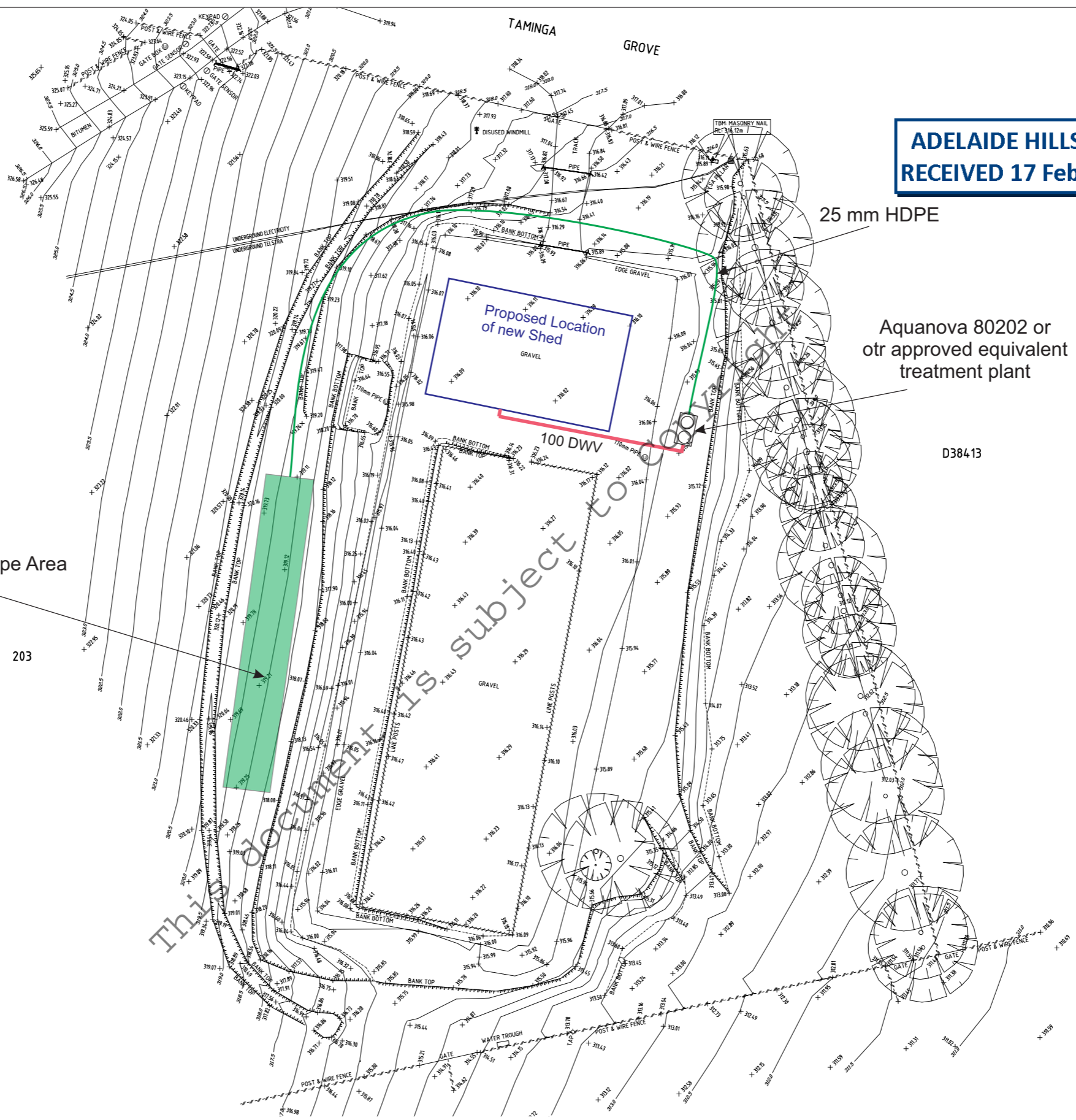
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Rev.	Date.	Comments	Notes.	Title		Ref No.
1	Jan 20	For Planning Approval		Stables - Utility Building Taminga Grove - Bridgewater Effluent Under floor Plumbing		Dwg No. 16934 - 14
				Date. Jan - 2020	Client. Melissa Whitehead	Rev. 1
						Sheet No.
						Scale. 1:20 (A3)



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25 mm HDPE

Aquanova 80202 or
otr approved equivalent
treatment plant

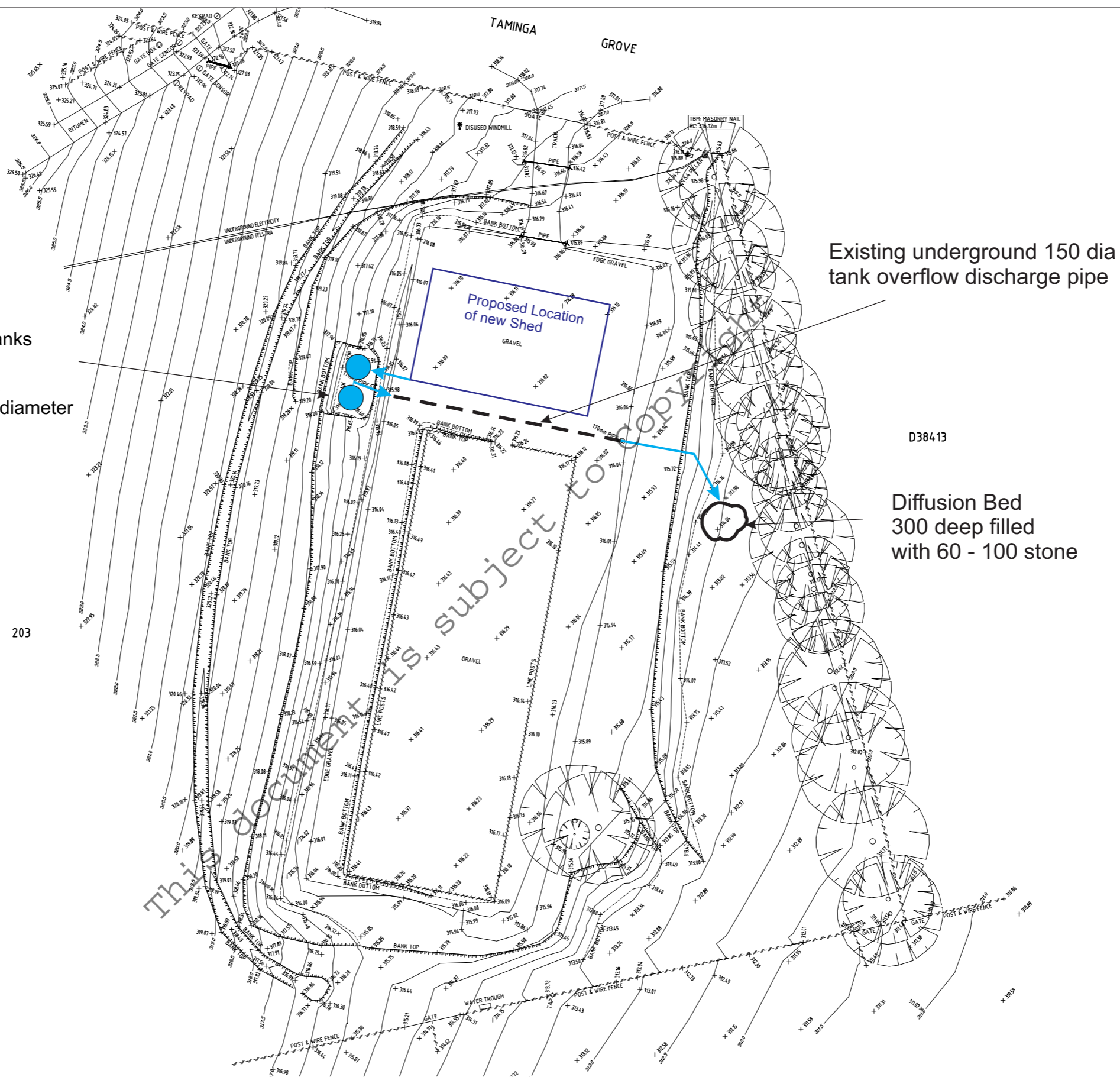
D38413

Irrigated Landscape Area
Min 120 m2

203

Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Effluent Treatment and Disposal		Dwg No. 16934 - 15
Date.	Client.	Rev.
Jan - 2020	Melissa Whitehead	1
		Sheet No.
		Scale.
		1:20 (A3)



2 x Water Storage Tanks
 Polytank 22500 L
 Colour Pale Eucalypt
 2.55 m high x 3.73m diameter

Note:

The site has existing catch drains and diffusion beds for surface runoff constructed in accordance with earlier development approval 15/556

The to be installed storm water management is for the building only.

203

Existing underground 150 dia tank overflow discharge pipe

D38413

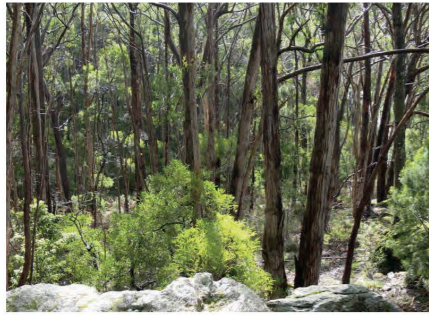
Diffusion Bed
 300 deep filled with 60 - 100 stone

AMENDED 5 May 2020

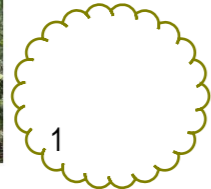
Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Stables - Utility Building Taminga Grove - Bridgewater Storm water and runoff management	
Date.	Jan - 2020	Client.	Melissa Whitehead

Ref No.	
Dwg No.	16934 - 16
Rev.	1
Sheet No.	
Scale.	1:20 (A3)



Eucalyptus baxteri Brown Stringybark



Allocasuarina verticillata Drooping Sheoak



Allocasuarina striata
Small Bull Oak



Acacia pycnantha
Golden Wattle



Bursaria spinosa
Sweet Bursaria



Code	Botanical Name	Common Name	Pot Size	Planting Density	Size
1	<i>Eucalyptus baxteri</i>	Brown Strigybark	10 L container	as per plan	upto 40m
2	<i>Allocasuarina verticillata</i>	Drooping Sheoak	10 L container	as per plan	9m x 5m
3	<i>All striata</i>	Small Bull Oak	tubestock	as per plan	2.5m x 1.5m
4	<i>Acacia pycnantha</i>	Golden Wattle	tubestock	as per plan	6m x 4m
5	<i>Bursaria spinosa</i>	Sweet Bursaria	tubestock	as per plan	6m x 4m

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**163 Taminga Grove BRIDGEWATER
LANDSCAPE PLAN**

CLIENT MELISSA WHITEHEAD

SCALE 1:300m (A1)

PHILIPS

Outdoor Lighting

LED Floodlight



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Long-lasting
brightness and
energy savings

**ADELAIDE HILLS COUNCIL
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Excellent area lighting within your budget



Recreation



Billboard Lighting



Parking Lots

The energy-saving Philips Tango G3 LED Floodlight is the ideal solution for a wide range of Area lighting applications. It incorporates the LED light source, optical system, heat sink and driver into one compact and robust housing that meets globally recognized safety standards. Its specially designed heat sink incorporates aesthetics and functionality to ensure excellent reliability. Powered by LED technology, this luminaire delivers superior performance and a longer lifetime, bringing area lighting to a whole new level.

Applications

- Area lighting
- Industrial areas
- Façade
- Billboard lighting
- Parking lots
- Ports
- Airports
- Driving ranges
- Parks

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Superior lighting in a compact, robust design

Lighting The Way You Want It

Choose the exact lighting level you want, thanks to a wide range of LED boards and highly flexible Philips LED drivers.

Discreet and Simple

Elegant and unobtrusive design allows seamless integration into any environment.

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High Performing Optics

Lighting delivers maximum application coverage without being obtrusive.

Efficient LED Thermal Design

Fins on the back ensure good heat dissipation; these create airflow around the housing to prevent dirt from settling on the luminaire.

Features and benefits

- **More energy savings.** System efficacy reaches 120lm/w, which generates more than 50% in energy savings compared to conventional floodlights. Dimmable feature delivers added power efficiency – light areas when you need to.
- **Long-lasting.** Lifetime reaches 50,000 hours at L70.
- **Easy to install.** Tool less opening reduces installation and maintenance time, increase the working efficiency and good user experience.
- **Flexibility.** Optical beam choices (symmetric wide and asymmetric medium) fulfills majority of lighting application needs.
- **Excellent reliability.** Along with the 15KV/KA surge protection, the non-corrosive die-cast aluminum housing and steel bracket provide adequate support when the luminaire is installed in harsh environments.

Take the next step

See how Philips Tango G3 LED Floodlight can address your outdoor lighting needs. Contact your local Philips Sales Representative for more information or to schedule a personalized demonstration.

Product data

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General Characteristics

Type	BVP381/BVP382
Lifetime	Up to 50k hours (L70B50) @ Ta 35deg
Operation Temperature	-40 to + 50°C
IP/IK rating	IP66 / IK08
Certificate	CB, CE, RoHS, IEC60598
Housing Color	RAL9007

Light Technical Characteristics

System Lumen	BVP381 50W: 6000lm 70W: 8400lm 100W: 1200lm BVP382 120W: 14400lm 150W: 18000lm 200W: 24000lm
CRI	>70
SDCM	<6

Electrical Characteristics

System Wattage	50W;70W;100W;150W;200W
System efficacy	NW/CW - 120Lm/W; WW - 110Lm/W
Power factor	0.95
Optic	Asymmetrical medium beam Symmetrical medium beam Symmetrical wide beam

Mechanical Characteristics

Casting color	Aluminium Grey
LED Dimensions	BVP381: 500 x 300 x 56mm BVP382: 500 x 448 x 56mm
Material	The luminaires housing Shall be made of non-Corrosive high pressure ADC with corrosion resistant powder coating. 1.5m Flying wire; Anti-dust exposed lenses
Installation	U-shaped bracket Universal installation Aiming angle scale

Ordering Information

BVP381 LED60/CW 50W 220-240V SWB GM
BVP381 LED60/CW 50W 220-240V SMB GM
BVP381 LED60/CW 50W 220-240V AMB GM
BVP381 LED84/CW 70W 220-240V SWB GM
BVP381 LED84/CW 70W 220-240V SMB GM
BVP381 LED84/CW 70W 220-240V AMB GM
BVP381 LED120/CW 100W 220-240V SWB GM
BVP381 LED120/CW 100W 220-240V SMB GM
BVP381 LED120/CW 100W 220-240V AMB GM
BVP382 LED144/CW 120W 220-240V SWB GM
BVP382 LED144/CW 120W 220-240V SMB GM
BVP382 LED144/CW 120W 220-240V AMB GM
BVP382 LED180/CW 150W 220-240V SWB GM
BVP382 LED180/CW 150W 220-240V SMB GM
BVP382 LED180/CW 150W 220-240V AMB GM
BVP382 LED240/CW 200W 220-240V SWB GM
BVP382 LED240/CW 200W 220-240V SMB GM
BVP382 LED240/CW 200W 220-240V AMB GM
BVP381 LED60/NW 50W 220-240V SWB GM
BVP381 LED60/NW 50W 220-240V SMB GM
BVP381 LED60/NW 50W 220-240V AMB GM
BVP381 LED84/NW 70W 220-240V SWB GM
BVP381 LED84/NW 70W 220-240V SMB GM
BVP381 LED84/NW 70W 220-240V AMB GM
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BVP381 LED120/NW 100W 220-240V SMB GM
BVP381 LED120/NW 100W 220-240V AMB GM
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BVP382 LED144/NW 120W 220-240V AMB GM
BVP382 LED180/NW 150W 220-240V SWB GM
BVP382 LED180/NW 150W 220-240V SMB GM
BVP382 LED180/NW 150W 220-240V AMB GM
BVP382 LED240/NW 200W 220-240V SWB GM
BVP382 LED240/NW 200W 220-240V SMB GM
BVP382 LED240/NW 200W 220-240V AMB GM
BVP381 LED55/WW 50W 220-240V SWB GM
BVP381 LED55/WW 50W 220-240V SMB GM
BVP381 LED55/WW 50W 220-240V AMB GM
BVP381 LED77/WW 70W 220-240V SWB GM
BVP381 LED77/WW 70W 220-240V SMB GM
BVP381 LED77/WW 70W 220-240V AMB GM
BVP381 LED110/WW 100W 220-240V SWB GM
BVP381 LED110/WW 100W 220-240V SMB GM
BVP381 LED110/WW 100W 220-240V AMB GM
BVP382 LED132/WW 120W 220-240V SWB GM
BVP382 LED132/WW 120W 220-240V SMB GM
BVP382 LED132/WW 120W 220-240V AMB GM
BVP382 LED165/WW 150W 220-240V SWB GM
BVP382 LED165/WW 150W 220-240V SMB GM
BVP382 LED165/WW 150W 220-240V AMB GM
BVP382 LED220/WW 200W 220-240V SWB GM
BVP382 LED220/WW 200W 220-240V SMB GM
BVP382 LED220/WW 200W 220-240V AMB GM



Horse Training Field

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Pole Height: 10m
Luminaire: 24 x PHILIPS BVP382 LED156NW 120W 220-240V AMB
No. of Pole: 10nos
Luminaires per pole : Row 1: 3+2+2+2+3
Row 2: 3+2+2+2+3

Partner for Contact:
Order No.:
Company:
Customer No.:

Date: 21.06.2019
Operator: TS Liu

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Level 8, Menara Axis , 2 Jalan 51A/223
46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Operator TS Liu
Telephone +6012 307 6578
Fax
e-Mail thaw.shen.liu@signify.com

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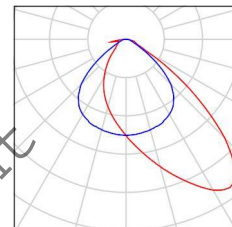
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Operator TS Liu
Telephone +6012 307 6578
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Horse Training Field / Luminaire parts list

24 Pieces PHILIPS BVP382 LED156NW 120W 220-240V
AMB
Article No.:
Luminous flux (Luminaire): 15600 lm
Luminous flux (Lamps): 15600 lm
Luminaire Wattage: 120.0 W
Luminaire classification according to CIE: 100
CIE flux code: 59 91 98 100 100
Fitting: 1 x LED (Correction Factor 1.000).

See our luminaire catalog
for an image of the
luminaire.



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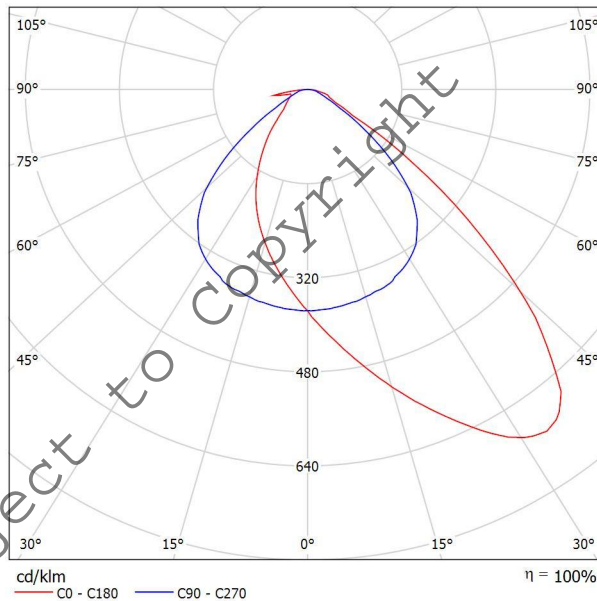
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Fax
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PHILIPS BVP382 LED156NW 120W 220-240V AMB / Luminaire Data Sheet

Luminous emittance 1:

See our luminaire catalog for an image of the luminaire.



Luminaire classification according to CIE: 100
CIE flux code: 59 91 98 100 100

Due to missing symmetry properties, no UGR table can be displayed for this luminaire.

