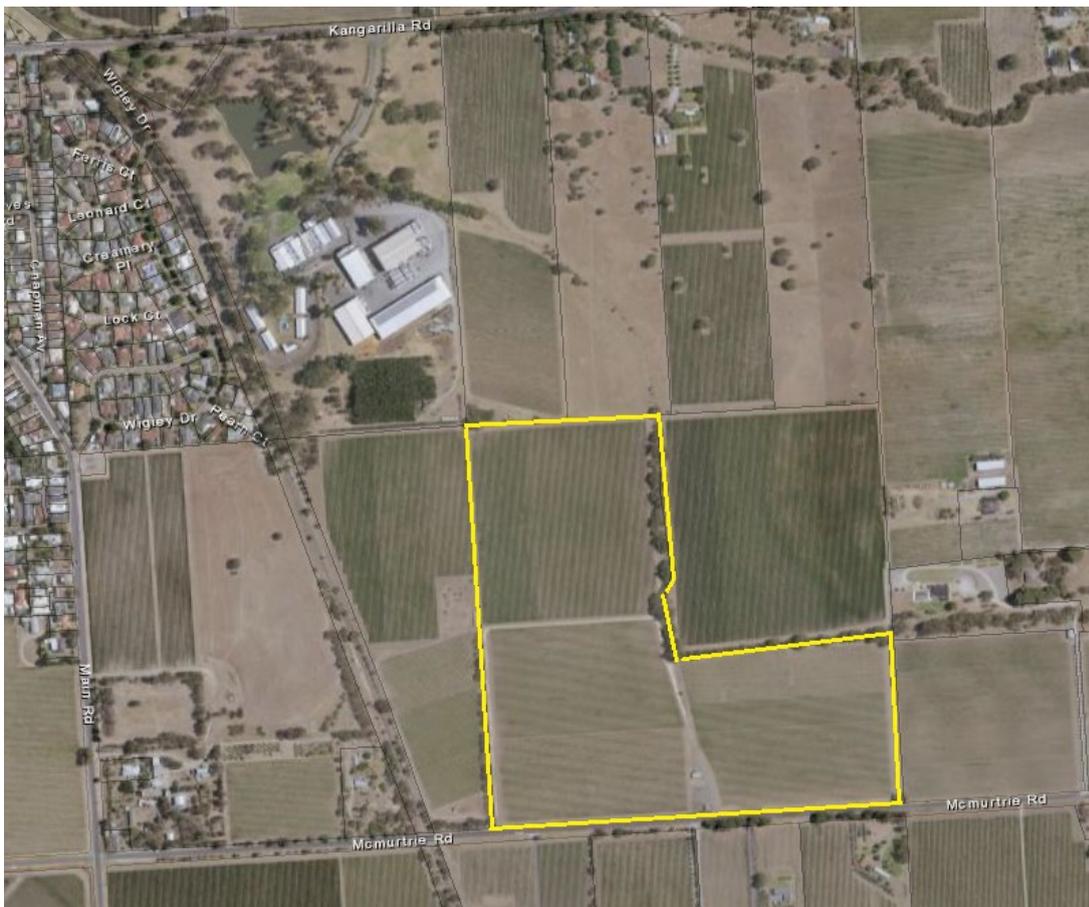


## Integrated Tourism Facility **FACT SHEET** 89 McMurtrie Road, McLaren Vale

### Description of Development

A development application (number 145/2052/2019) is currently being considered by the City of Onkaparinga, for an integrated tourism facility comprising:

- a main building containing:
  - two restaurants
  - a café
  - a conference facility
  - offices
  - a cellar door
  - retail facilities
- 150 room tourist accommodation within a two-storey building and separate individual units
- a pool and gym building containing a day-spa facility
- a two-level carpark
- associated landscaping



### Public Notification

The application is for a non-complying form of development as prescribed in the Primary Production Zone of council's [Development Plan](#). The main objectives of this zone are to support the long-term continuation of primary production without compromising the natural resources. The development of a sustainable tourism industry, which relates to the natural and cultural resources, supports the viability of primary production and increases opportunities for visitors to stay overnight, and to enhance the rural character, amenity and landscape for residents and visitors.

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A non-complying form of development is required to go through a more rigorous, robust process than an ordinary development application. As a first step, under delegation, the council has determined that the proposal has sufficient merit to proceed to an assessment.

As a non-complying form of development, the application is required to undergo category 3 public notification in accordance with Section 38(2c) of the *Development Act 1993*. This form of notification is wide-ranging and includes directly notifying adjacent landowners and/or occupiers, as well as other landowners directly affected to a significant degree by the proposal, and the placement of a notice in The Advertiser.

The public notification period is from 26 September 2019 to 11 October 2019 inclusive, during which time **anyone** may lodge a written representation with council. Representors may also nominate to be heard by the Council Assessment Panel (CAP), being the authority that is delegated with making the decision for this application.

Copies of the application are available for purchase only during the prescribed notification period, from council's Noarlunga and Willunga offices. Plans may only be viewed at our Noarlunga offices outside of the notification period. The application may also be viewed on council's website.

Any representations received outside of the prescribed public notification period will not be considered valid, and as such will not have the right to address the CAP or retain any third party appeal rights against any decision of council.

### **Assessment Considerations**

Development applications are required to be assessed against the Development Plan that was in place at the time of lodgement. As the application was lodged 16 September 2019, it is required to be assessed against the [Development Plan](#) consolidated 20 December 2018.

The primary Development Plan policies the application will be assessed against include those within the Primary Production Zone, Character Preservation District Overlay and various parts of the General Section including Design and Appearance, Tourism Development, Transportation and Access and Waste.

The application will be considered by the Council Assessment Panel (CAP) at a meeting yet to be scheduled.

All representors will be advised in writing of the date when scheduled and the CAP's agenda, containing a report written by a qualified town planner, will be available on council's website ([www.onkaparingacity.com](http://www.onkaparingacity.com)) the Thursday prior to the CAP meeting.

Should the CAP approve the application, as a non-complying application the concurrence of the State Commission Assessment Panel (SCAP) is also required to be sought. Should the SCAP concur with the CAP's decision to approve the application, council will grant planning approval for the proposal.

Representors have a right of appeal against any decision of the CAP. Appeals are to the Environment, Resources and Development Court.

As a non-complying form of development, the applicant does not have a right of appeal against any decision of the council or SCAP.

### **Contact**

Please contact John Mason, Senior Development Officer Planning on 8384 0549 if you have any questions about the proposal, process, or wish to make an appointment to view the plans.