



## **AGENDA**

**FOR DEVELOPMENT ASSESSMENT PANEL MEETING TO BE HELD ON**

**27 JANUARY 2016 AT 6:00 PM**

**IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY**

### **MEMBERS**

Mr D Wallace (Presiding Member)  
Mr R Bateup  
Mr C Buchanan  
Ms L Caruso  
Ms S Johnston  
Mr J Watson  
Mr S White

### **REQUIRED STAFF**

General Manager City Development, Mr T Sutcliffe  
Team Leader – Planning, Mr A Curtis

### **APOLOGIES**

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Development Assessment Panel Meeting held on 15 December 2015.

## REPORTS

### *Development Applications*

#### **5.1.1 361/1970/2015/3B ..... 9**

Part two storey building with attached porch to be used as place of worship at 30-32 Kesters Road, Para Hills West for Ebemezer Pentecostal Assembly

## OTHER BUSINESS

### **OB1 Status of Current Appeal Matters and Deferred Items**

**361/935/2015/3B** .....DAP Decision Date 21 July 2015

**Farmers Market Independent of Existing Old Spot Hotel at 1955 Main North Road, Salisbury Heights for Mark Aldridge t/a Farm Direct Community Markets**

Judgement will be handed down on 25<sup>th</sup> January 2016.

### **OB2 Policy Issues Arising from Consideration of Development Applications**

### **OB3 Development Assessment Panel Workshop**

## CLOSE

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**MINUTES OF DEVELOPMENT ASSESSMENT PANEL MEETING HELD IN THE  
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

**15 DECEMBER 2015**

**MEMBERS PRESENT**

Mr D Wallace (Presiding Member)  
Mr R Bateup  
Mr C Buchanan  
Ms L Caruso  
Ms S Johnston  
Mr J Watson  
Mr S White

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Development Services Manager, Mr A Taylor  
Team Leader – Planning, Mr A Curtis  
Development Officer – Planning, Ms K Brown  
Consultant, Ben Green & Associates, Mr B Green

The meeting commenced at 6.00 pm

The Presiding Member welcomed the members, staff and the gallery to the meeting.

**APOLOGIES**

Nil

**PRESENTATION OF MINUTES**

Ms L Caruso moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 27  
October 2015, be taken and read as confirmed.

## REPORTS

### *Development Applications*

- 5.1.1 361/2343/2014/3X**  
Construction of Brick Wall (to be constructed on Portion of eastern boundary) at 10 David Road, Para Vista for B Stratford

#### **REPRESENTORS**

Mr Z Kotorac, son of R & V Kotorac, residents of 12 David Road, Para Vista spoke against the proposal.

Ms B Stratford, applicant, attended and responded in support of the proposal.

Mr R Bateup moved, Mr J Watson seconded, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 20 March 2014.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/2343/2014/3X for Construction of Brick Wall (To Be Constructed on Portion of Eastern Boundary) in accordance with the plans and details submitted with the application and subject to the following conditions:
  - 1. The proposal shall be developed in accordance with the documentation and Council stamped approved plans, except where varied by the conditions herein.
  - 2. The selection of brick for the wall shall match and/or complement the existing brick wall.

- 5.1.2 361/1078/2015/3B**  
Partially Enclosed Loading Bays, Canopies and Car Parking at 5, 9-11 Playford Crescent, Salisbury North for SA Structural Pty Ltd

#### **REPRESENTORS**

Mr T Dew, resident of 18 Langford Terrace, Salisbury, spoke against the proposal.

Mr C Antoniadis from SA Structural, applicant, attended and responded in support of the proposal.

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Mr C Buchanan moved, and the Panel resolved that:

- A. The proposed development is not considered to be “seriously at variance” with the Salisbury Council Development Plan – Consolidated 18 December 2014.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1078/2015/3B for the construction of a partially enclosed loading bay with canopy, light weight acoustic wall and car parking in accordance with the plans and details submitted with the application and subject to the following conditions:

1. The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

*Reason: To ensure orderly development.*

2. The proposal shall be developed in accordance with the documentation and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

3. Acoustic treatments to boundaries and for plant and equipment shall comply with the Sonus Environmental Noise Assessment report dated November 2015, and be designed to achieve a contribution of noise of no greater than 46 dB(A) at residences. All acoustic treatments shall be completed prior to use of the canopy structure.

*Reason: To limit noise output from the premises.*

4. All driveways, car parking and truck parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality and complies with best engineering practice.*

5. Access to, from and within the site is to be designed and constructed to comply with AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that the development complies with Standards and Best Engineering Practice.*

6. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI = 10 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI – 100 years.

*Reason: To ensure flood protection of buildings.*

7. The boundary walls of the existing building and proposed structures shall be kept and maintained free of graffiti at all times.

*Reason: To enhance the amenity of the locality.*

8. The designated landscaping areas shown on the approved plans, shall be planted with shade trees, shrubs and ground covers as appropriate to complement the site layout and achieve a high level of amenity. Shade trees and screening shrubs shall be planted throughout the carparking areas. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed prior to use of the new carpark and canopy structure.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

#### NOTE

1. Approval of SA Water as the easement holder will be required prior to the canopy structure being built.

#### 5.1.3 361/1550/2015/NB

Shop, Vehicle Store and Men's Shed in association with an existing Warehouse and Office (Non-Complying) at 83 Research Road, Pooraka for The Salvation Army SA Property Trust Inc

Mr C Buchanan moved, and the Panel resolved that:

- A. The proposed development is not seriously at variance with the Salisbury (City) Development Plan – Consolidated 6 August 2015.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1550/2015/NB for a shop, vehicle store and men's shed in association with an existing warehouse and office (non-complying) in accordance with the plans and details submitted with the application, subject to the concurrence of the Development Assessment Commission and subject to the following conditions:

1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.