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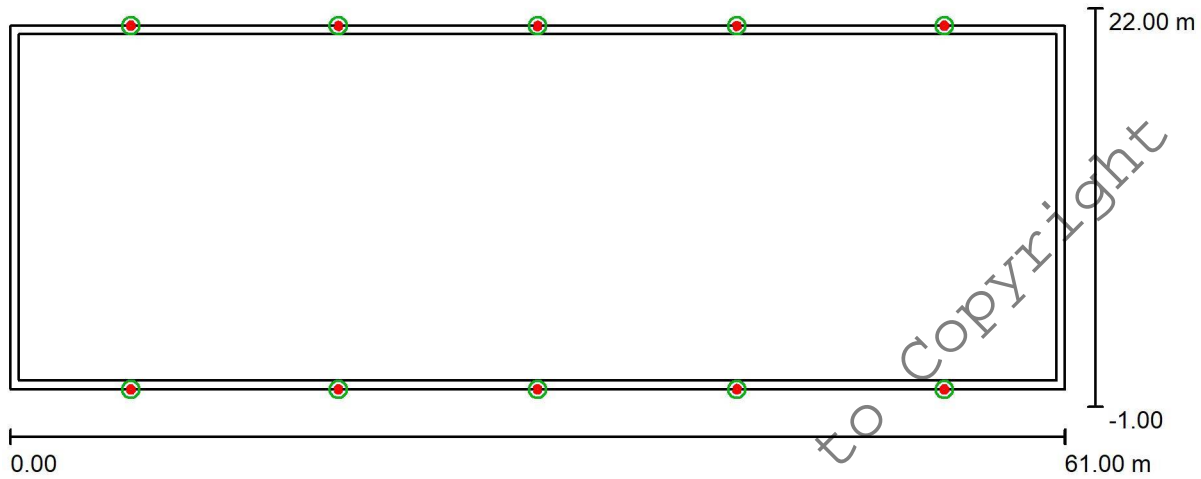
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Planning data



Light loss factor: 0.80, ULR (Upward Light Ratio): 0.0%

Scale 1:437

Luminaire Parts List

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	24	PHILIPS BVP382 LED156NW 120W 220-240V AMB (1.000)	15600	15600	120.0
Total:			374406	Total: 374400	2880.0

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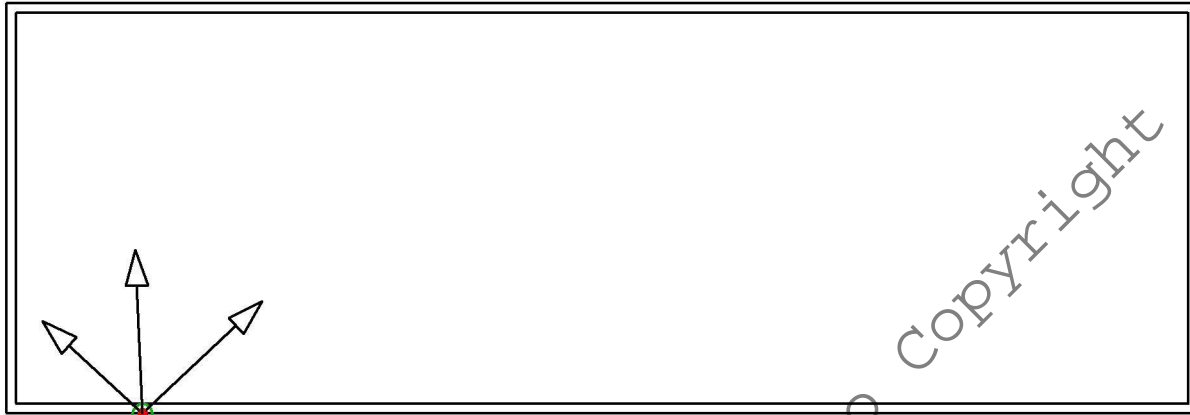


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Operator TS Liu
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Fax
e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (6.980 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	1.864	4.731	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	13.094	5.746	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	6.602	8.382	0.000	50.0	(C 90, G IMax)

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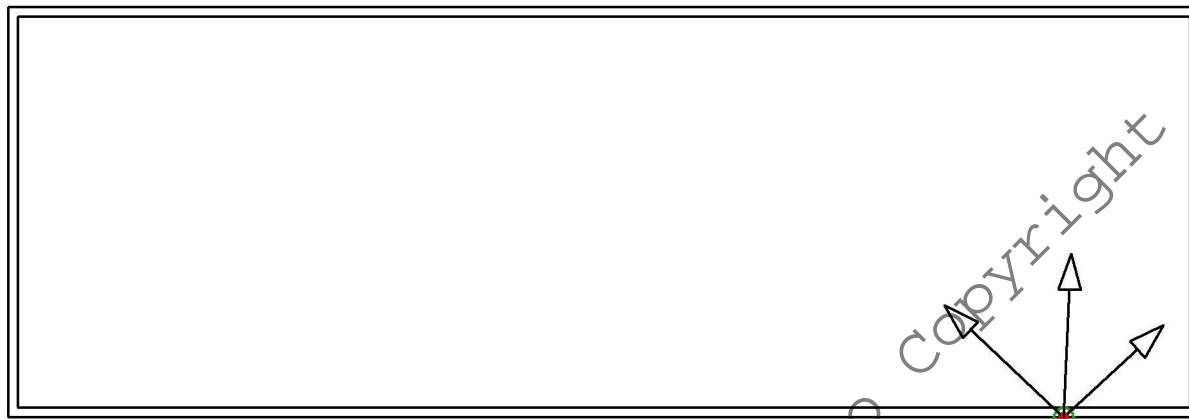
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (54.020 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	59.136	4.731	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	47.906	5.746	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	54.398	8.382	0.000	50.0	(C 90, G IMax)

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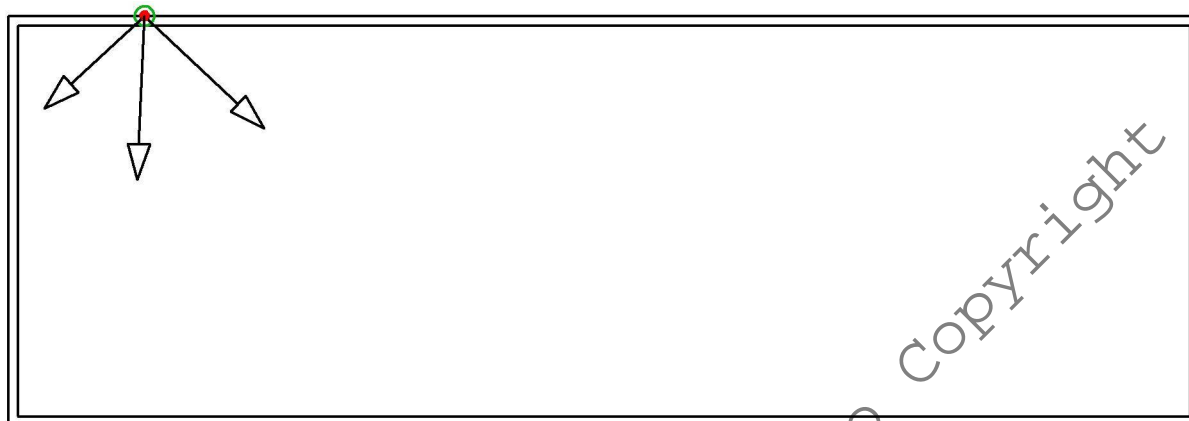
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (6.980 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	1.864	16.269	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	13.094	15.254	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	6.602	12.618	0.000	50.0	(C 90, G IMax)

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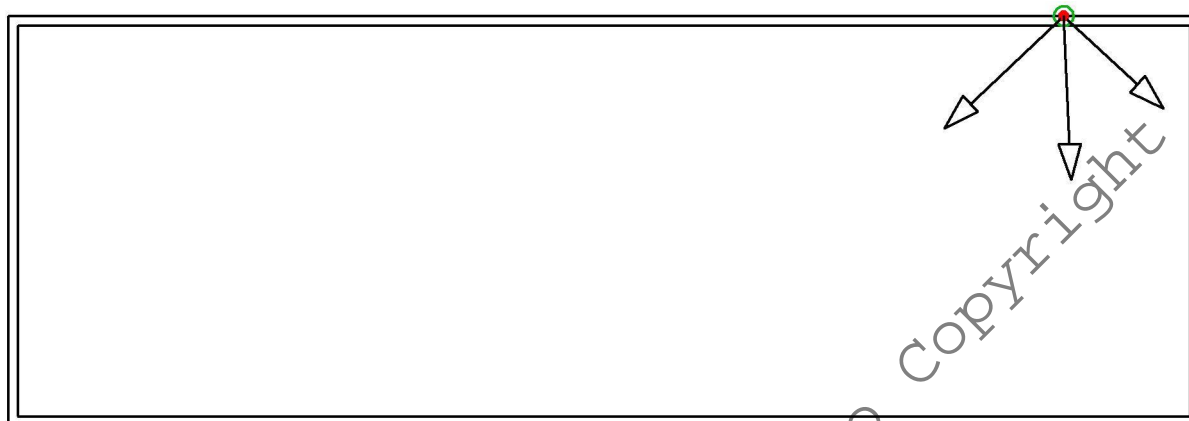
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (54.020 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	59.136	16.269	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	47.906	15.254	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	54.398	12.618	0.000	50.0	(C 90, G IMax)

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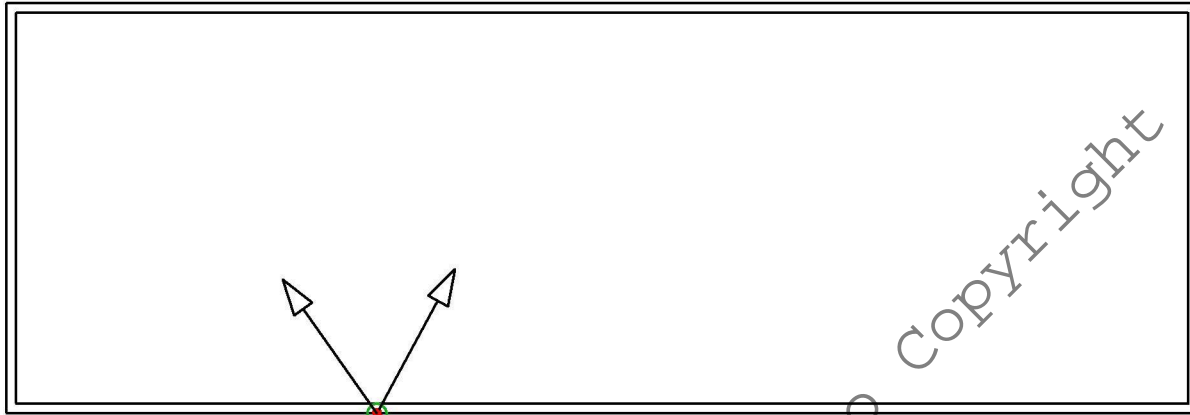


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Fax
e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (18.980 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	22.969	7.382	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	14.147	6.859	0.000	50.0	(C 90, G IMax)

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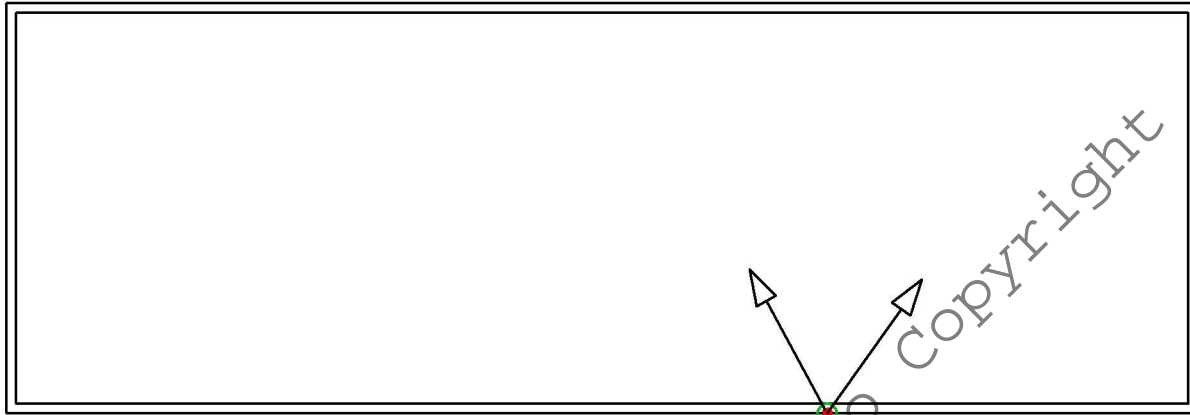


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Fax
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (42.020 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	38.031	7.382	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	46.853	6.859	0.000	50.0	(C 90, G IMax)

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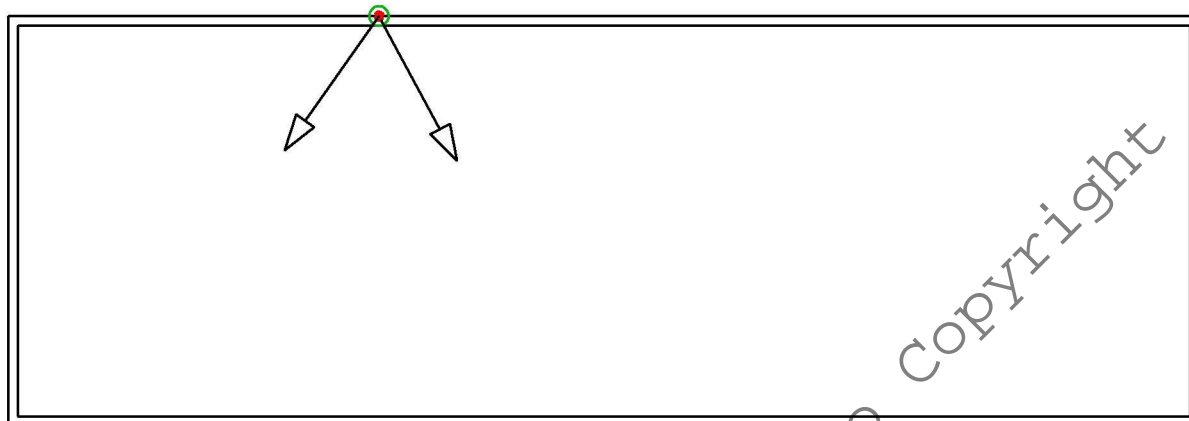
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (18.980 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	22.969	13.618	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	14.147	14.141	0.000	50.0	(C 90, G IMax)

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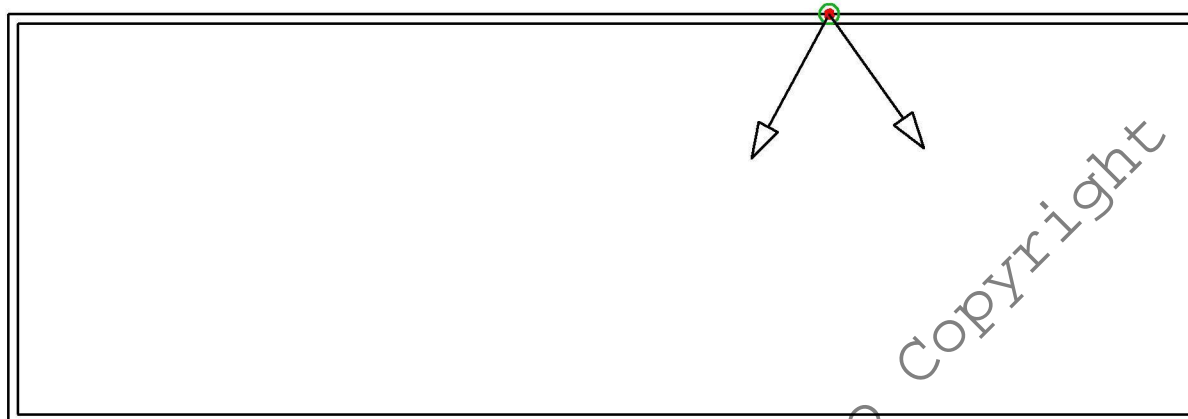
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (42.020 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	38.031	13.618	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	46.853	14.141	0.000	50.0	(C 90, G IMax)

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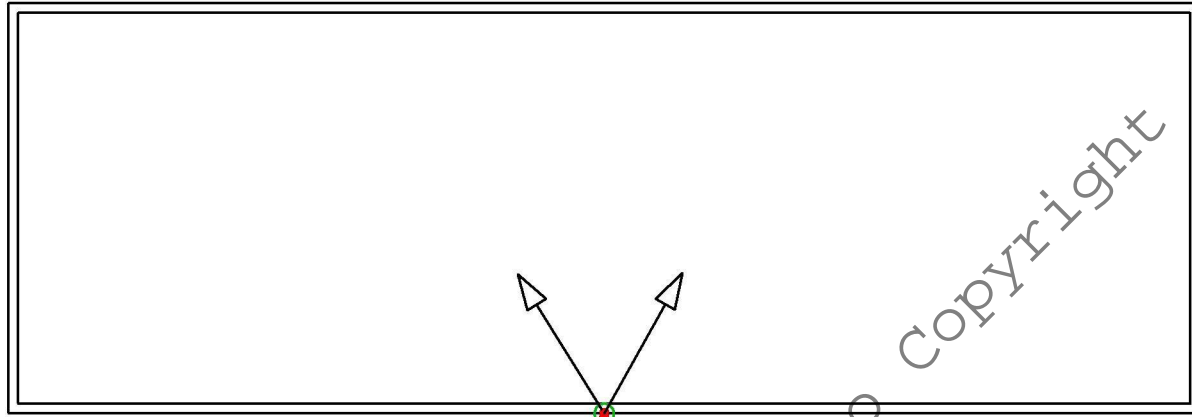


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Operator TS Liu
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Fax
e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (30.500 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	26.075	7.129	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	34.500	7.200	0.000	50.5	(C 90, G IMax)

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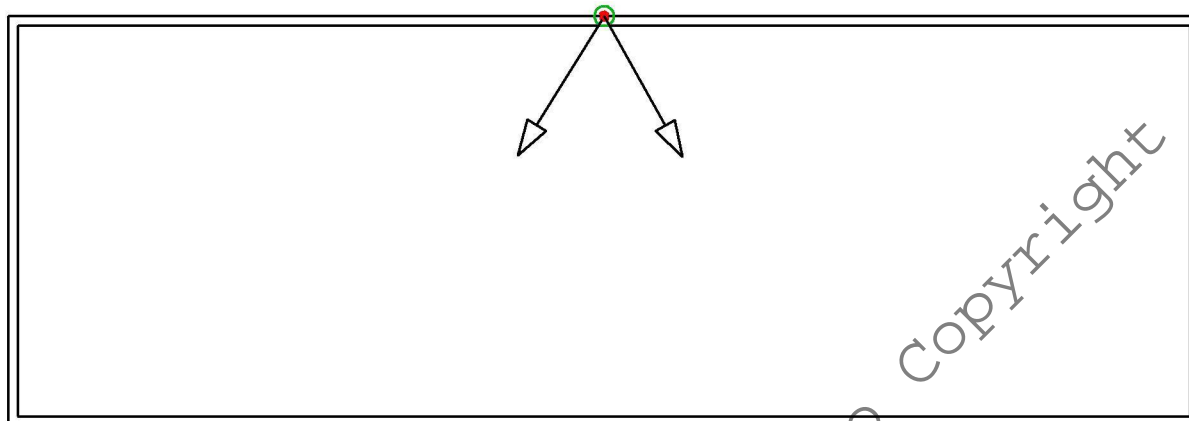
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (30.500 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	26.075	13.871	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	34.500	13.800	0.000	50.5	(C 90, G IMax)

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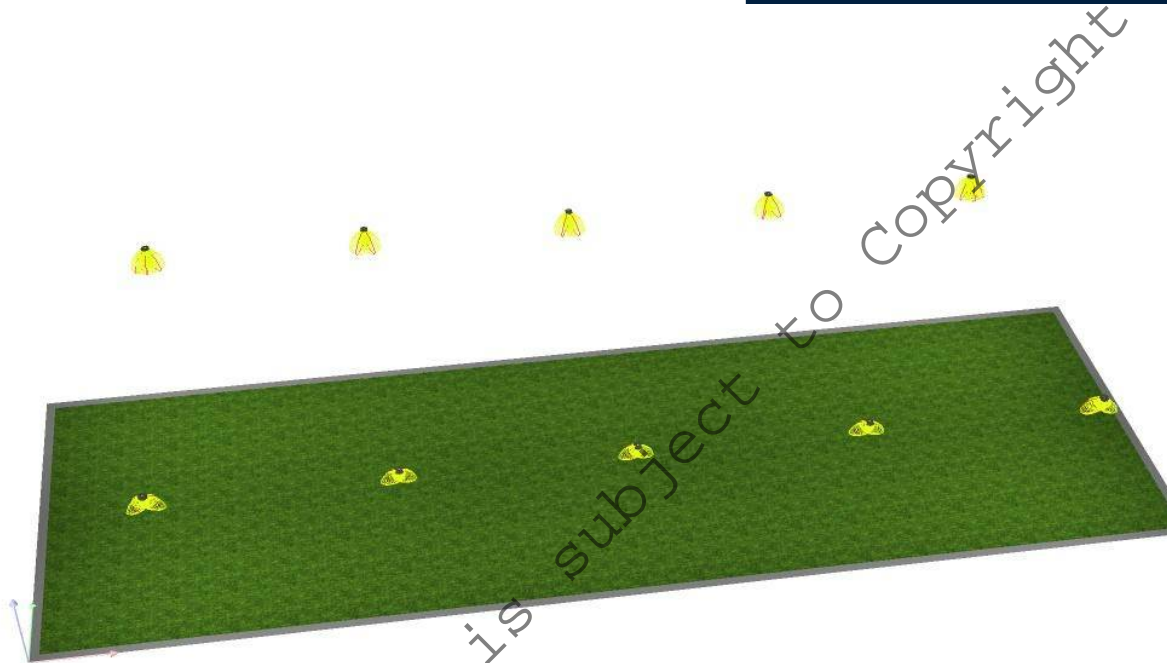
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Exterior Scene 1 / 3D Rendering

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Horse Training Field



DIALux

21.06.2019

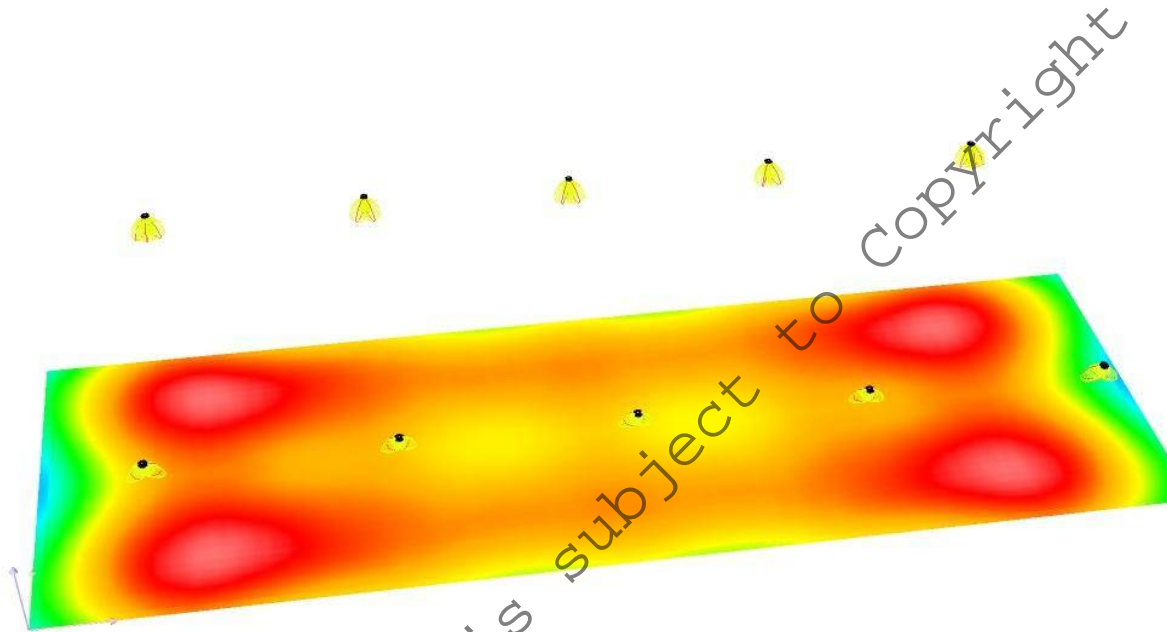
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Exterior Scene 1 / False Color Rendering

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0 25 50 75 100 125 150 175 200

lx



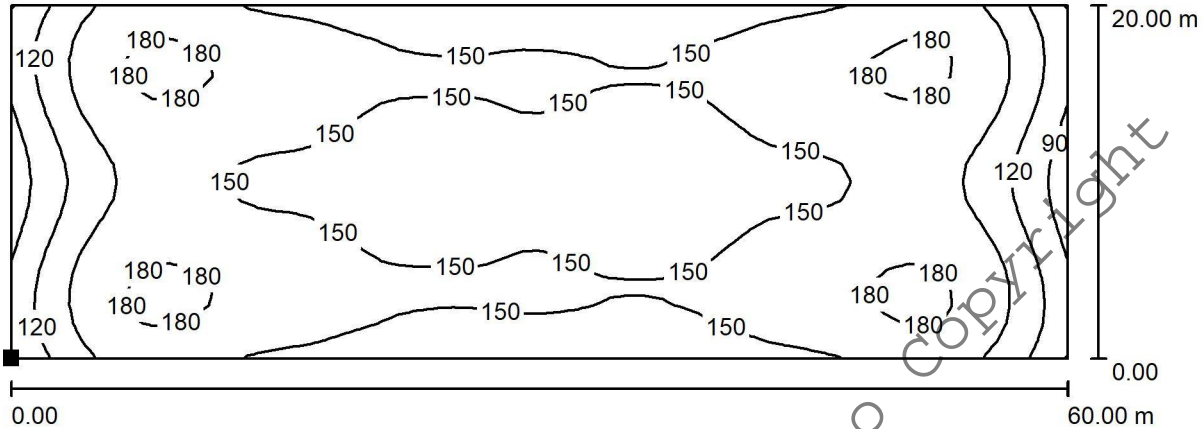
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Exterior Scene 1 / Horse Training Field / Surface 1 / Isolines (E)



Values in Lux, Scale 1 : 429

Position of surface in external scene:
Marked point:
(0.500 m, 0.500 m, 0.000 m)



Grid: 60 x 20 Points

E_{av} [lx]	E_{min} [lx]	E_{max} [lx]	u_0	E_{min} / E_{max}
151	84	187	0.556	0.449

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HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

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17 February 2020

Adelaide Hills Council
ATT: Melanie Scott
PO Box 44
WOODSIDE SA 5244

By Email

Dear Melanie

**RE: 163 TAMINGA GROVE, BRIDGEWATER SA 5155
CONSTRUCTION OF A HORSE-KEEPING BUILDING (24 M X 16 M X 5.4 M) INCLUDING
STABLES AND MACHINERY STORAGE, AND AN OUTDOOR ARENA AND ASSOCIATED
EARTHWORKS AND LIGHTING AND HORSEKEEPING (FIVE HORSES)**

Further to Council's email dated 13 December 2019, please find within the following documents:

- Certificate of Title;
- Manure Management Plan, 3 Pages;
- Philips Tango G3 LED Floodlight Datasheet;
- Horse Training Field Lighting Report, 19 Pages; and
- Combined drawings comprising the following:
 1. Site Level Survey, dated September 2013;
 2. Detailed Site Survey – Proposed Building Location;
 3. Horse Agistment Areas, dated Feb 20;
 4. Manure Management Plan, dated Feb 20;
 5. Stable and Utility Building Floor Plan, dated Jan 20;
 6. Stable and Utility Building North and East Elevation, dated Oct 19;
 7. Stable and Utility Building South and West Elevation, dated Jan 20;
 8. Stable and Utility Building Section A-A dated Oct 19;
 9. Stable and Utility Building Effluent Under Floor Plumbing, dated Jan 20;
 10. Stable and Utility Building Effluent Treatment and Disposal, dated Jan 20;
 11. Stable and Utility Building Stormwater and Runoff Management, dated Jan 20;
 12. Stable and Utility Building Access Plan, dated Jan 20.

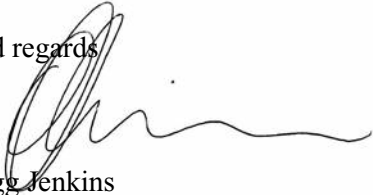
The attached documents confirm that an assessment “on merit” is required noting the delineation of paddocks and “exclusion area” for horsekeeping to the west where the slope of the land exceeds 12 degrees.

I also note that the two water storage tanks as nominated on Sheets 11 of 12 have a footprint of less than 10 square metres. The applicant has likewise advised that the previously approved wastewater system is to be utilized for the current proposal, with an amended underfloor plumbing layout provided within.

Finally, a lux light plan is provided for the 10 x 10 metre high light poles which are proposed to illuminate the outdoor arena, with the pole layout provided on Sheet 5 of 19 of “*Horse Training Field Lighting Report*”. The use of the illuminated horse arena is proposed to cease at 9:00 pm, with a condition of consent appropriate to ensure no use beyond 9:00 pm

Please do not hesitate to contact me to discuss the application, otherwise the applicant looks forward to Council's prompt commencement of Category 3 Public Notification.

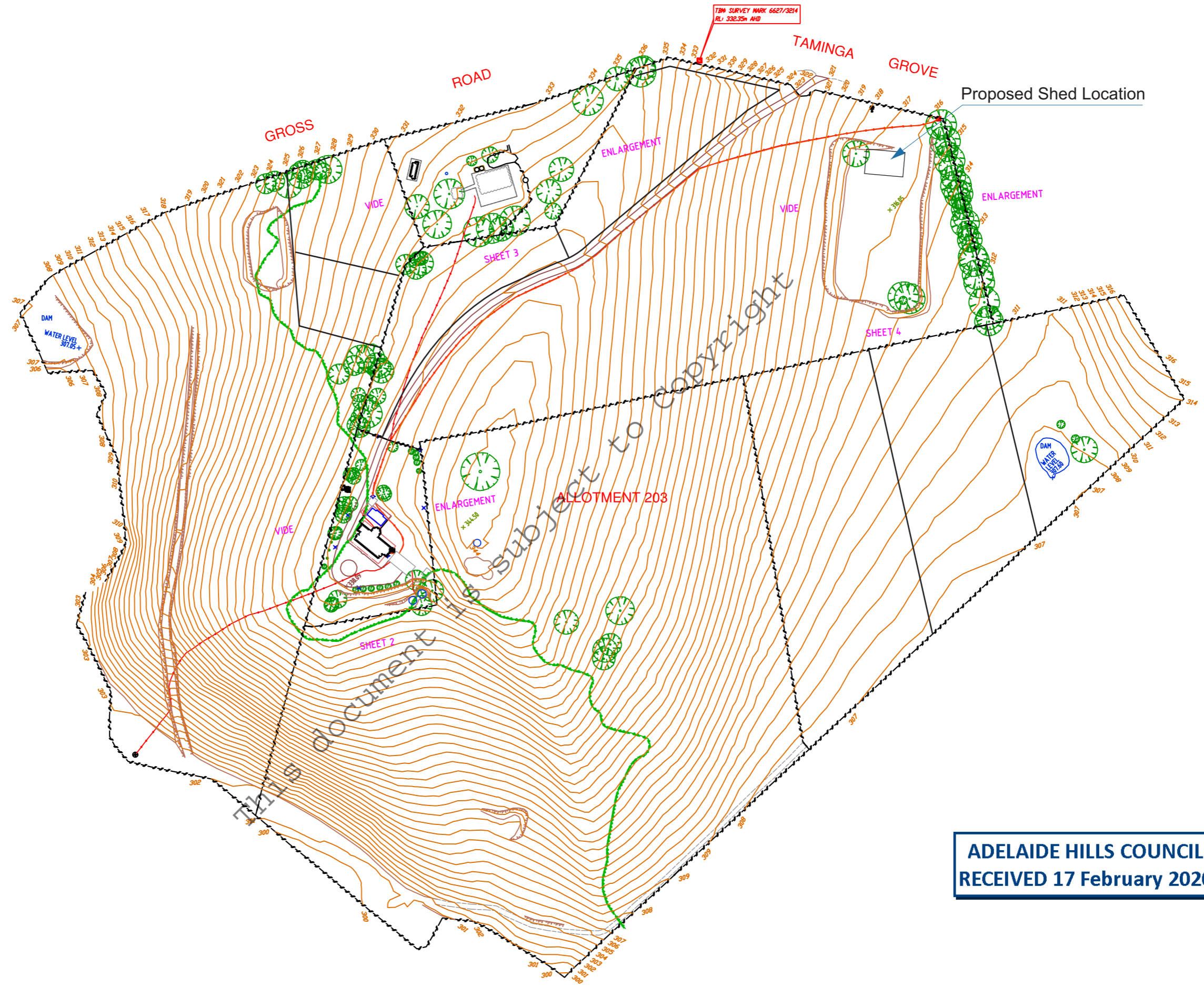
Kind regards



Gregg Jenkins
BUrb&RegPlan(Hons)
Heynen Planning Consultants
M 0475 933 823
T 8272 1433
E gregg@heynenplanning.com.au

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	DISUSED WINDMILL
	ETSA PILLAR
	GATE
	SUMP
	SPRINKLER
	TAP
	PUMP
	BUILDING
	BANK BOTTOM
	BANK TOP
	EDGE BITUMEN
	EDGE CONCRETE
	EDGE PAVERS
	EDGE VEGETATION
	GI BUILDING
	POST & WIRE FENCE
	PAILING FENCE
	STEEL FENCE
	UG ELECTRICITY
	UG TELSTRA
	WALL
	PERGOLA

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LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 100m

UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF MELISSA WHITEHEAD FOR THE PURPOSES OF SITE REDEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
JOHN C BESTED & ASSOCIATES PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE THIS PLAN FOR ANY OTHER PURPOSE.

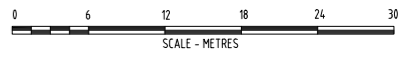
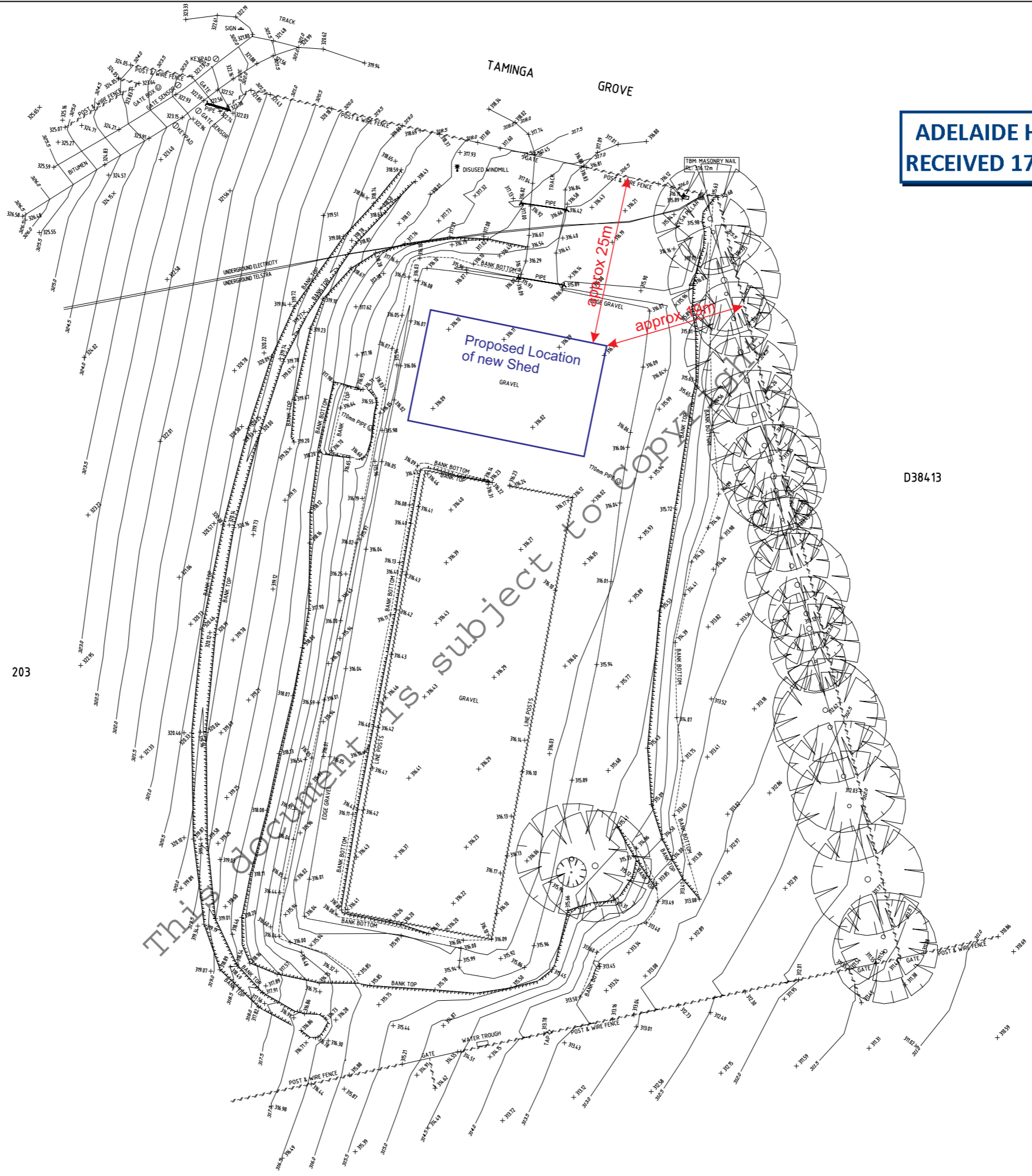
JOHN C BESTED & ASSOC PTY LTD
ABN 23 007 916 814
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
email surveyors@johnbested.com.au

SURVEYED	AB
DATE	SEP 2019
DRAWN	AP
DATE	24/09/19
CHECKED	AB
DATE	24/09/19

TITLE	SITE LEVELS SURVEY HUNDRED OF NOARLUNGA BRIDGEWATER ALLOTMENT 203 IN D38413 CT 5478/835
CLIENT	MELISSA WHITEHEAD

REFERENCE No.	16934
DRAWING No.	16934-ENG
VERSION No.	1
SHEET	1 OF 4
SCALE	1:1000m (A1)

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LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 0.50m
UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES SHOWN ARE FROM THE ORIGINAL SURVEY 16934-ENG ON THE 24th SEPTEMBER 2013. UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED. ANY NEW SERVICES SINCE 24th SEPTEMBER 2013 HAVE NOT BEEN SURVEYED. ANY FUTURE WORKS SHOULD CONTACT DIAL BEFORE YOU DIG PRIOR TO CONSTRUCTION.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF MELISSA WHITEHEAD FOR THE PURPOSES OF SITE REDEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
JOHN C BESTED & ASSOCIATES PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE THIS PLAN FOR ANY OTHER PURPOSE.

JOHN C BESTED & ASSOC PTY LTD
ABN 96 004 596 908
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
email surveyors@johnbested.com.au

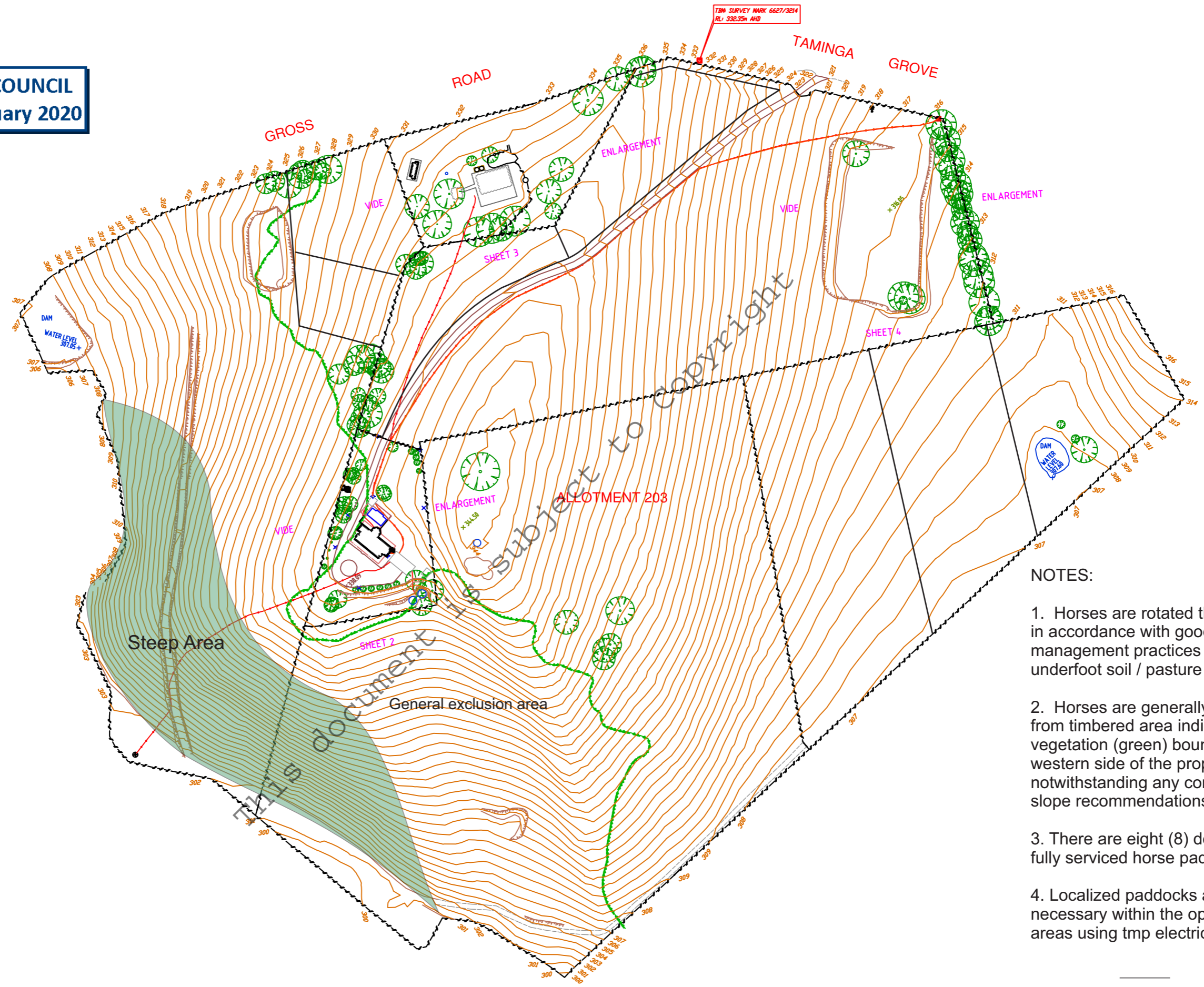
SURVEYED	AW
DATE	17-09-19
DRAWN	DW
DATE	18-09-19
CHECKED	AW
DATE	19-09-19

TITLE
**Detailed Site Survey
Proposed Building Location**

REFERENCE No.	16934.2
DRAWING No.	16934.2- 02
VERSION No.	1
SHEET	1 OF 1
SCALE	1 : 300m (A1)

CLIENT
MELISSA WHITEHEAD

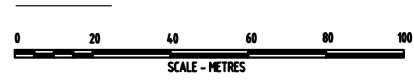
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LEGEND	
	CONCRETE IP
	DISUSED WINDMILL
	ETSA PILLAR
	GATE
	SUMP
	SPRINKLER
	TAP
	PUMP
	BUILDING
	BANK BOTTOM
	BANK TOP
	EDGE BITUMEN
	EDGE CONCRETE
	EDGE PAVERS
	EDGE VEGETATION
	GI BUILDING
	POST & WIRE FENCE
	PAILING FENCE
	STEEL FENCE
	UG ELECTRICITY
	UG TELSTRA
	WALL
	PERGOLA

NOTES:

1. Horses are rotated thru paddocks in accordance with good pasture management practices and health of underfoot soil / pasture condition.
2. Horses are generally excluded from timbered area indicated by vegetation (green) boundary on the western side of the property notwithstanding any compliance with slope recommendations.
3. There are eight (8) defined and fully serviced horse paddocks.
4. Localized paddocks are created if necessary within the open field areas using tmp electric fencing.

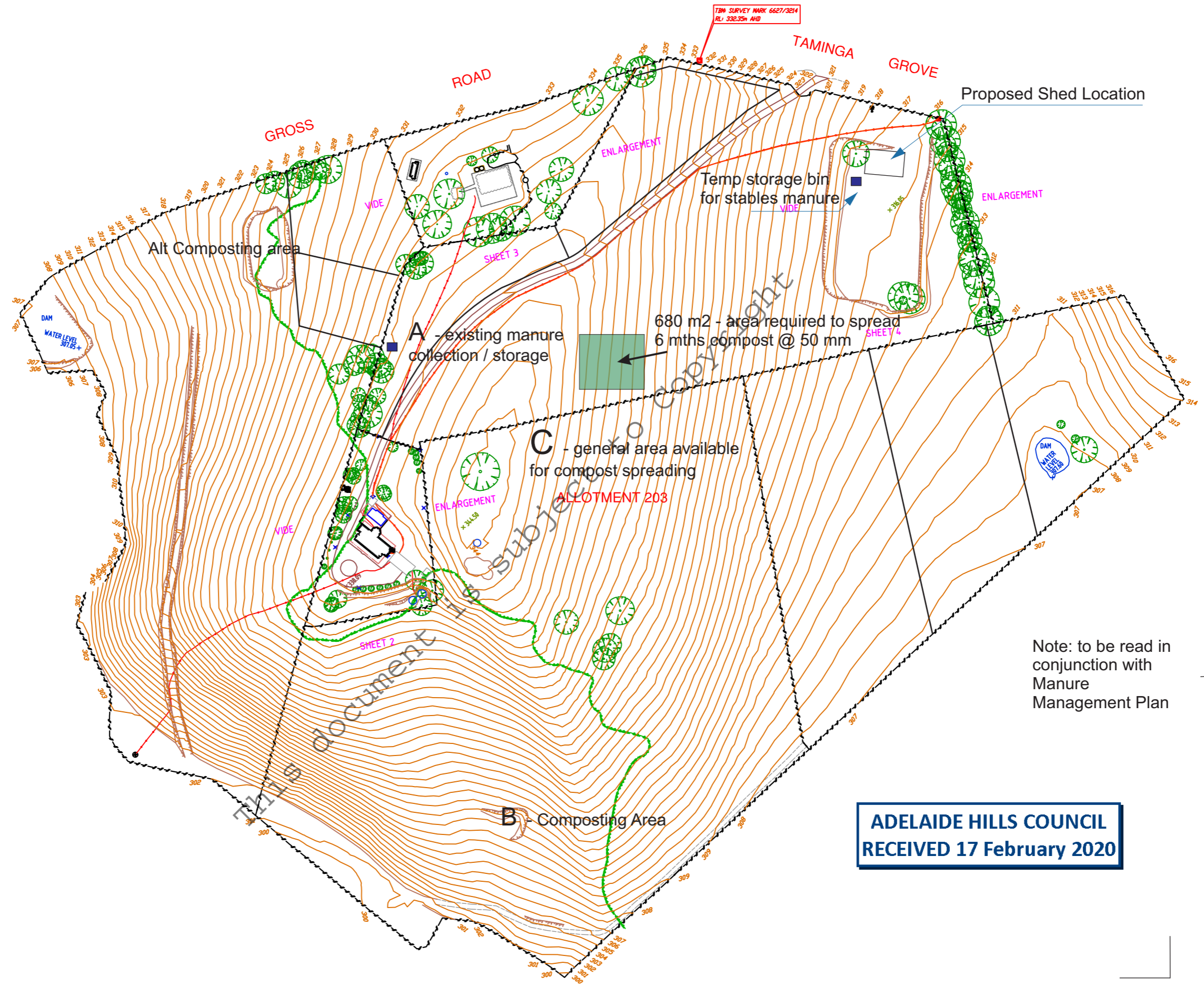


LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 100m

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SURVEYED	AB	TITLE	REFERENCE No.
DATE	SEP 2019	Horse Agistment Areas 163 Taminga Grove	16934
DRAWN			DRAWING No.
DATE	Feb 20		16934-03
CHECKED			VERSION No.
DATE			1
		CLIENT	MELISSA WHITEHEAD
			SCALE 1:1000m (A1)



LEGEND

■	CONCRETE IP
⚡	DISUSED WINDMILL
■	ETSA PILLAR
—	GATE
■	SUMP
+	SPRINKLER
◇	TAP
⊕	PUMP
—	BUILDING
---	BANK BOTTOM
---	BANK TOP
---	EDGE BITUMEN
---	EDGE CONCRETE
---	EDGE PAVERS
---	EDGE VEGETATION
---	GI BUILDING
---	POST & WIRE FENCE
---	PAILING FENCE
---	STEEL FENCE
---	UG ELECTRICITY
---	UG TELSTRA
---	WALL
---	PERGOLA

Note: to be read in conjunction with Manure Management Plan

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LEVELS ARE BASED ON AHD
CONTOUR INTERVAL 100m

UNDERGROUND ELECTRICAL AND TELECOMMUNICATION CABLES WHERE POSSIBLE HAVE BEEN LOCATED BY DETECT SA. NO OTHER UNDERGROUND SERVICES HAVE BEEN LOCATED.

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SURVEYED	AB	TITLE	REFERENCE No.
DATE	SEP 2019	Manure Management 163 Taminga Grove	16934
DRAWN			DRAWING No.
DATE	Feb 20		16934-04
CHECKED			VERSION No.
DATE			1
CLIENT			SHEET
MELISSA WHITEHEAD			SCALE
			1:1000m (A1)

Development Application for the construction of a utility shed and stables at 163 Taminga Grove, Bridgewater.

Manure Management Plan:

To be read in conjunction with attached Dwg No 16934 – 04

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In-field manure management.

With the exception of monitoring and addressing any localized manure concentrations in paddocks such as corners or other places of congregation along fence lines in-field manure is left to degrade naturally. If there are local concentrations, solid manure is picked from these areas and spread or added to the composting stockpile.

The paddocks are of sufficient size that allow horses to graze at will in 'clean' areas for long periods. The horses are also rotated through the paddocks allowing periods, in the range of months, for the paddocks to regenerate and manure to fully degrade.

If there is concern as to the manure quantum or a time constraint for restocking the paddock, accumulations of manure are mechanically broken up and distributed with a pass over by a tractor mounted mulcher before the fallow period.

Stable Manure.

Horses will generally only be stabled at night for part of the year and during periods of inclement weather. The balance of the time they will be in open paddock. This minimizes the accumulation of stable manure that will require handling, storage and treatment.

The property currently has two horse shelters that generate small amounts of manured waste. These are located at point A on the attached sketch. There is a two bay temporary storage facility for holding collected waste at that location, each bay capacity being approx. 3 m³. The bays are constructed of timbered walling with compacted rubble base. Only one bay has ever been required for the intended purpose and its capacity has never been reached.

For the proposed new stables a similar short term collection facility will be constructed in proximity to the building. This will be approx. 4m² area with concrete base and timbered walling on three sides. The storage will be emptied regularly (weekly).

Collected manure will be transferred to an existing composting area indicated at location B. The area is a small old quarry with compacted floor and partially bunded. A composting system has been established at this location but of intermittent operation due to inconsistent raw material loads from the current property usage. The resulting compost has been used for domestic purpose about fruit tress etc being insufficient quantity for paddock use.

Historically the existing horse management practices have only produced small amounts of compost. Should this change with the operation of the proposed new stables, for any increased production of compost, the mature product will be spread about the fields that are cropped for hay as indicated on the plan as C.

Composting will be in accordance with established good practice in monitoring temperature, moisture, aeration and the addition of nitrogen supplement if required.

If generally smaller volumes of manure waste are generated and composting is not viable, the alternative will be to spread the collected raw waste about the fields assigned for growth of feed (hay) and break this up with mechanical mulching before allowing the material to degrade naturally.

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The following are some simple calculations to indicate the required areas and volumes of generated waste and the ability of the property to manage them.

Literature research suggest that horses generate approx. 20 kg of manure per day.

Being approx. 14kg solid and 6 ltrs urine

If stabled 3-8 kg of bedding can be added to this.

The volume of stable waste and bedding is approx 0.2 m² per day – full time stabling

1. Local storage capacity at proposed Building:

Volume of stable waste from new stables:

Assume horses fully stabled and all stalls used.

Per week:

$$4 \times 0.2 \times 7 = 5.6\text{m}^3$$

$$\text{Min storage capacity for 1 week} = 6 \text{ m}^3$$

2. Treatment and long term storage

Foreseeable use based on existing practices:

Assume 4 horses stabled.

4 horses night/ inclement wx stabling.

Waste generated:

$$4 \times 0.2 \times 7 \times 0.5 = 2.8 \text{ m}^3 \text{ per week}$$

Composting period 3 months:

Cumulative volume for 3 mths (12 weeks) = 33.6 m³

Assume 50% volume reduction through composting = 17 m³ available for spreading per 3 months.

Compost storage:

Assume 6 mths storage due season and weather restrictions on spreading;

Storage capacity = 34 m³.

Bin = 20 m² base x 1.6m walling.

Windrow/ mounding 30 m² base x 1.5 ht.

3. Paddock spreading.

Assume six monthly spreading

6 mthly treated compost volume 34 m³

Assume 50mm avge spreading depth

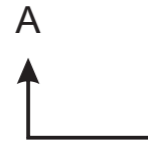
Area for spreading = 680 m².

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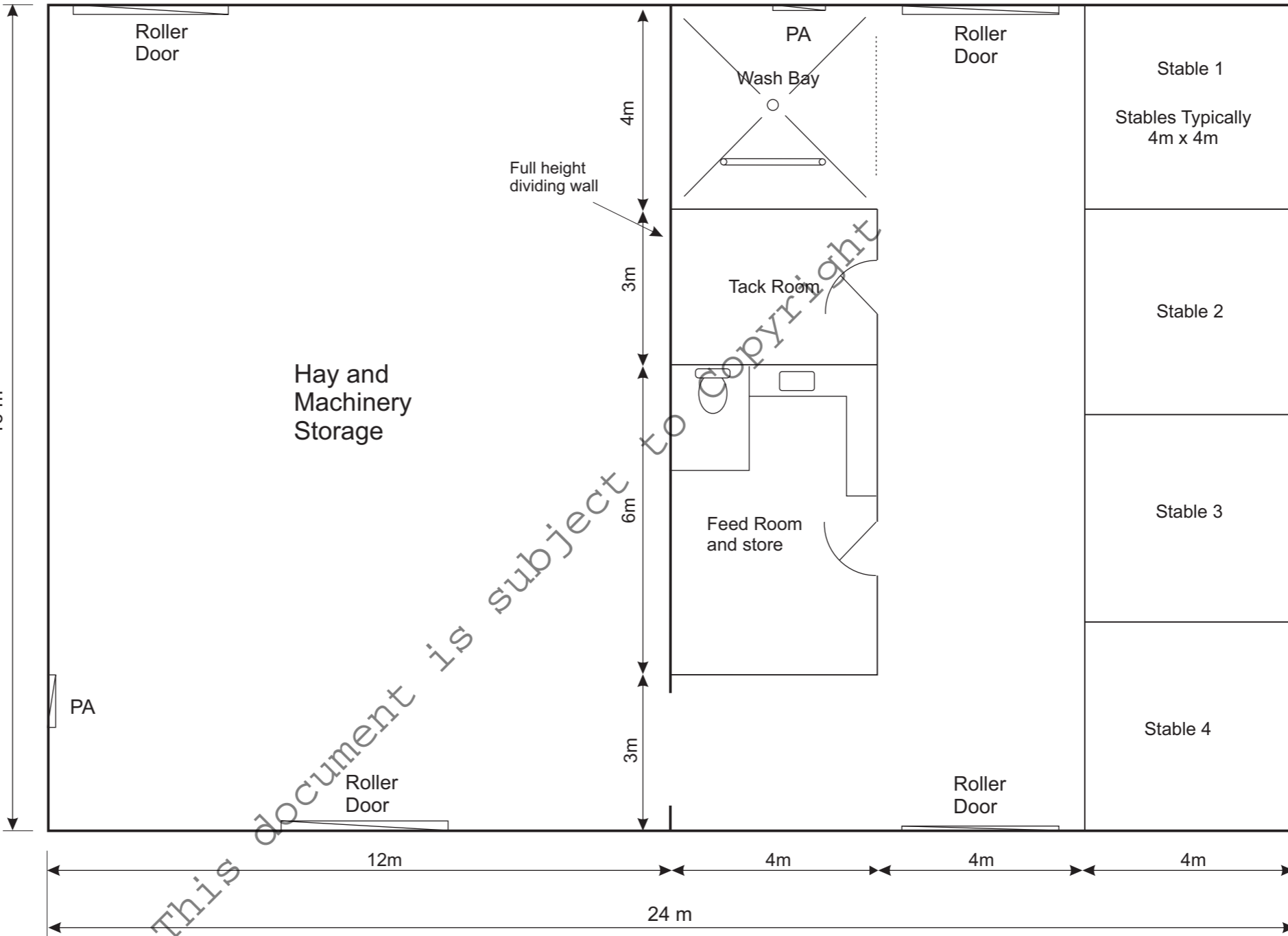


Notes:

1 Floor plan may be mirrored subject to site access for plant storage



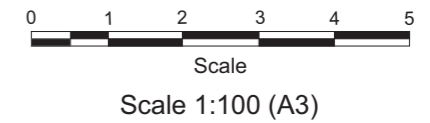
16 m



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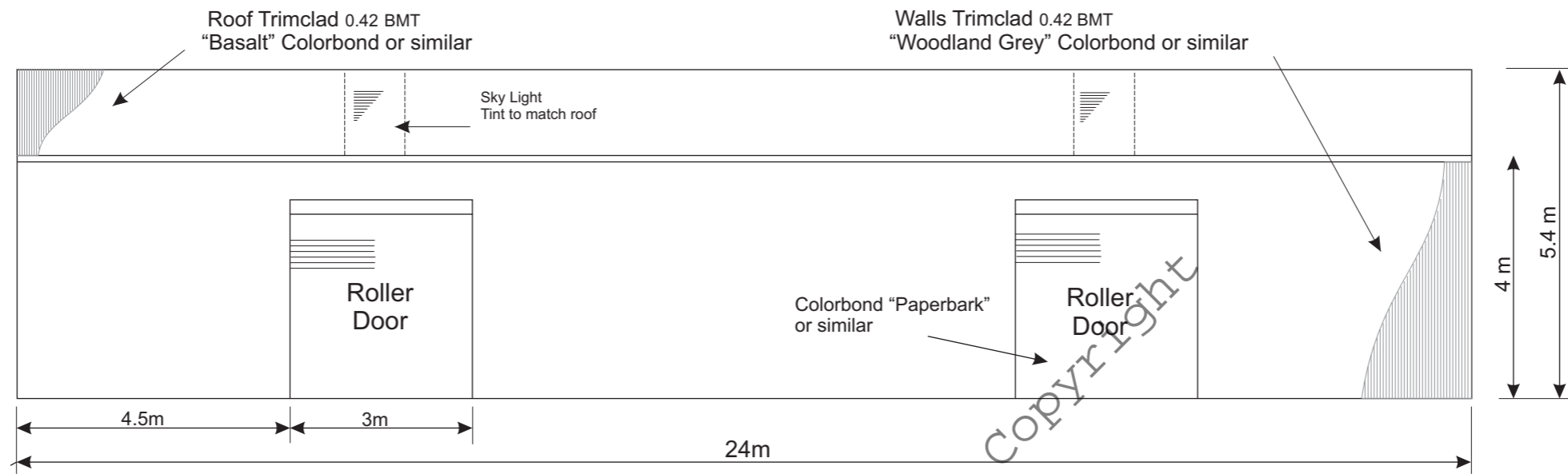
Floor Plan



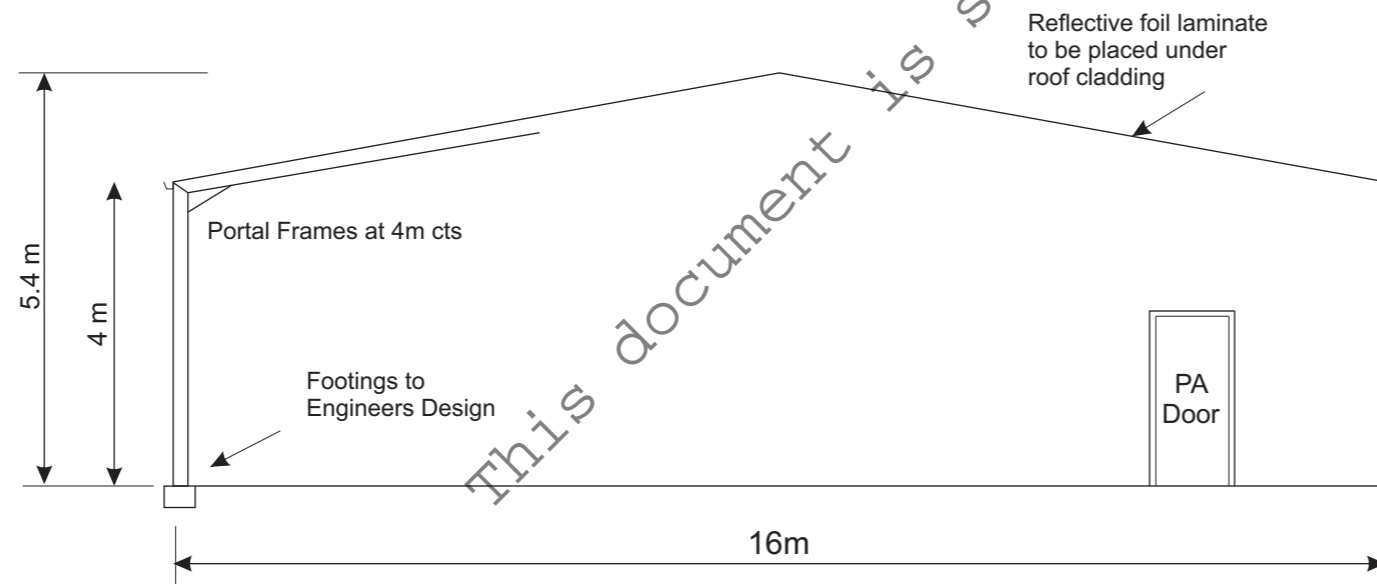
Rev.	Date.	Comments	Notes.
1	Oct 19	For Planning Approval	
2	Jan 20	Dimensions added Toilet added	

Title		Ref No.	
Stables - Utility Building Taminga Grove - Bridgewater Floor Plan		Dwg No. 16934 - 10	
		Rev. 2	
Date. Jan - 2020		Client. Melissa Whitehead	
		Scale. 1:100 (A3)	

Title		Ref No.	
Stables - Utility Building Taminga Grove - Bridgewater Floor Plan		Dwg No. 16934 - 10	
		Rev. 2	
Date. Jan - 2020		Client. Melissa Whitehead	
		Scale. 1:100 (A3)	

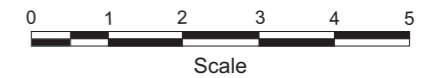


North Elevation



East Elevation

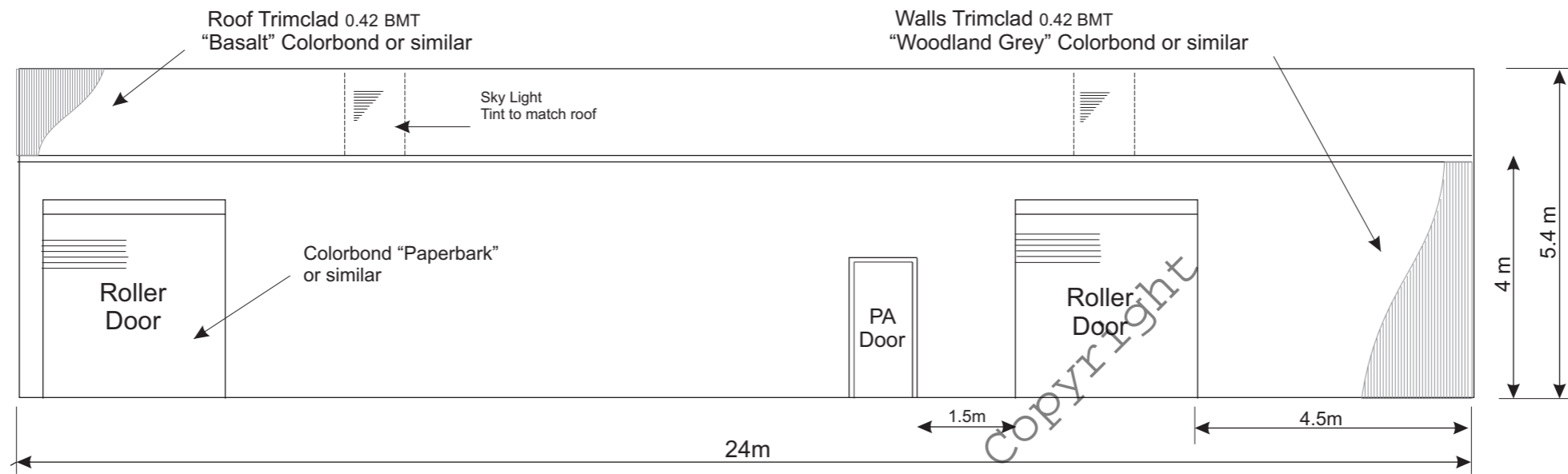
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Rev.	Date.	Comments
1	Oct 19	For Planning Approval

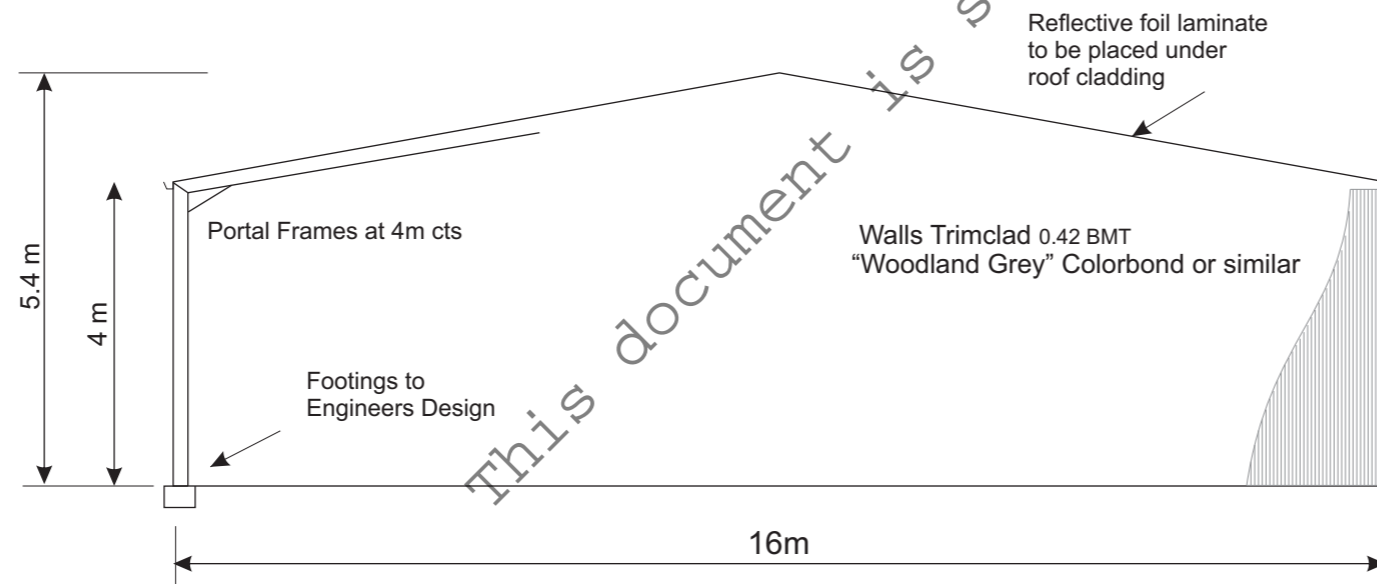
Notes.

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Elevation Nth and East		Dwg No. 16934 - 11
Date.	Client.	Rev.
Oct - 2019	Melissa Whitehead	1
Scale.		Sheet No.
1:100 (A3)		

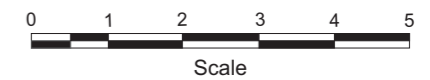


South Elevation

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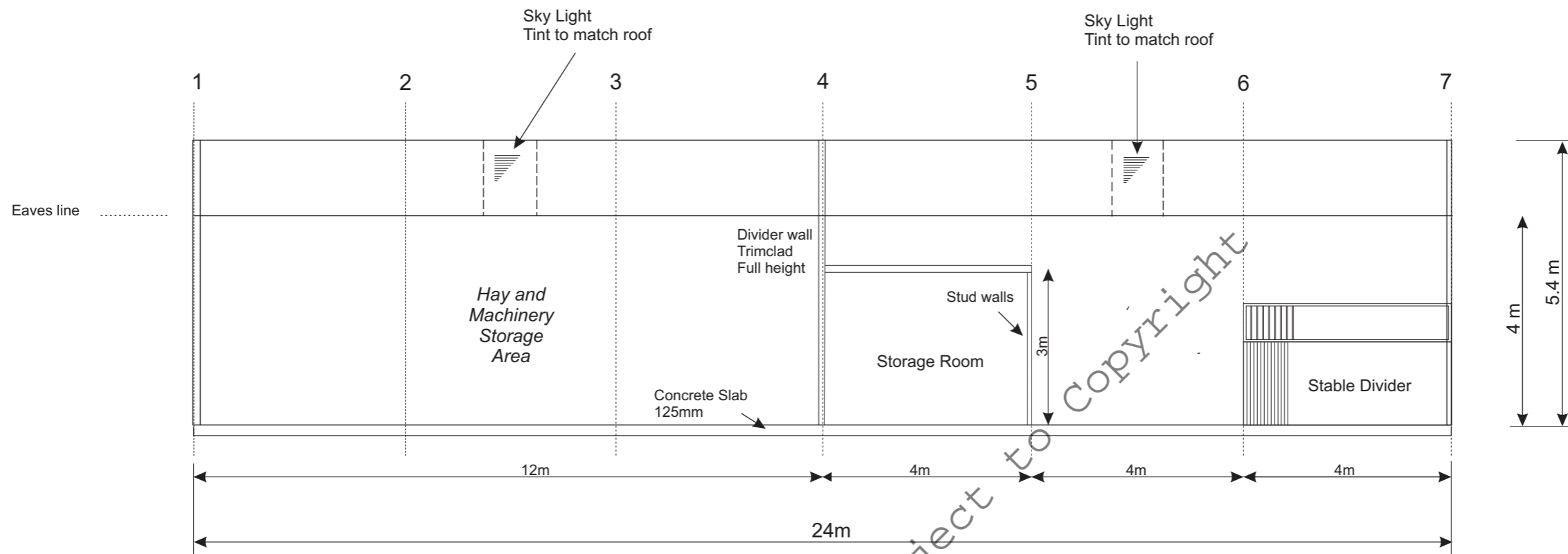


West Elevation



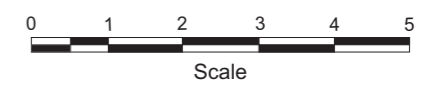
Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Elevation Sth and West		Dwg No. 16934 - 12
Date.	Client.	Rev.
Jan - 2020	Melissa Whitehead	1
Scale.		Sheet No.
1:100 (A3)		



Secn A-A

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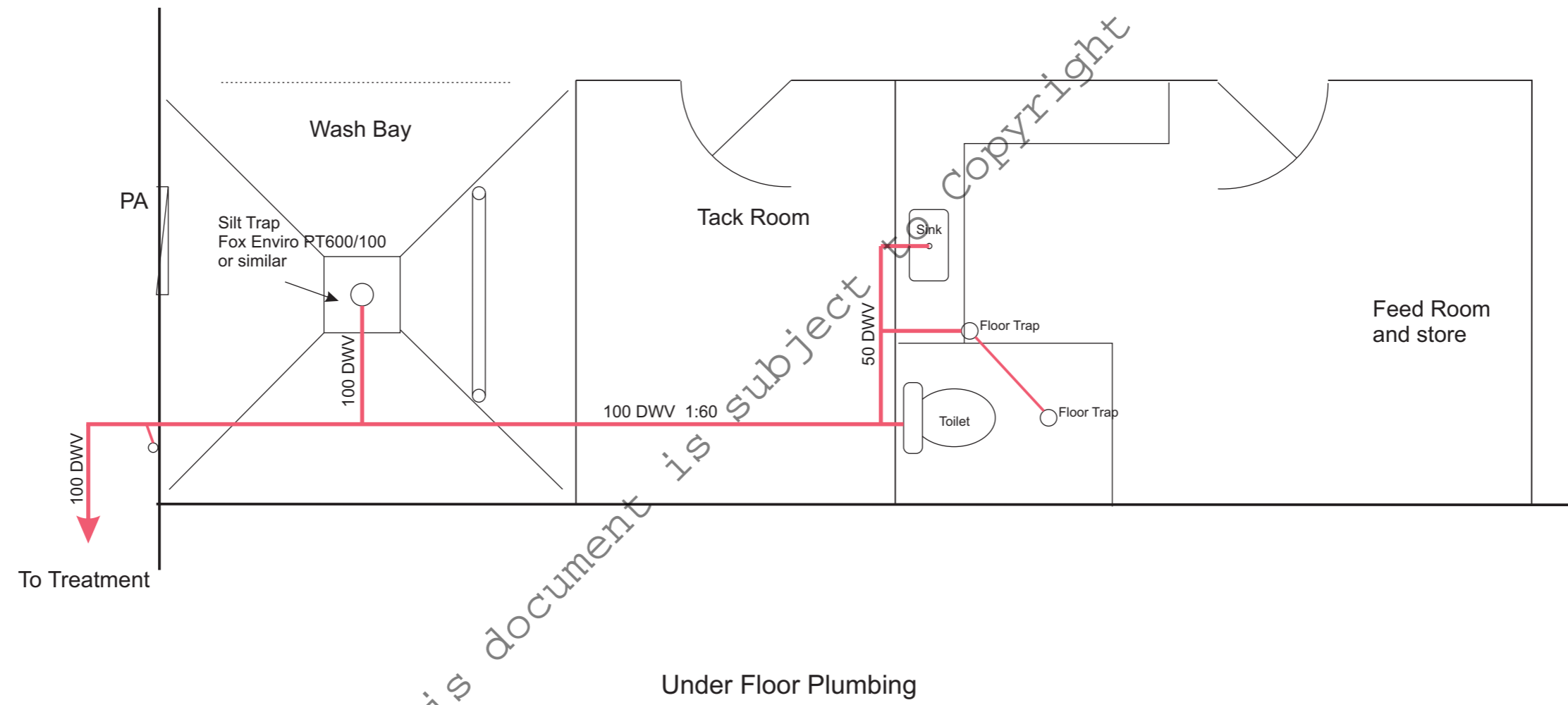
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Rev.	Date.	Comments	Notes.
1	Oct 19	For Planning Approval	

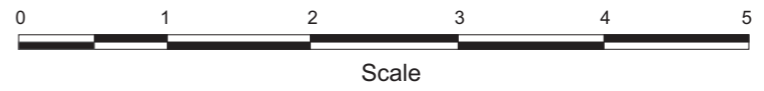
Title		Ref No.	
Stables - Utility Building Taminga Grove - Bridgewater Sect A - A		Dwg No. 16934 - 13	
		Rev. 1	
Date. Oct - 2019		Client. Melissa Whitehead	
		Scale. 1:100 (A3)	

Title		Ref No.	
Stables - Utility Building Taminga Grove - Bridgewater Sect A - A		Dwg No. 16934 - 13	
		Rev. 1	
Date. Oct - 2019		Client. Melissa Whitehead	
		Scale. 1:100 (A3)	

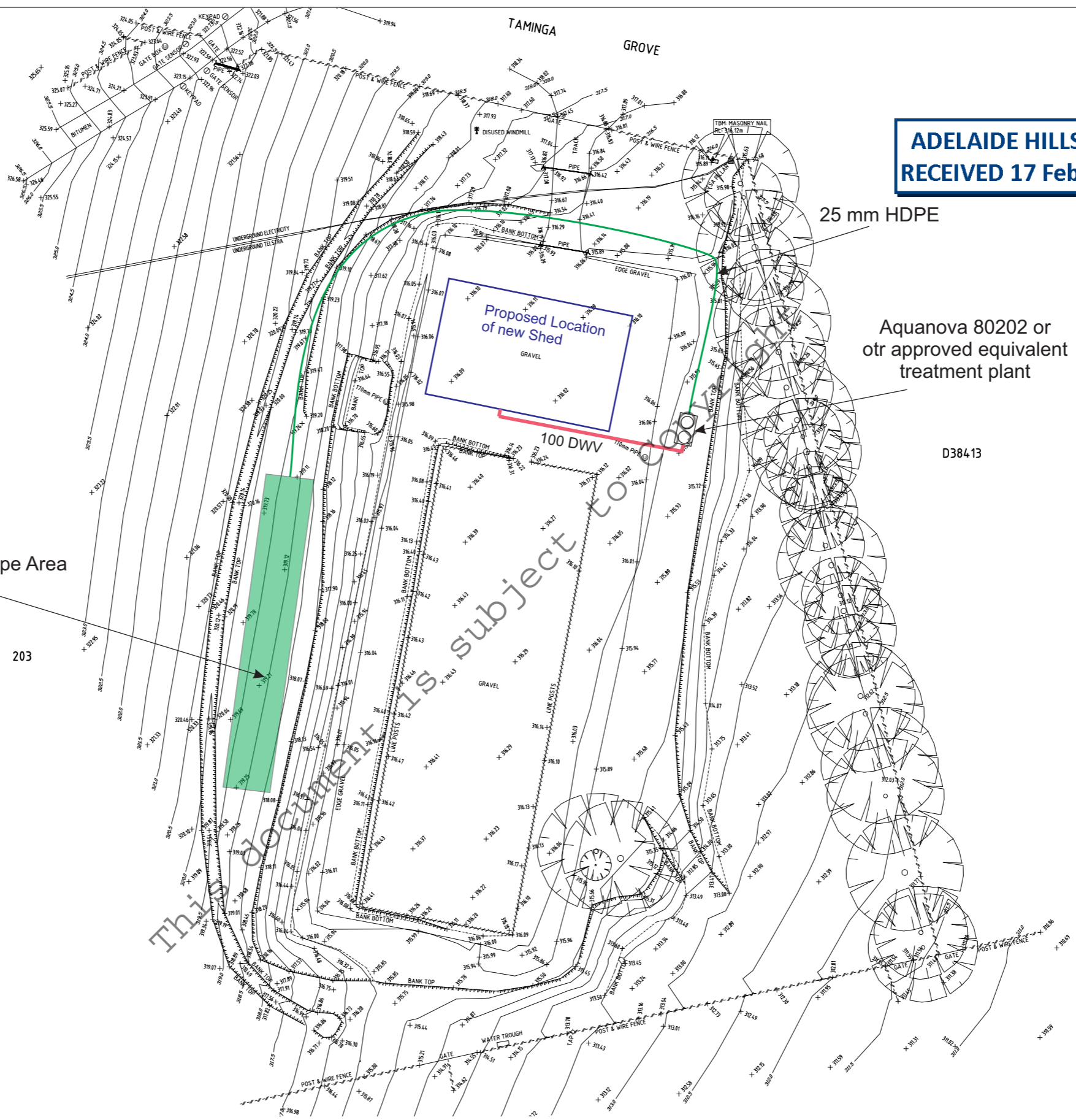
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Rev.	Date.	Comments	Notes.	Title	Ref No.
1	Jan 20	For Planning Approval		Stables - Utility Building Taminga Grove - Bridgewater Effluent Under floor Plumbing	Dwg No. 16934 - 14 Rev. 1 Sheet No.
				Date. Jan - 2020	Client. Melissa Whitehead
				Scale. 1:20 (A3)	



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25 mm HDPE

Aquanova 80202 or
otr approved equivalent
treatment plant

D38413

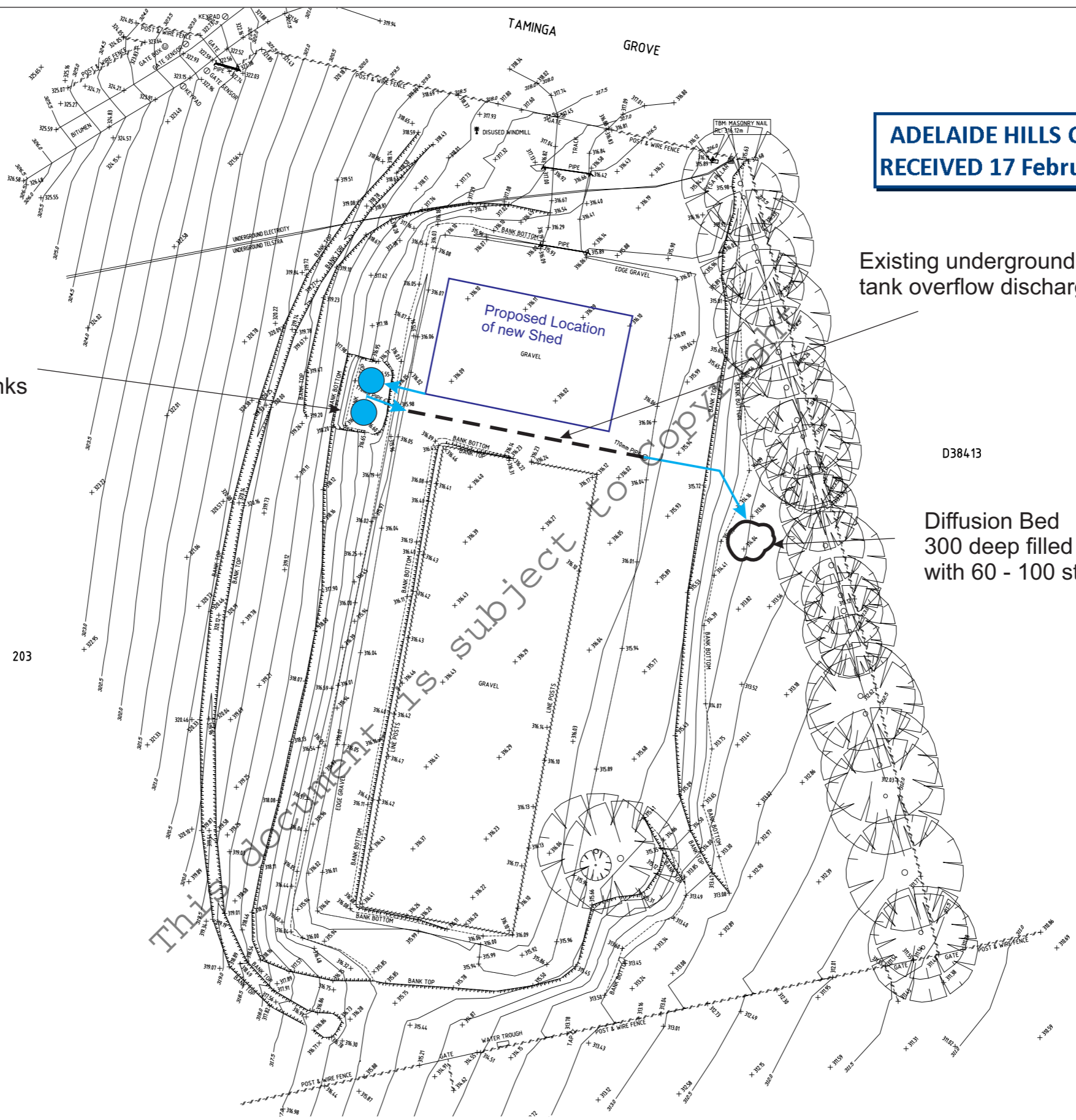
Irrigated Landscape Area
Min 120 m2

203

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Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.
Stables - Utility Building Taminga Grove - Bridgewater Effluent Treatment and Disposal		Dwg No. 16934 - 15
		Rev. 1
Date.	Client.	Scale.
Jan - 2020	Melissa Whitehead	1:20 (A3)



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Rainwater storage tanks

Existing underground 150 dia tank overflow discharge pipe

Proposed Location of new Shed

D38413

Diffusion Bed 300 deep filled with 60 - 100 stone

Note:
The site has existing catch drains and diffusion beds for surface runoff constructed in accordance with earlier development approval 15/556

The to be installed storm water management is for the building only.

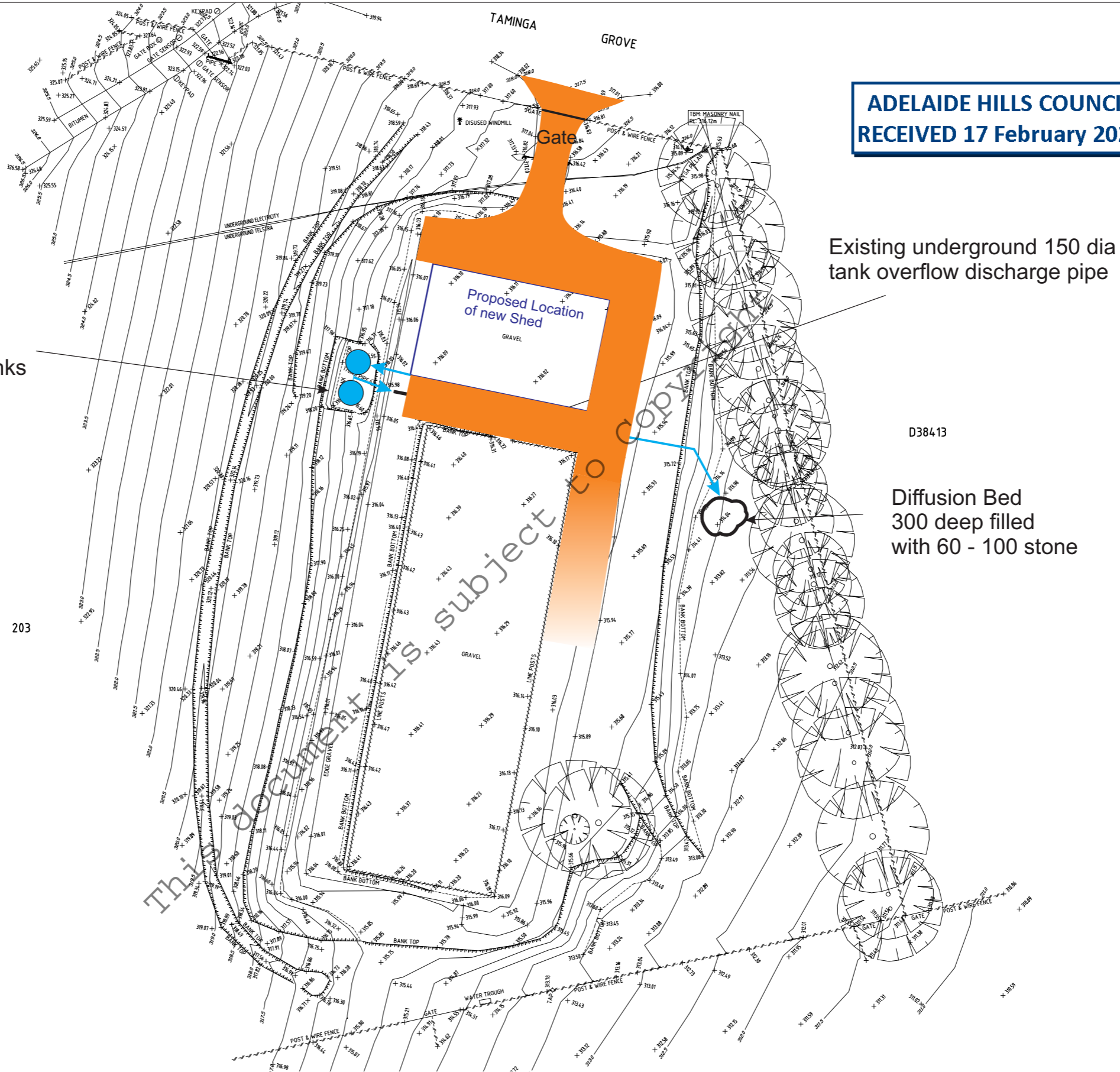
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Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title Stables - Utility Building Taminga Grove - Bridgewater Storm water and runoff management		Ref No. Dwg No. 16934 - 16
Date. Jan - 2020	Client. Melissa Whitehead	Rev. 1 Sheet No.
		Scale. 1:20 (A3)

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Rainwater storage tanks

Existing underground 150 dia tank overflow discharge pipe

Note:

The site has existing catch drains and diffusion beds for surface runoff constructed in accordance with earlier development approval 15/556

The to be installed storm water management is for the building only.

D38413

Diffusion Bed
300 deep filled
with 60 - 100 stone

Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.	
Stables - Utility Building Taminga Grove - Bridgewater Access about Proposed Building		Dwg No. 16934 - 17	
Date. Jan - 2020		Client. Melissa Whitehead	
		Scale. 1:20 (A3)	

PHILIPS

Outdoor Lighting

LED Floodlight



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Long-lasting
brightness and
energy savings

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Excellent area lighting within your budget



Recreation



Billboard Lighting



Parking Lots

The energy-saving Philips Tango G3 LED Floodlight is the ideal solution for a wide range of Area lighting applications. It incorporates the LED light source, optical system, heat sink and driver into one compact and robust housing that meets globally recognized safety standards. Its specially designed heat sink incorporates aesthetics and functionality to ensure excellent reliability. Powered by LED technology, this luminaire delivers superior performance and a longer lifetime, bringing area lighting to a whole new level.

Applications

- Area lighting
- Industrial areas
- Façade
- Billboard lighting
- Parking lots
- Ports
- Airports
- Driving ranges
- Parks

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Superior lighting in a compact, robust design

Lighting The Way You Want It

Choose the exact lighting level you want, thanks to a wide range of LED boards and highly flexible Philips LED drivers.

Discreet and Simple

Elegant and unobtrusive design allows seamless integration into any environment.

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High Performing Optics

Lighting delivers maximum application coverage without being obtrusive.

Efficient LED Thermal Design

Fins on the back ensure good heat dissipation; these create airflow around the housing to prevent dirt from settling on the luminaire.

Features and benefits

- **More energy savings.** System efficacy reaches 120lm/w, which generates more than 50% in energy savings compared to conventional floodlights. Dimmable feature delivers added power efficiency – light areas when you need to.
- **Long-lasting.** Lifetime reaches 50,000 hours at L70.
- **Easy to install.** Tool less opening reduces installation and maintenance time, increase the working efficiency and good user experience.
- **Flexibility.** Optical beam choices (symmetric wide and asymmetric medium) fulfills majority of lighting application needs.
- **Excellent reliability.** Along with the 15KV/KA surge protection, the non-corrosive die-cast aluminum housing and steel bracket provide adequate support when the luminaire is installed in harsh environments.

Take the next step

See how Philips Tango G3 LED Floodlight can address your outdoor lighting needs. Contact your local Philips Sales Representative for more information or to schedule a personalized demonstration.

Product data

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General Characteristics

Type	BVP381/BVP382
Lifetime	Up to 50k hours (L70B50) @ Ta 35deg
Operation Temperature	-40 to + 50°C
IP/IK rating	IP66 / IK08
Certificate	CB, CE, RoHS, IEC60598
Housing Color	RAL9007

Light Technical Characteristics

System Lumen	BVP381 50W: 6000lm 70W: 8400lm 100W: 1200lm BVP382 120W: 14400lm 150W: 18000lm 200W: 24000lm
CRI	>70
SDCM	<6

Electrical Characteristics

System Wattage	50W;70W;100W;150W;200W
System efficacy	NW/CW - 120Lm/W; WW - 110Lm/W
Power factor	0.95
Optic	Asymmetrical medium beam Symmetrical medium beam Symmetrical wide beam

Mechanical Characteristics

Casting color	Aluminium Grey
LED Dimensions	BVP381: 500 x 300 x 56mm BVP382: 500 x 448 x 56mm
Material	The luminaires housing Shall be made of non-Corrosive high pressure ADC with corrosion resistant powder coating. 1.5m Flying wire; Anti-dust exposed lenses
Installation	U-shaped bracket Universal installation Aiming angle scale

Ordering Information

BVP381 LED60/CW 50W 220-240V SWB GM
BVP381 LED60/CW 50W 220-240V SMB GM
BVP381 LED60/CW 50W 220-240V AMB GM
BVP381 LED84/CW 70W 220-240V SWB GM
BVP381 LED84/CW 70W 220-240V SMB GM
BVP381 LED84/CW 70W 220-240V AMB GM
BVP381 LED120/CW 100W 220-240V SWB GM
BVP381 LED120/CW 100W 220-240V SMB GM
BVP381 LED120/CW 100W 220-240V AMB GM
BVP382 LED144/CW 120W 220-240V SWB GM
BVP382 LED144/CW 120W 220-240V SMB GM
BVP382 LED144/CW 120W 220-240V AMB GM
BVP382 LED180/CW 150W 220-240V SWB GM
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BVP381 LED84/NW 70W 220-240V SMB GM
BVP381 LED84/NW 70W 220-240V AMB GM
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BVP381 LED120/NW 100W 220-240V SMB GM
BVP381 LED120/NW 100W 220-240V AMB GM
BVP382 LED144/NW 120W 220-240V SWB GM
BVP382 LED144/NW 120W 220-240V SMB GM
BVP382 LED144/NW 120W 220-240V AMB GM
BVP382 LED180/NW 150W 220-240V SWB GM
BVP382 LED180/NW 150W 220-240V SMB GM
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BVP381 LED55/WW 50W 220-240V AMB GM
BVP381 LED77/WW 70W 220-240V SWB GM
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BVP381 LED110/WW 100W 220-240V SWB GM
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BVP382 LED132/WW 120W 220-240V SWB GM
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BVP382 LED132/WW 120W 220-240V AMB GM
BVP382 LED165/WW 150W 220-240V SWB GM
BVP382 LED165/WW 150W 220-240V SMB GM
BVP382 LED165/WW 150W 220-240V AMB GM
BVP382 LED220/WW 200W 220-240V SWB GM
BVP382 LED220/WW 200W 220-240V SMB GM
BVP382 LED220/WW 200W 220-240V AMB GM



Horse Training Field

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Pole Height: 10m
Luminaire: 24 x PHILIPS BVP382 LED156NW 120W 220-240V AMB
No. of Pole: 10nos
Luminaires per pole : Row 1: 3+2+2+2+3
Row 2: 3+2+2+2+3

Partner for Contact:
Order No.:
Company:
Customer No.:

Date: 21.06.2019
Operator: TS Liu

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Signify Malaysia Sdn Bhd (1150786-W)

Level 8, Menara Axis , 2 Jalan 51A/223
46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Operator TS Liu
Telephone +6012 307 6578
Fax
e-Mail thaw.shen.liu@signify.com

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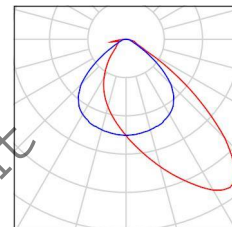
Level 8, Menara Axis , 2 Jalan 51A/223
46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Operator TS Liu
Telephone +6012 307 6578
Fax
e-Mail thaw.shen.liu@signify.com

Horse Training Field / Luminaire parts list

24 Pieces PHILIPS BVP382 LED156NW 120W 220-240V
AMB
Article No.:
Luminous flux (Luminaire): 15600 lm
Luminous flux (Lamps): 15600 lm
Luminaire Wattage: 120.0 W
Luminaire classification according to CIE: 100
CIE flux code: 59 91 98 100 100
Fitting: 1 x LED (Correction Factor 1.000).

See our luminaire catalog
for an image of the
luminaire.



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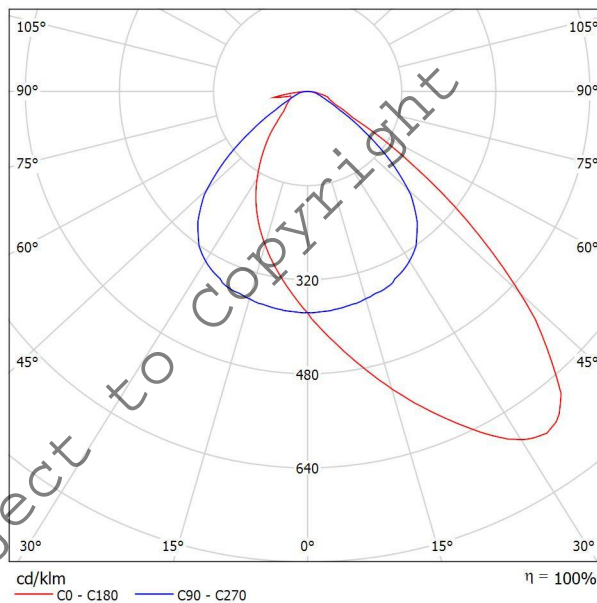
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Fax
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PHILIPS BVP382 LED156NW 120W 220-240V AMB / Luminaire Data Sheet

Luminous emittance 1:

See our luminaire catalog for an image of the luminaire.



Luminaire classification according to CIE: 100
CIE flux code: 59 91 98 100 100

Due to missing symmetry properties, no UGR table can be displayed for this luminaire.

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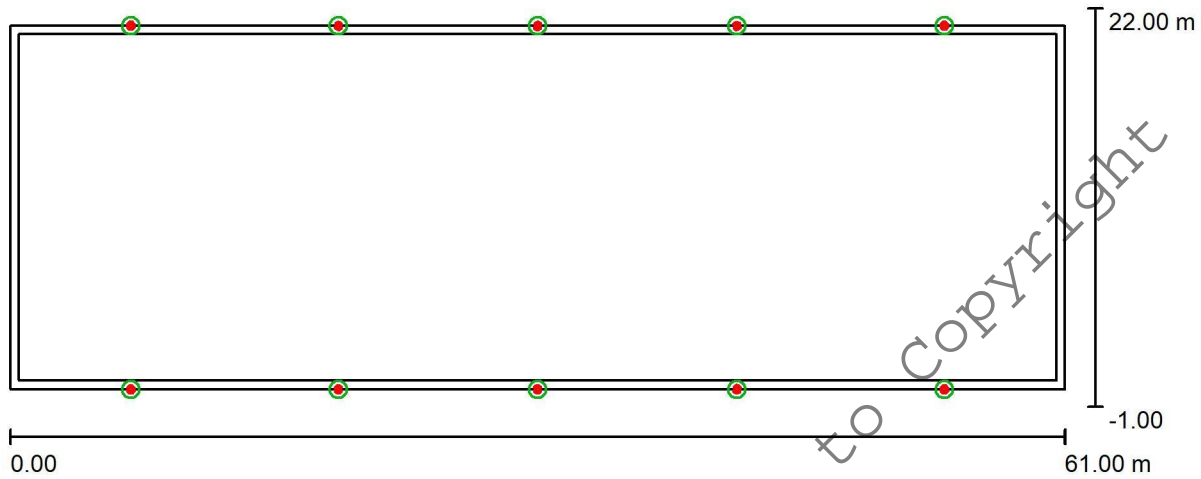
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Planning data



Light loss factor: 0.80, ULR (Upward Light Ratio): 0.0%

Scale 1:437

Luminaire Parts List

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	24	PHILIPS BVP382 LED156NW 120W 220-240V AMB (1.000)	15600	15600	120.0
Total:			374406	Total: 374400	2880.0

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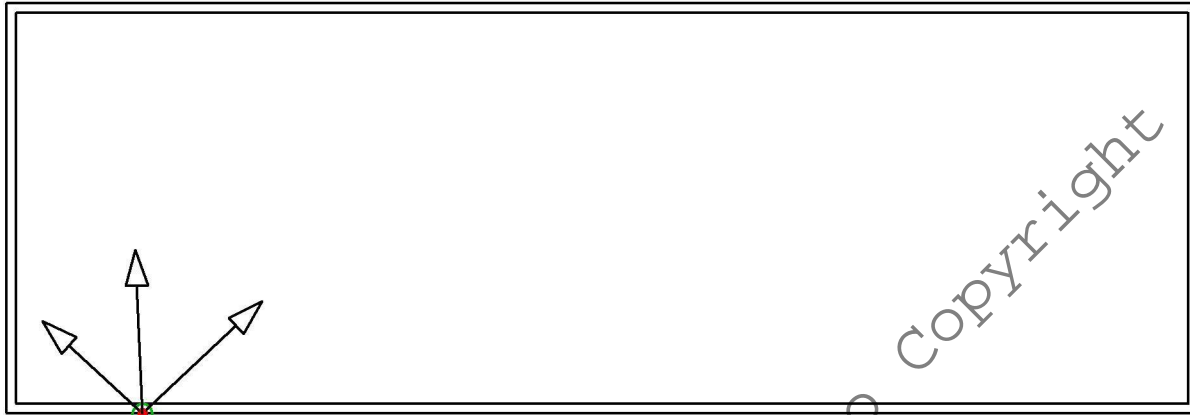


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Operator TS Liu
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Fax
e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (6.980 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	1.864	4.731	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	13.094	5.746	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	6.602	8.382	0.000	50.0	(C 90, G IMax)

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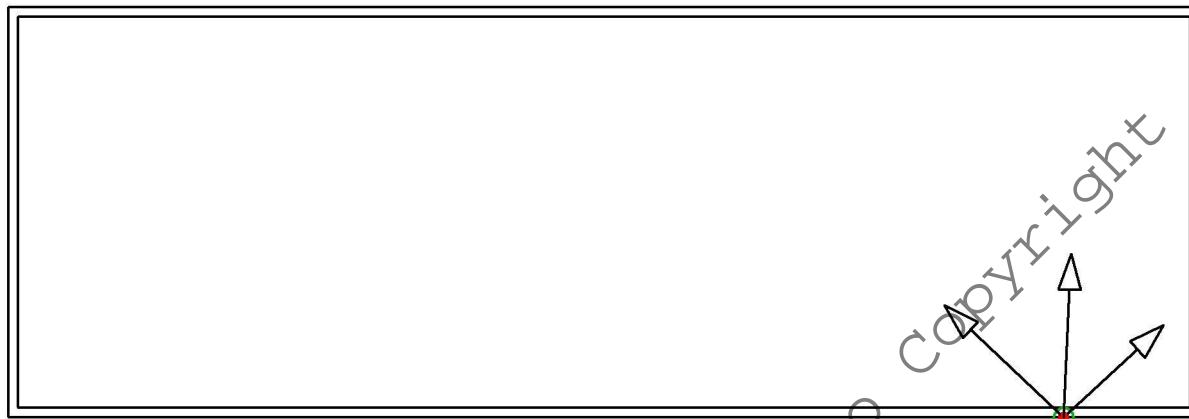
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (54.020 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	59.136	4.731	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	47.906	5.746	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	54.398	8.382	0.000	50.0	(C 90, G IMax)

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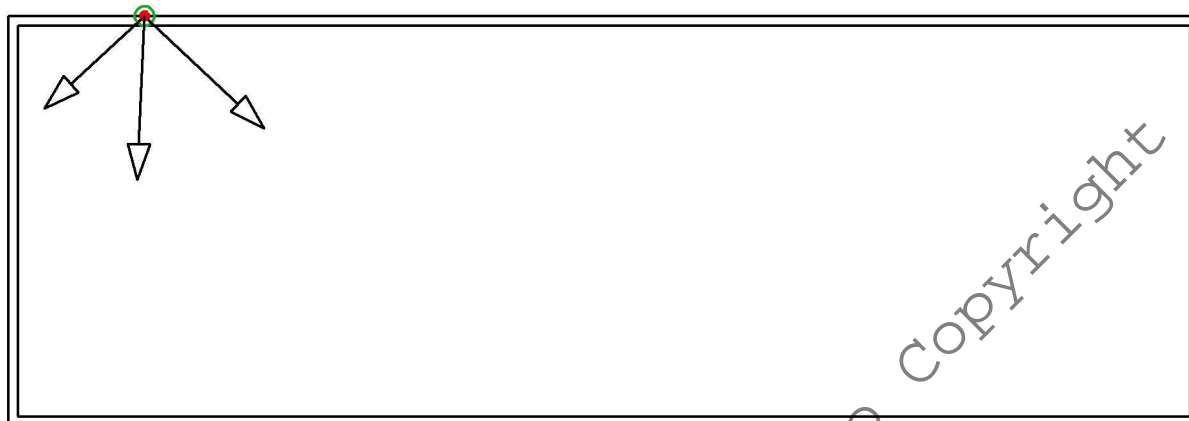
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (6.980 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	1.864	16.269	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	13.094	15.254	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	6.602	12.618	0.000	50.0	(C 90, G IMax)

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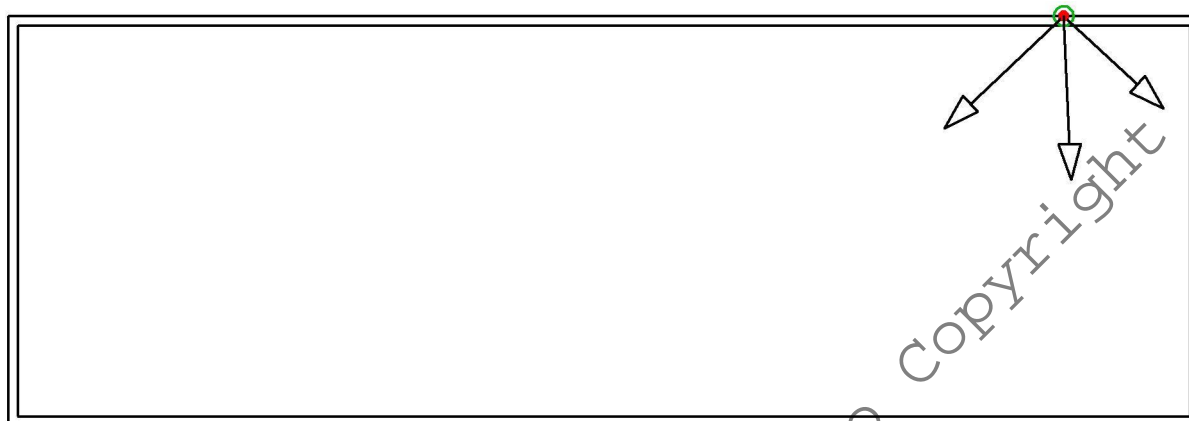
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (54.020 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	59.136	16.269	0.000	55.1	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	47.906	15.254	0.000	50.0	(C 90, G IMax)
3	PHILIPS BVP382 LED156NW 120W 220-240V AMB	54.398	12.618	0.000	50.0	(C 90, G IMax)

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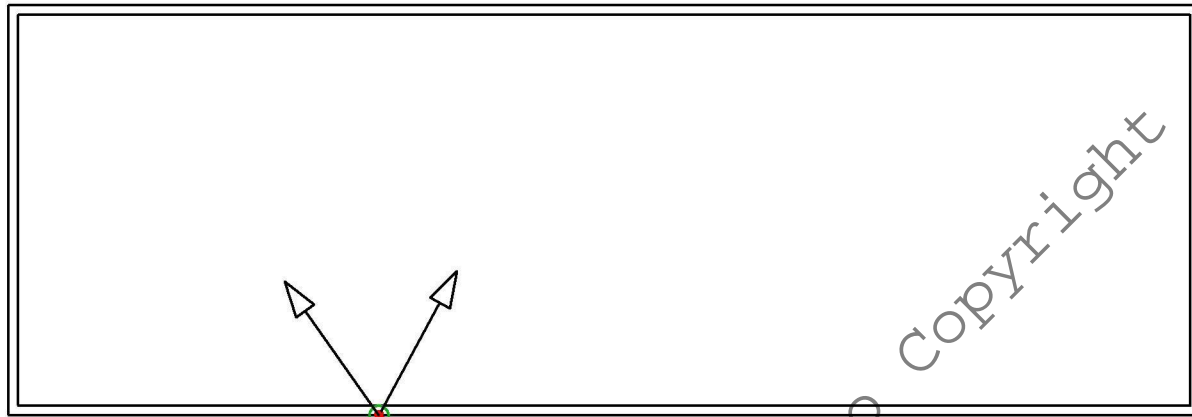


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Fax
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (18.980 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	22.969	7.382	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	14.147	6.859	0.000	50.0	(C 90, G IMax)

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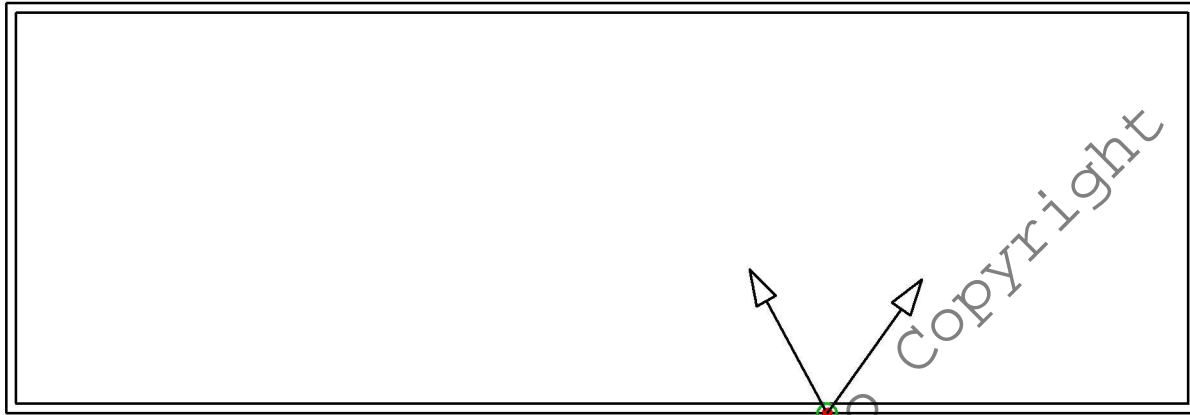


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Fax
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (42.020 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	38.031	7.382	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	46.853	6.859	0.000	50.0	(C 90, G IMax)

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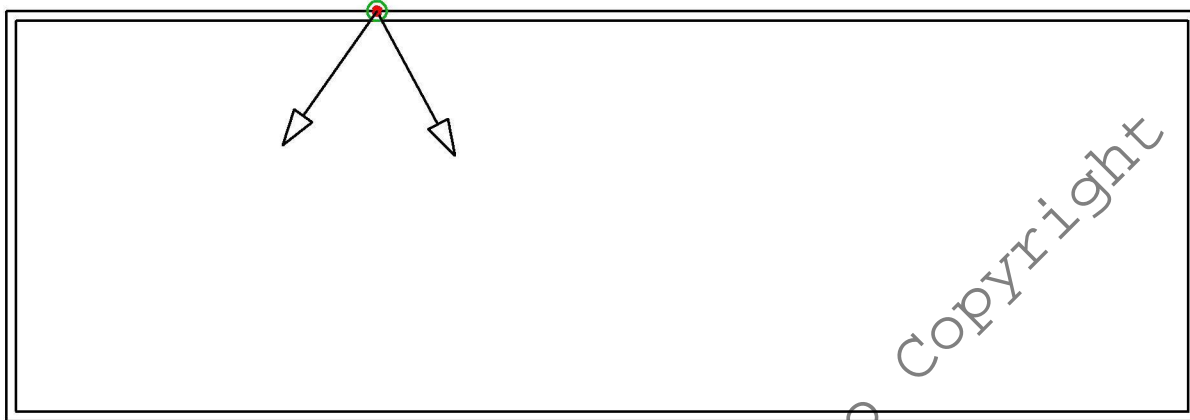


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Fax
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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (18.980 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	22.969	13.618	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	14.147	14.141	0.000	50.0	(C 90, G IMax)

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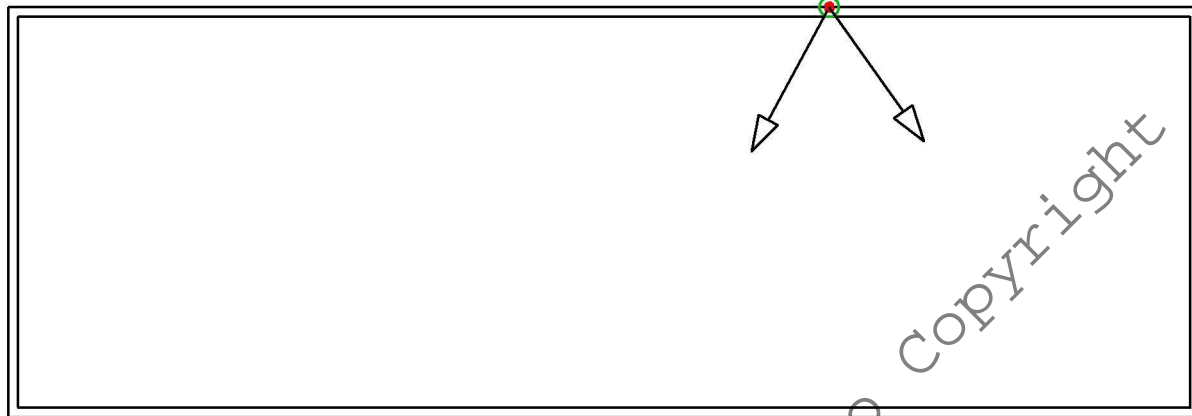


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Exterior Scene 1 / Pole Luminaires (Summary)



Position: (42.020 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	38.031	13.618	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	46.853	14.141	0.000	50.0	(C 90, G IMax)

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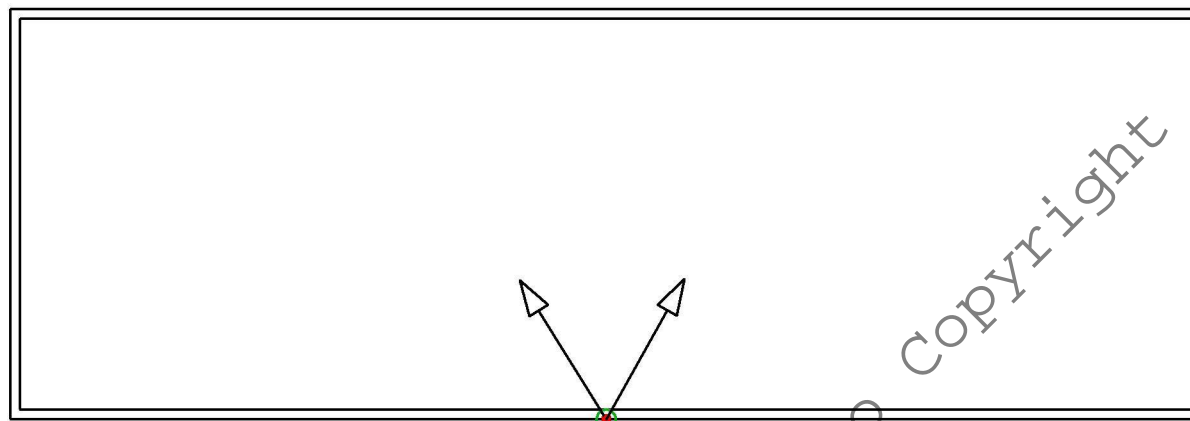
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (30.500 m, 0.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	26.075	7.129	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	34.500	7.200	0.000	50.5	(C 90, G IMax)

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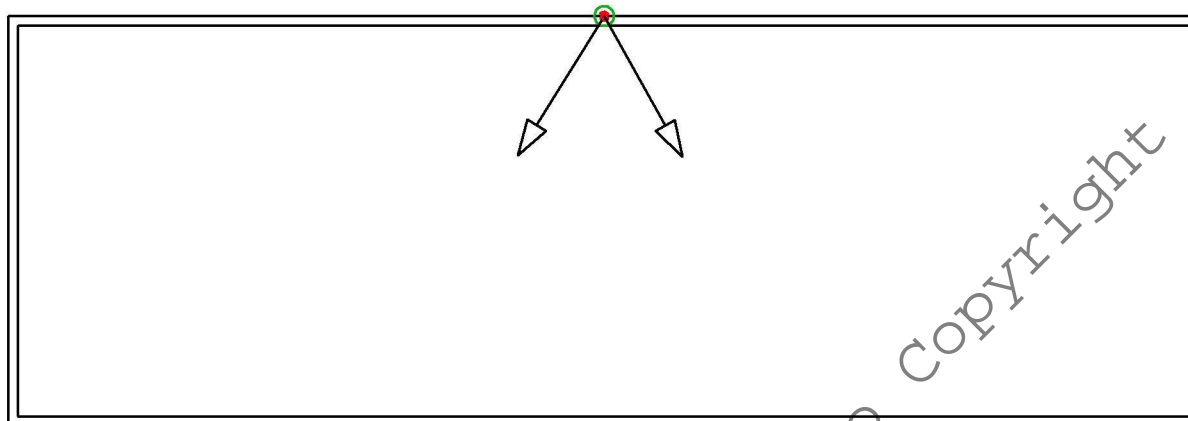
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Operator TS Liu
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 Fax
 e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / Pole Luminaires (Summary)



Position: (30.500 m, 21.000 m, 0.000 m)

No.	Luminaire	Aiming Point [m]			Angle [°]	Alignment
		X	Y	Z		
1	PHILIPS BVP382 LED156NW 120W 220-240V AMB	26.075	13.871	0.000	50.0	(C 90, G IMax)
2	PHILIPS BVP382 LED156NW 120W 220-240V AMB	34.500	13.800	0.000	50.5	(C 90, G IMax)

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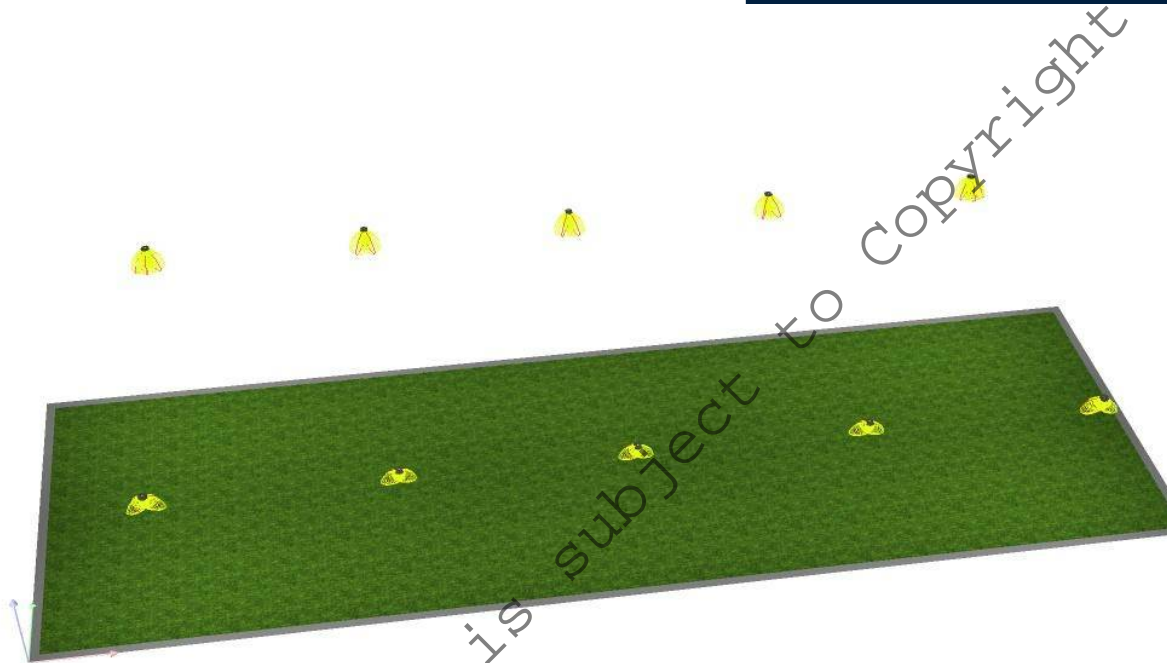
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Exterior Scene 1 / 3D Rendering

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Horse Training Field



DIALux

21.06.2019

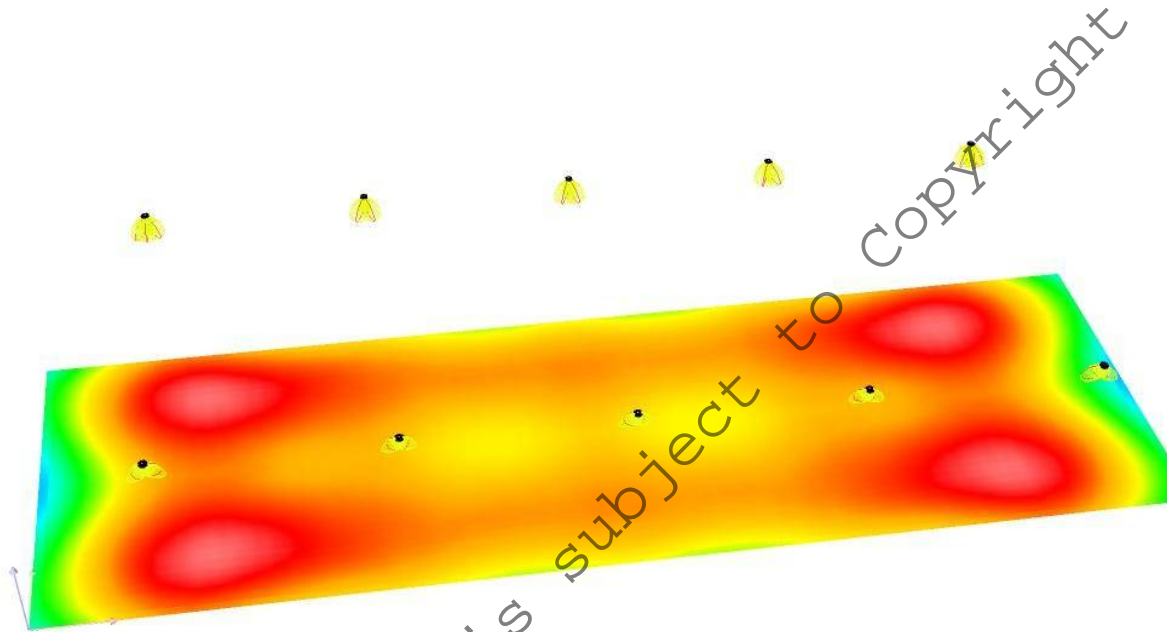
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Exterior Scene 1 / False Color Rendering

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0 25 50 75 100 125 150 175 200

lx



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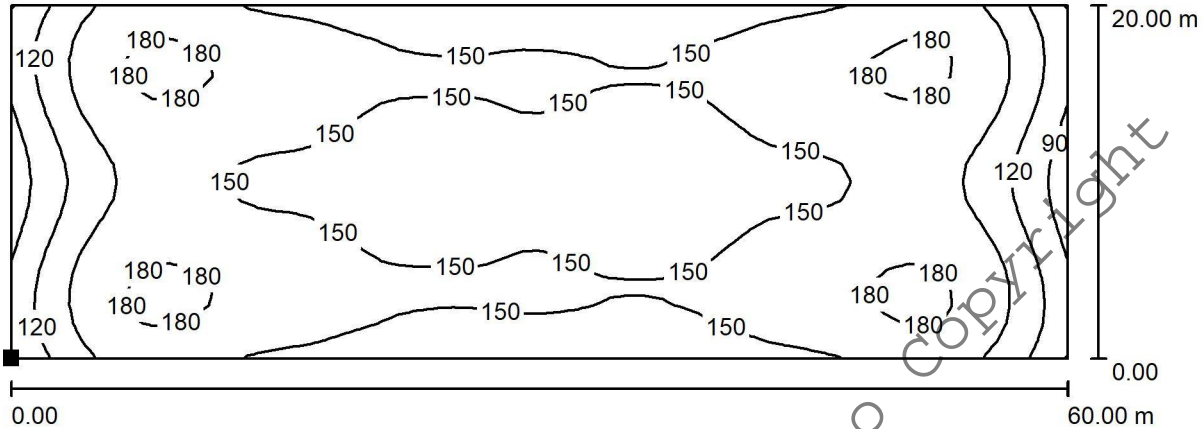
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Exterior Scene 1 / Horse Training Field / Surface 1 / Isolines (E)



Values in Lux, Scale 1 : 429

Position of surface in external scene:
Marked point:
(0.500 m, 0.500 m, 0.000 m)



Grid: 60 x 20 Points

E_{av} [lx]	E_{min} [lx]	E_{max} [lx]	u_0	E_{min} / E_{max}
151	84	187	0.556	0.449

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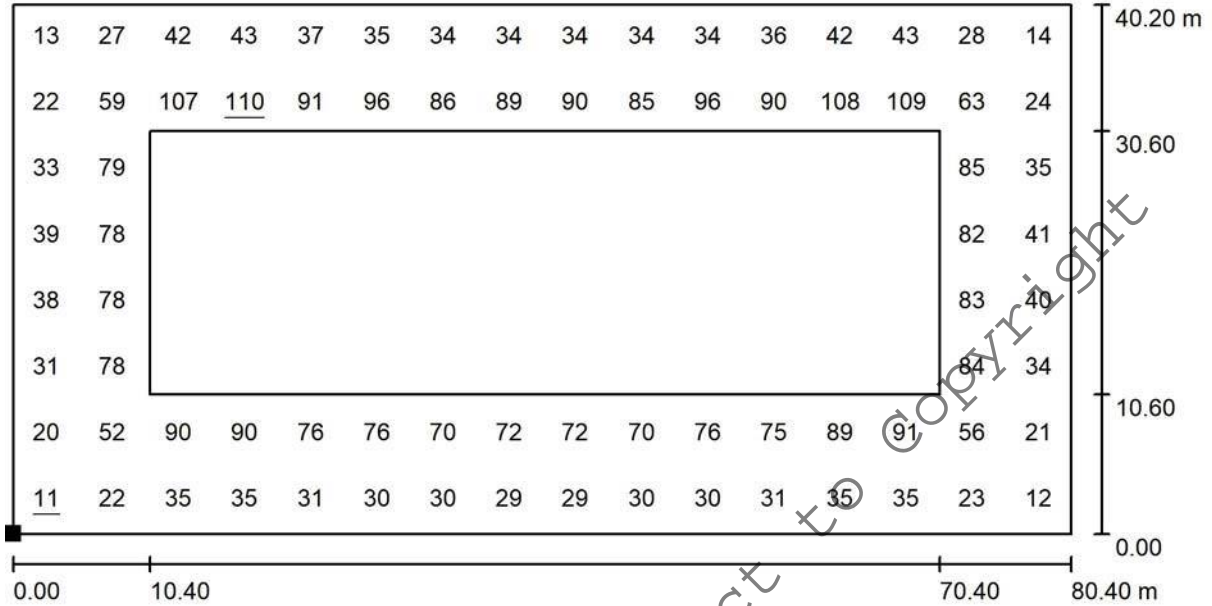
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Exterior Scene 1 / Ground Element 1 / Surface 1 / Value Chart (E)



Values in Lux, Scale 1 : 575

Not all calculated values could be displayed.

Position of surface in external scene:

Marked point:

(-9.900 m, -10.100 m, 0.000 m)



Grid: 16 x 8 Points

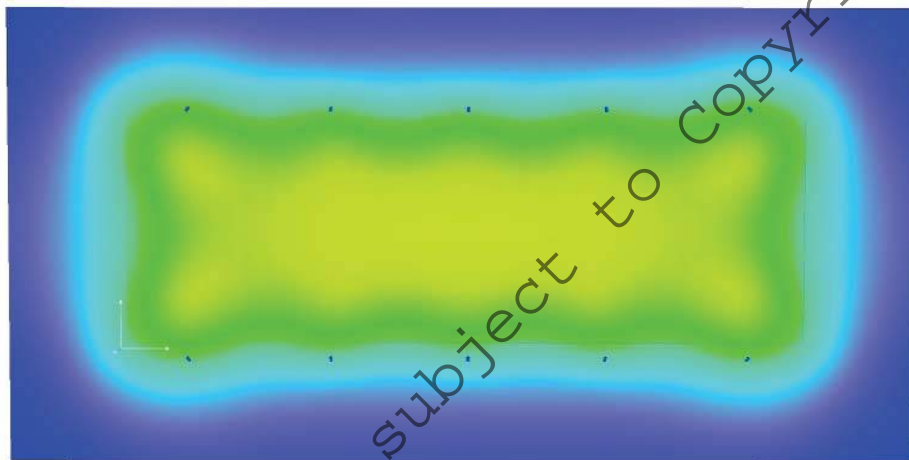
E_{av} [lx]	E_{min} [lx]	E_{max} [lx]	u_0	E_{min} / E_{max}
54	11	110	0.207	0.102



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Exterior Scene 1 / False Color Rendering



0 37.50 75 112.50 150 187.50 225 262.50 300 lx

Disclaimer : The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

South Australian Development Act 1993
REPRESENTATION ON APPLICATION - Category 3 Notification

Development Number: 19/1021/473

My Name: Bradley Nunn & Lucia Balogh

Postal Address: Case of Post office, Hahndorf SA. 5245

Contact No: [Redacted]

Email: [Redacted]

(by providing an email address you agree to receive any related future correspondence electronically)

This representation is in relation to the application by: Richard Whitehead

Nature of Development: Change of land use to include horse keeping (maximum 5 horses), construction of a horse keeping & farm building, outdoor arena, associated lighting & earthworks

Proposed to be located at: 163 Taminga Grove Bridgewater SA 5155

My representation: ~~Supports the proposed development~~ OR Opposes the proposed development (cross out whichever does not apply)

My interests are: owner of local property OR occupier of local property
a representative of a company OR other organisation affected by the proposal OR a private citizen
(cross out whichever does not apply)

The address of the property affected is: 135 Taminga Grove Bridgewater (Lot 202) Postcode: [Redacted]

The specific aspects of the application to which I make representation are: see attached 6 pages

[Redacted]

My objections (if any) could be overcome by: 23 MAR 2020

[Redacted]

I do wish to be heard in support of my representation by appearing personally

or by being represented by the following person: [Redacted]

I do not wish to be heard in support of my representation.

Date: 22/3/20

Signature: L. Balogh

The closing time and date for Representations is 5.00pm on 23 March 2020

"Please note that in accordance with Section 38(8) of the Development Act 1993, a copy of this representation is forwarded to the Applicant for their information and response. Further a copy of your representation (including your name and address) will become public and can be viewed on the web."



Brad Nunn and Lucy Balogh
care of post office, Hahndorf, 5245.
135 Taminga grove, Bridgewater. S.A

19/3/20

page 1 OF 6

Adelaide Hills Council

We oppose the proposed development 19/1021/473 because -

1-The proposed development is within 25 metres of the watercourse and too close to the dam on the adjacent property being lot 202 also one of the horse paddocks is IN THE WATERCOURSE and has a slope of 12 to 13 degrees, see attached photos.

There is no reason for this horse keeping building as there are already stables,shedding and a toilet block on this property. These could be upgraded and then cause no problems to any neighbours.

This building could be placed anywhere on the property. Why with a parcel of 40 acres (lot203) does it need to be as close as it can get to the boundary of our parcel of 3.5 acres (lot 202) when it could be placed on an existing level site over the hill where it would not offend or be an invasion of our space, lifestyle and privacy or any other neighbours & also not be infringing on a natural waterway & dam. See attached map,

2- Lighting- The proposed lighting is totally unacceptable and out of character with this rural area. There are no street lights visible in this area. We are passionate astronomers and were members of the Astronomical Society of South Australia for many years. The proposed lighting pollution will destroy this beautiful interest.

The 9.00 pm lighting curfew can not be policed and Ms Whitehead has never shown us any consideration in the past.

10 street lights by 10 METRES HIGH ! - seriously, how much light is needed for one person to ride a horse on a flat, raked, fenced arena. Switching them on will be like an atomic bomb going off in the valley, This is another strong reason why the development should be next to Ms Whiteheads house and not next to ours. Nearly all arenas do not have lighting. We have 2 outdoor LED lights at 10 watts each, this arena lighting system is 2880 watts of LED lighting.

On the 9 march 2016 the ERD court orders part 2 development application number 15/556/473 state- All external lighting shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties. REASON: Lighting shall not detrimentally affect the residential amenity of the locality. Does this now mean nothing !

This development, especially the lighting will be visible from our home, outbuildings and most of our land which is our backyard. It will also affect all surrounding properties.

3- The line of existing gum trees between this development and our property are not a sufficient screen as they constantly drop limbs and die back. A second line of tall bushes is required. The ERD court orders part 8 state- The screen of trees and shrubs as shown on the site plan shall be retained and maintained in good health and condition at all times with any dead or diseased plants being replaced as necessary in the next planting season.REASON: To maintain & enhance the visual amenity

of the locality in which the subject land is situated.- THIS HAS NOT BEEN DONE !

The ERD court orders part 9 state- Landscaping shall be planted PRIOR to occupation of the development & thereafter shall be maintained in good health & condition at all times to the Council's satisfaction. Any such vegetation shall be replaced if & when it dies or becomes seriously diseased in the next planting season.-REASON: To maintain & enhance the visual amenity of the locality in which the subject land is situated.- THIS HAS NOT BEEN DONE ! Most of the trees on our property are deciduous which makes a screen along the boundary even more important.

4- The septic tanks rely on pumps, floats and sensors etc to move the sewer out of the tanks. When these break down or there is a power failure the tanks will overflow and run down the watercourse and into our dam which we do not want to happen. The tanks should be on the West side of the stable building and or a tank overflow pipe be installed to direct the sewer away from our dam. This is important, please take it seriously. The ERD court orders part 12 state- Prior to the use of the wastewater treatment system associated with the development, an audible visible alarm shall be located within the existing dwelling located on the land. Any additional alarm in the horse-keeping building must be non-audible. REASON: To ensure that the owner/occupier of the land is aware of any failure of the wastewater treatment system if they are not occupying/ in audible proximity to the Development at the time of any failure. Does this still apply?

5- We have noticed that our dam has not been included on the development plans even though last time it was misleadingly placed further away than it actually is. The ERD court orders part 11 state- Prior to the granting of development approval, the applicant (or the person having the benefit of this consent) shall provide to the Council a detailed stormwater design plan & all necessary engineering specifications in relation to same, which must : 11.3 state- incorporate design techniques which will, as far as reasonably practicable, maximise the outflow of water from the system into the dam on the adjoining land at 135 Taminga Grove Bridgewater (Allotment 202 in DP 38413). Does this still apply?

6- Surveillance cameras - (12 that we can see and I am sure that there are more) have just been installed on the property 163 taminga grove, Bridgewater. some of which are pointing onto our property which we find highly offensive and a total disregard of our privacy. Our lives are not a peep show for our neighbour to record and edit at her pleasure. How would you feel if your neighbour pointed cameras into your backyard ? Please point them away from our land or fit screens to them to block out our direction. It is long over due that the council created some guidelines on this.

7- We hope that Melanie Scott being a Horse enthusiast herself will be able to keep her work and social life separate. The minimum that the rate payers expect of the council is to be treated equally and with open honesty .

Explanation of attached photos-

Photo one- shows the watercourse flowing out of our dam, through the fence line (being the boundary between lot 202 and lot 203) and then through one of the horse holding paddocks. This shows that horses are being kept in the watercourse which has caused it to degrade.

Photo two- shows how close our dam is to the boundary (the fence line) of lot 202 and lot 203

Photo three- shows the watercourse running down the boundary (the fence line) on Ms Whiteheads side(lot 203), this is immediately below the proposed development. It then runs through the fence line and on to our land being lot 202 and then into our dam. If the waste water system overflowed this is the path that it would take.

Please also note from the photos how poor the level of screening is from the line of gum trees.

Sincerely, Brad Nunn and Lucy Balogh.

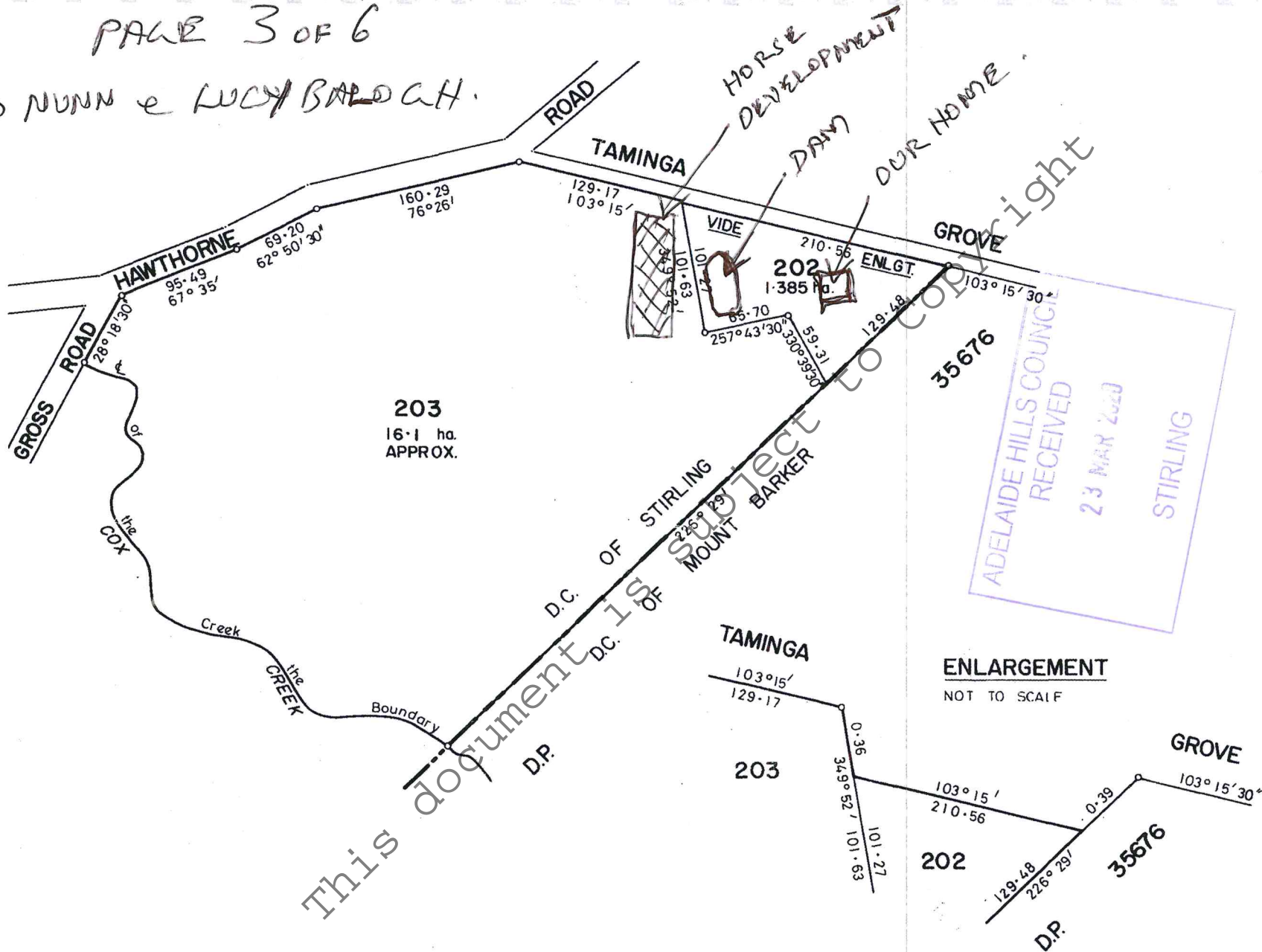


2



PAGE 3 OF 6

BRAD NUNN & LUCY BALDACH.



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STIRLING

ENLARGEMENT
NOT TO SCALE

SCALE 0 50 100 150 200 250 METRES

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PAGE 2 OF 2

VOLUME 5168 FOLIO 854

PHOTO ONE.

HORSE KEEPING
PADDOCK IN
WATER COURSE
LOT 203



BOUNDARY
FENCE
LINE
LOT 202
& LOT 203



NORTH -
→
← DEVELOPMENT
↔

← DAM ON
LOT 202
AND WATERCOURSE
OUT OF DAM

BRAD NUNN & LUCY BALDWIN. 3/2020.

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PHOTO TWO



PROPOSED DEVELOPMENT AREA. →

→
BOUNDARY FENCE LINE LOT 202 & LOT 203. JUST BELOW DEVELOPMENT

↑
NORTH

←
TAMINGA GROVE

← DAM ON LOT 202

BRAD NUNN & LUCY BALDWIN 3/2020

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PHOTO THREE



← PROPOSED DEVELOPMENT AREA.

← WATER COURSE INTO DAM. (ONE OF)

→ NORTH.

BOUNDARY FENCE LINE →

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BRAD NUNN & LUCY BALOGH.

3/2020



HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

4 May 2020

Adelaide Hills Council
ATT: Melanie Scott
PO Box 44
WOODSIDE SA 5244

**ADELAIDE HILLS COUNCIL
RECEIVED 5 May 2020**

By Email

Dear Melanie

RE: 19/1021/473 – 163 TAMINGA GROVE, BRIDGEWATER SA 5155

I understand that pursuant to Section 38 of the *Development Act* Council has undertaken public notification in relation to the proposed *change of use to include horse keeping (maximum 5 horses), construction of a horse keeping and farm building, outdoor arena, associated lighting and earthworks* at 163 Taminga Grove, Bridgewater.

I confirm that the applicant has requested my opinion on the issues raised within the sole representation received by Council, and in particular whether any of the issues mentioned affect the planning merit of the development.

By way of background, DA 15/556/473 was previously granted development plan consent for *horse keeping (maximum 5 horses) and a horse keeping building (measuring 90 m x 28 m x 9.4 m) including stables, studio and associated earthworks*. DA 15/556/473 was subject to a third party appeal from Mr Bradley Nunn, with a compromise reached between the parties.

The use of the land remains unchanged from the “2015” application, with the following remaining relevant:

- (a) the subject land has been historically grazed with a mix of sheep and cattle, most recently cattle and alpaca – in addition to horse keeping;
- (b) the grazing activity was/is undertaken for weed/bushfire hazard management and not for income generation;
- (c) the number of horses kept on the subject land by the applicant and prior land owners has ranged from 2 to 4 (currently 3);
- (d) the applicant has owned the subject land since January 2014;
- (e) the horses kept on the subject land have been those owned by the applicant in main, however on some occasions friends visit with horses;
- (f) the horses predominantly graze for feed, however this is and has been supplemented with hand feeding as required;
- (g) the feeding practices as per (f) above are consistent with the practices of the previous land owner; and
- (h) the horses on site are currently “housed” in temporary stables – but as the horses are competition (and quite expensive) permanent stables are now sought.

Generally, in terms of horse keeping management practices, the applicant has advised as follows, consistent with the prior use and application:

"I have just over 16 hectares of land, and at present have 3 horses equating to approximately 5.3 hectares of land available per horse. The majority of my boundary is surrounded by horse properties and therefore my horse keeping is not at variance with current land uses.

I manage my paddocks by rotating the paddocks as required. I determine this requirement by allowing the horses to eat the pasture until it is approximately at a minimum of 5cm in length as to maintain good ground cover and maintain growth of good pasture. If the pasture does not reach a minimum of 5cms I cross-graze the pasture with my cows. I allow my pasture to grow to a maximum of 10cm unless it is in an area which I cut for hay. In addition, I spray my pasture for weeds and fertilize it to achieve optimal good pasture. I have previously seeded to fill in any areas where there has been reduced ground cover or the pasture has thinned out. Any bare areas that occur will be properly re-seeded and managed.

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I currently have two temporary stables to aid in the protection of my pasture and to meet the requirements of my sport. Upon completion of the development, I intend to stable my horses as required to reduce the impact of hoof pressure and ease grazing, in order to maintain optimal ground cover and good pasture. Therefore my horses will graze throughout the day and will be hand fed when stabled. Hand feeding includes supplying my horses with hay and/or other nutritional supplements. The hay supplied to my horses is produced from my land, unless there isn't enough hay cut from my property to meet the demands.

My paddocks are harrowed once horses are rotated into a new paddock as this promotes natural composting and return the nutrients to the land. In areas where it is not possible to harrow (such as stables and the proposed arena), horse manure will be collected and composted on my garden.

The water supplied to my horses is collected rainwater from my house and sheds. I do not intend to irrigate any pasture and will require a small amount of water for washing down horses, which I intend to utilise from the rain water collected from the proposed building. Please refer to the water management plan regarding the specifics of the water collection and water waste disposal."

In response to the representations, for simplicity the comments made in the representation has been grouped and summarised (having regard to the above details), with my opinion to follow.

Before doing so however, it is apparent that the representor is raising the prior ERD Court Order and that certain requirements have not been fulfilled by the applicant, such as landscaping.

Simply put, this consent was never acted upon with the current application proposing a new development application. Accordingly, these comments are not valid, however I note that a landscaping plan has been provided since the application was notified and is provided within as Appendix 2.

o *Proximity to the watercourse*

A prior wastewater application for the catchment and disposal of wastewater was previously approved by Council, and the applicant has applied for an extension of time to be granted. Subject to compliance, this will ensure the appropriate catchment, treatment and disposal of liquid waste and stormwater on site is appropriate.

In relation to general land management, I am of the opinion that the previously outlined practices of the applicant (within the management plan) are consistent with the Planning SA *Guide for applicant horse keeping* and Adelaide and Mount Lofty Ranges NRM *HorsesLandWater* Action Planner and Horse Property Management Guideline.

Finally, whilst not forming a part of this development application, I have been advised by the applicant that hillside runoff has been diverted to the representors adjoining dam in accordance with the previous consent (as sought by the representor previously) to assist with water catchment for the representors dam. This will not change as a result of this application.

A condition of consent that the wastewater system be installed will ensure the appropriate management of waste and resolution of the matters raised by the representor with regards to water quality.

o *Surveillance cameras*

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The installation of security cameras do not form a part of the subject development application.

The applicant has advised that following recent trespass and vandalism that has been experienced by both the applicant and adjoining occupiers of Taminga Grove and Gross Road (most recent examples being cut fences on both the applicants and Gross Road properties within the last two weeks).

Unfortunately, as a result of ongoing vandalism and trespass security cameras have had to be installed to monitor the site.

I have been advised by the applicant that the cameras “are not directed toward and do not monitor or observe the Complainant’s¹ property... There is no interest nor desire to do so.”

Accordingly, the comments pertaining to the installation of security cameras have no relevance to the current development application and comprise a civil matter.

o *Light spill and hours of operation*

The lighting for the arena has been designed by a lighting specialist for the specific use of a horse arena using the most up to date technology that provides energy efficient lighting with minimal (to no) warm up and cool down time, and provides highly focused directional lighting.

The “*Horse Training Field Lighting Report*” details the focused nature of the LED lighting within the arena, with the property boundary located over 28 metres from arena at the closest point (see figure 1) while figure 2 provides the location of several rows of trees that provide screening from the representors dwelling that is located 170 metres away from the horse arena.

Figure 3 provides a clear depiction of the spatial relationship between the proposed arena and representors dwelling beyond while I note that the proposed landscaping seeks to “fill in” the areas both below and adjacent the canopy of the stand of vegetation. Plants will have mature heights ranging from 2.9 metres to 9 metres, while *Eucalyptus baxteri* are proposed to each end of the vegetation (40 m at maturity).

Notwithstanding both the existing mature vegetation and proposed additional landscaping, in considering the light spill Appendix 1 provides the lux levels beyond the horse arena with at 10 metres from the edge of the arena Lux values ranging from 11 Lux to 42 Lux.

In considering the light spill at only 10 metres, 1 lux equals the amount of light that falls on a one-square-meter surface that is one meter away from a single candle. 10 lux equals the amount of light produced by 10 candles one meter away.

¹ The *complainant* that the applicant referred to is the representor.

As previously advised, the applicant is only seeking consent to use the lights until 9:00 pm, with the duration of use dependent on the season, that is in the summer months the lights will barely if at all be required. Clearly the proposed hours of operation are not excessive and furthermore, the hours of operation readily measurable and enforceable.

As a result of the separation distance between the arena and adjoining dwelling, the stand of mature vegetation adjacent the arena and stables, the proposed landscaping, the focused light and limited hours of operation, the lighting is appropriate and displays significant merit.

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Figure 1: Proximity of Horse Arena to Property Boundary



Figure 2: View Path of Figure 1 and 3. Note the Setback of 130 metres to Representors Outbuildings and 170 metres to the Dwelling

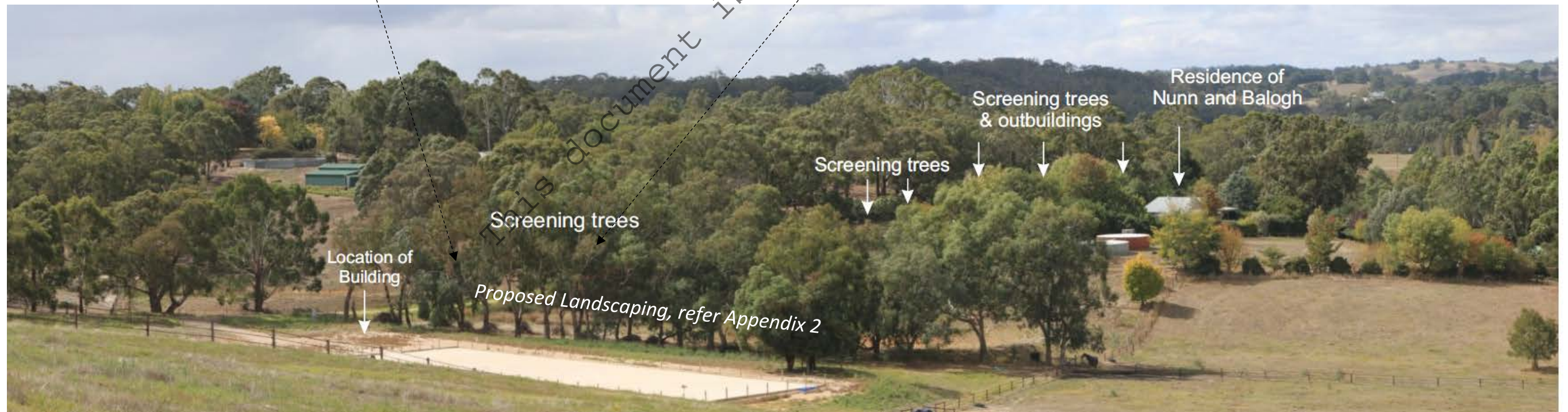


Figure 3: View Path and Mature Vegetation

o *The appropriateness of the proposal generally*

The proposed horse keeping and farm building shed is much smaller than that previously approved at 24 m x 16 m x 5.4 m versus the previous size of 90 m x 28 m x 9.4 m, and consequentially the proposed building displays significant planning merit.

The arena achieves compliance with the international standard, these requirements dictate the arena dimensions and associated lighting.

The stable area, wash area and ancillary activity areas are provided to provide appropriate dimensions for both the horses and safe working areas for people and animals.



Turning to the Development Plan, the following guidance is of relevance:

Watershed (Primary Production) Zone

PDC 1 Buildings, should be located in unobtrusive locations and, in particular, should:

- (a) be located well below the ridge line;
- (b) be located within valleys or behind spurs;
- (c) be located not to be visible against the skyline when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road;
- (d) be set well back from public roads, particularly when the allotment is on the high side of the road;
- (e) be sited on an excavated rather than a filled site to reduce the vertical profile of the building;
- (f) where possible be screened by existing native vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road; and
- (g) maximize the retention of existing native vegetation and the protection and retention of watercourses in their natural state.

PDC 8 The number of outbuildings should be limited, and where appropriate they should be grouped together, located in unobtrusive locations and comply with the previously mentioned principles of development control relating to the location and design of buildings.

PDC 11 Buildings should not impair the character of rural areas by reason of their scale or siting. If necessary, buildings should be screened by trees or shrubs.

Watershed (Primary Production) Zone - Watershed Protection Policy Area

Objective 2: The maintenance of a pleasant, attractive rural landscape characterised by verdant undulating pasture lands, dotted with clumps of large majestic gum trees with the occasional cluster of farm buildings.

PDC 4 Development should harmonise with the rural character of the locality in the following ways:

- (a) be of a scale and simple design compatible with the topography; and
- (b) be screened by vegetation or landform from the South Eastern Freeway, secondary arterial roads and major local roads;

It is also the case that the proposed location is already flat and cleared sufficient to accommodate the building and arena consistent with the Development Plan, whereas a location adjacent to the existing dwelling will necessitate substantial excavation and fill.

In my opinion, the proposal is in accord with the following intended policy outcomes (my underlining added) and substantial planning merit is displayed:

Watershed (Primary Production) Zone

PDC 2 Buildings should be unobtrusive and not detract from the desired natural character of the Zone and, in particular:

- (a) the profile of buildings should be low and the roof lines should complement the natural form of the land;
- (b) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land; and

PDC 15 The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.

In summary, the proposed use will see the continuation of the current rural living activities which will incorporate horse keeping and grazing. As a consequence, the development will not offend the following provisions:

Watershed (Primary Production) Zone - Watershed Protection Policy Area

PDC 1 Development should be primarily low intensity farming which should minimize environmental impairment and not pollute surface or underground water resources.

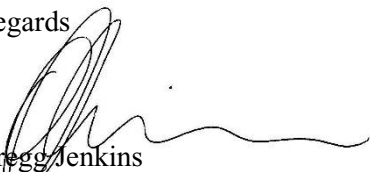
PDC 2 Horticultural activities and horse keeping should not contribute to pollution and the stocking rate should not be more than one horse per hectare of land suitable for grazing.

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Having considered the development plan in its entirety, I am of the opinion that the proposed development displays substantial planning merit.

I welcome discussion in relation to my comments, if you so require, otherwise should the occasion arise to speak before the CAP, the applicant and/or representative would welcome this opportunity.

Regards



Gregg Jenkins

BUrb&RegPlan(Hons)

Heynen Planning Consultants

M 0475 933 823

E gregg@heynenplanning.com.au

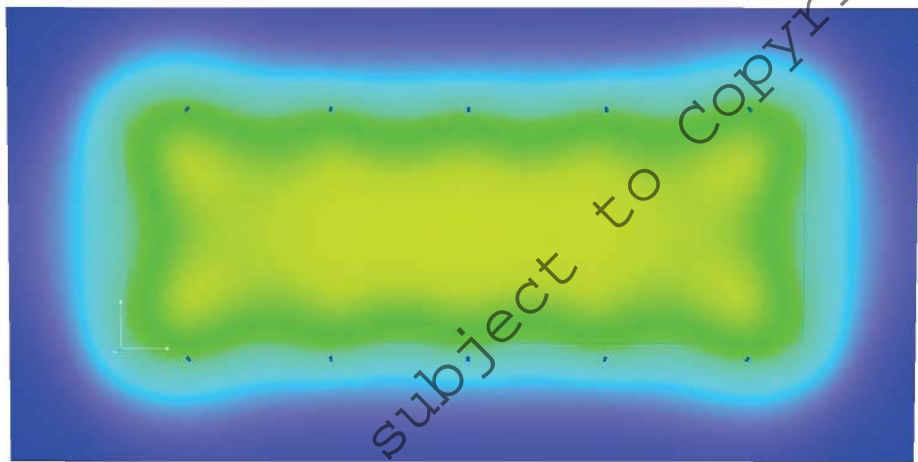
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Signify Malaysia Sdn Bhd (1150786-W)
Level 8, Menara Axis , 2 Jalan 51A/223
46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Operator TS Liu
Telephone +6012 307 6578
Fax
e-Mail thaw.shen.liu@signify.com

Exterior Scene 1 / False Color Rendering

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0 37.50 75 112.50 150 187.50 225 262.50 300 lx

Disclaimer : The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

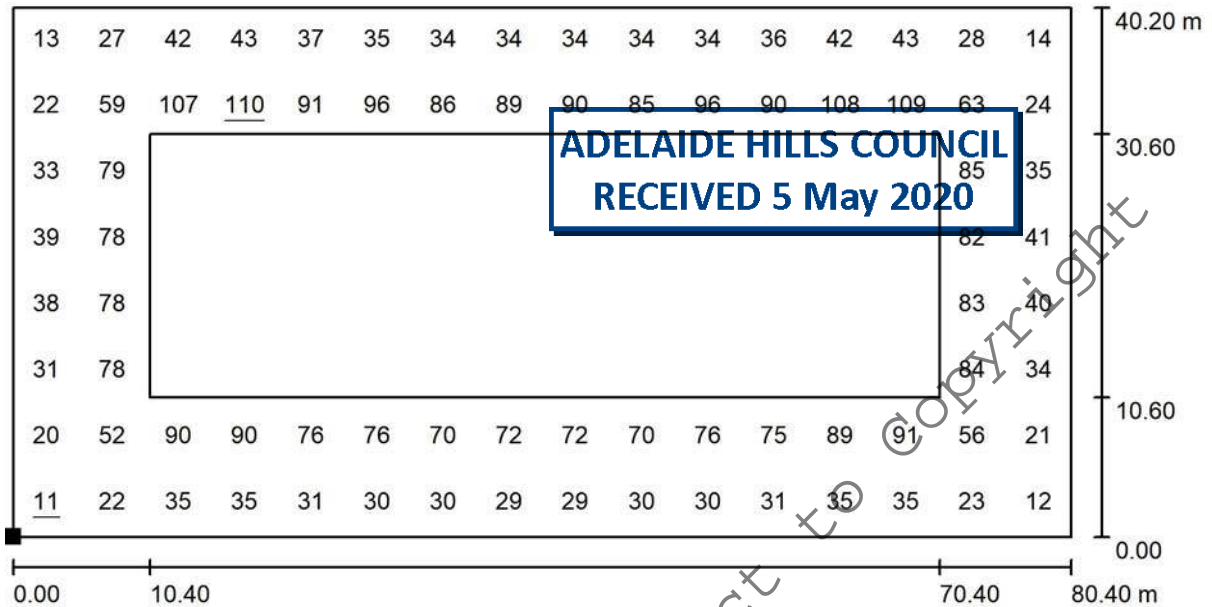
Signify Malaysia Sdn Bhd (1150786-W)

Operator TS Liu
Telephone +6012 307 6578

Level 8, Menara Axis , 2 Jalan 51A/223
46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Fax
e-Mail thaw.shen.liu@signify.com

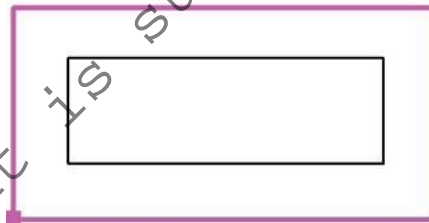
Exterior Scene 1 / Ground Element 1 / Surface 1 / Value Chart (E)



Values in Lux, Scale 1 : 575

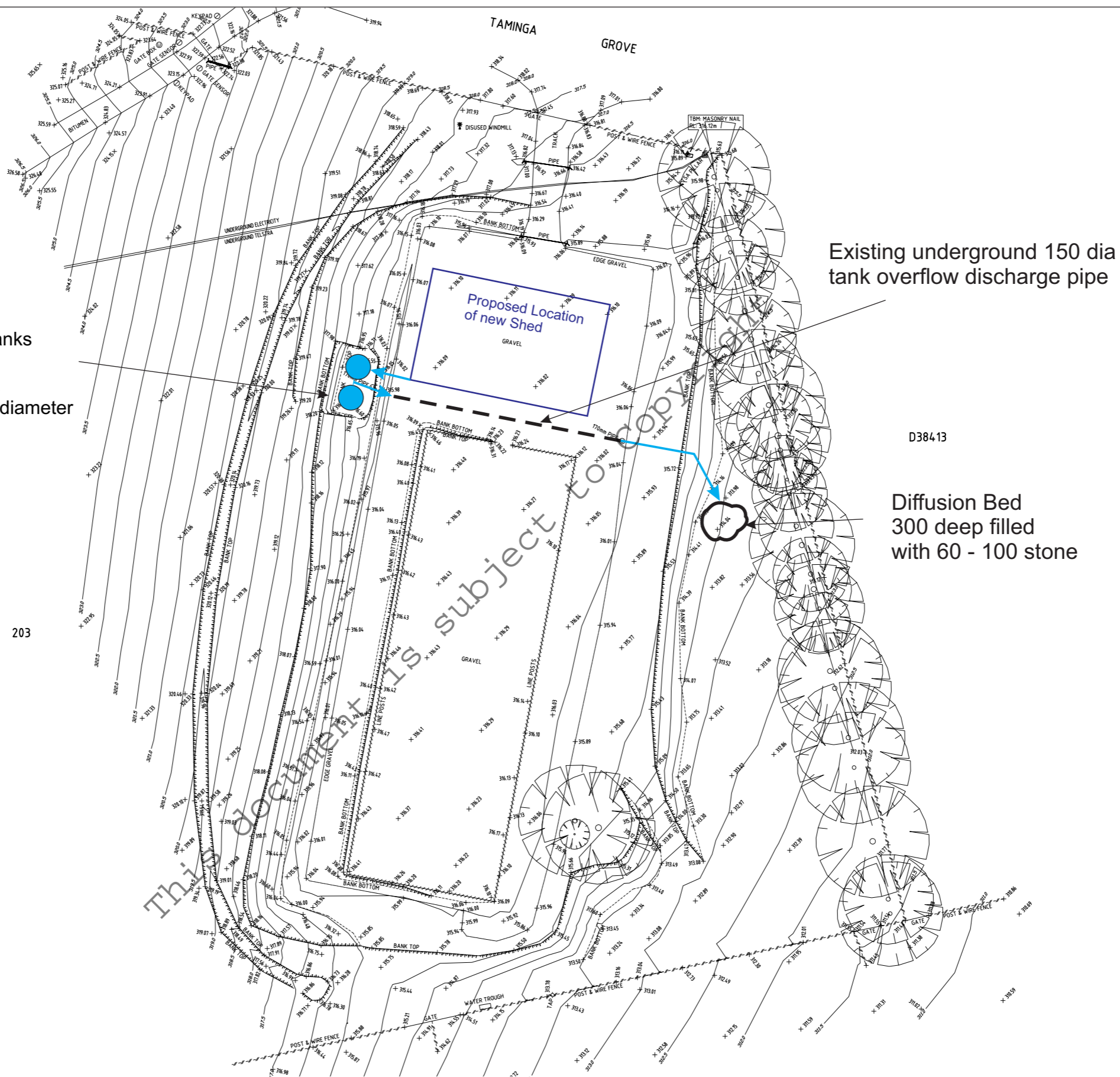
Not all calculated values could be displayed.

Position of surface in external scene:
Marked point:
(-9.900 m, -10.100 m, 0.000 m)



Grid: 16 x 8 Points

E_{av} [lx]	E_{min} [lx]	E_{max} [lx]	u_0	E_{min} / E_{max}
54	11	110	0.207	0.102



2 x Water Storage Tanks
 Polytank 22500 L
 Colour Pale Eucalypt
 2.55 m high x 3.73m diameter

Note:

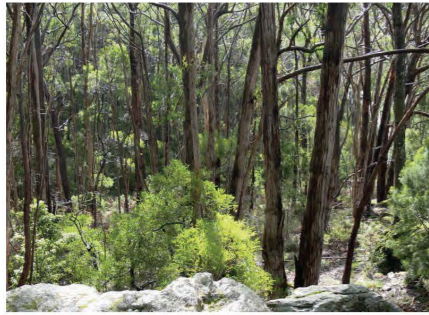
The site has existing catch drains and diffusion beds for surface runoff constructed in accordance with earlier development approval 15/556

The to be installed storm water management is for the building only.

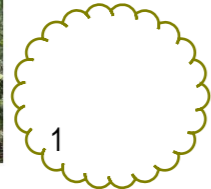
AMENDED 5 May 2020

Rev.	Date.	Comments	Notes.
1	Jan 20	For Planning Approval	

Title		Ref No.	
Stables - Utility Building		Dwg No. 16934 - 16	
Taminga Grove - Bridgewater		Rev. 1	
Storm water and runoff management		Sheet No.	
Date.	Jan - 2020	Client.	Melissa Whitehead
		Scale. 1:20 (A3)	



Eucalyptus baxteri Brown Stringybark



Allocasuarina verticillata Drooping Sheoak



Allocasuarina striata
Small Bull Oak



Acacia pycnantha
Golden Wattle



Bursaria spinosa
Sweet Bursaria

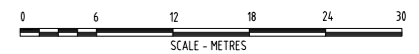


Code	Botanical Name	Common Name	Pot Size	Planting Density	Size
1	<i>Eucalyptus baxteri</i>	Brown Strigybark	10 L container	as per plan	upto 40m
2	<i>Allocasuarina verticillata</i>	Drooping Sheoak	10 L container	as per plan	9m x 5m
3	<i>All striata</i>	Small Bull Oak	tubestock	as per plan	2.5m x 1.5m
4	<i>Acacia pycnantha</i>	Golden Wattle	tubestock	as per plan	6m x 4m
5	<i>Bursaria spinosa</i>	Sweet Bursaria	tubestock	as per plan	6m x 4m



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D38413



163 Taminga Grove BRIDGEWATER
LANDSCAPE PLAN

CLIENT MELISSA WHITEHEAD

SCALE 1:300m (A1)