*Reason: To ensure orderly development.*

3. The total floor area of shop as shown on the Approved Site Plan shall not exceed 295m<sup>2</sup> at any time.

*Reason: To ensure the development is constructed in accordance with the approved plans.*

4. No materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

*Reason: To ensure the car parking areas are always available for the purpose they are designed. Further that the site be maintained in a clean and tidy state.*

5. All trade waste and other rubbish shall be contained and stored pending removal in covered containers which shall be kept at the rear of the proposed building, in an area screened from public view at all times.

*Reason: To maintain the amenity of the locality.*

6. All loading and unloading of vehicles and manoeuvring of vehicles in connection with the now approved land use shall be carried out entirely within the subject land.

*Reason: To ensure that vehicles associated with the land use does not cause disruption of danger to vehicles on adjoining public roads.*

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## OTHER BUSINESS

### OB1      **Status of Current Appeal Matters and Deferred Items**

Development Application 361/935/2015/3B - DAP Decision Date 21 July 2015

Farmers Market independent of existing Old Spot Hotel at 1955 Main North Road, Salisbury Heights for Mark Aldridge t/a Farm Direct Community Markets

Directions Hearing was held on Tuesday 8<sup>th</sup> December 2015, where it was confirmed that a judgement will be handed down on 25<sup>th</sup> January 2016, concerning the preliminary question whether a 'market' is a form of 'shop', and therefore a non-complying form of development in the Open Space Zone.

### OB2      **Policy Issues Arising from Consideration of Development Applications**

The issue of the residential interface and zoning associated with the Playford Crescent, Salisbury North, Industry Zone was referred to Council for consideration.

### OB3      **Development Assessment Panel Workshop**

A draft workshop agenda was tabled for consideration for a workshop to be held in January 2016. Panel Members were invited to contact staff to put forward any additional items.

The meeting closed at 7.53 pm.

PRESIDING

MEMBER.....

DATE.....



<b>ITEM</b>	5.1.1
	<b>DEVELOPMENT ASSESSMENT PANEL</b>
<b>DATE</b>	27 January 2016
<b>APPLICATION NO.</b>	361/1970/2015/3B
<b>APPLICANT</b>	Ebenezer Pentecostal Assembly
<b>PROPOSAL</b>	Part two storey building with attached porch to be used as place of worship
<b>LOCATION</b>	30-32 Kesters Road, Para Hills West
<b>CERTIFICATE OF TITLE</b>	Volume 5405 Folio 799
<b>AUTHOR</b>	Aaron Curtis, Team Leader - Planning, City Development

### 1. DEVELOPMENT APPLICATION DETAILS

<b>Zone/Policy Area</b>	Industry Zone
<b>Application Type</b>	On-Merit
<b>Public Notification Category</b>	3
<b>Public Notification</b>	Representations received: 2 Representations to be heard: 1
<b>Referrals - Statutory</b>	None
<b>Referrals – Internal</b>	Development Engineering Urban Policy
<b>Development Plan Version</b>	Salisbury (City) Development Plan Consolidated 10 <sup>th</sup> September 2015
<b>Assessing Officer</b>	Aaron Curtis, Team Leader – Planning, City Development
<b>Recommendation</b>	Grant Development Plan Consent with Conditions
<b>Meeting Date</b>	27 January 2016

### 2. REPORT CONTENTS

Attachment 1:	Proposal Plans
Attachment 2:	Supporting Information
Attachment 3:	Notice of Category 3 Application and Copy of Representations
Attachment 4:	Response to Representations

### 3. EXECUTIVE SUMMARY

The applicant seeks approval for a place of worship in the form of a part two storey building at 30-32 Kesters Road, Para Hills West.

The subject site is a rectangular shaped parcel of land of 2,460m<sup>2</sup>, being relatively level in grade and devoid of any vegetation, other than with respect to a cluster of trees adjacent the rear boundary of the site. The site has direct frontage to the sealed Kesters Road along its south-western boundary.

The new building will have a footprint of 394.80m<sup>2</sup> (inclusive of portico of 10.80m<sup>2</sup>) and total floor area of 522.80m<sup>2</sup>. The upper floor is 128m<sup>2</sup> in total floor area. The building will be sited on the north-western side boundary for a length of 24m and will be setback 11.50m from the road boundary. The building will have a maximum height of 7m.

The site is located within the Industry Zone. The application was assessed “on-merit” and was subject to Category 3 public notification. Two representations were received during the advertising period, one in opposition to the development who has expressed a desire to be heard at the meeting.

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury (City) Development Plan. The assessment found that:

- a) The site is suitable for the proposed development, being at the edge of the Industry Zone, amongst uses that are compatible with a place of worship;
- b) There is no previous evidence of contaminating activity on the site and the applicant has confirmed that potential “at risk” uses such as a vegetable garden or children’s playground are not proposed;
- c) The building is appropriately sited on the land in terms of its front setback, length on wall boundary and rear setback;
- d) While being relatively plain and “industrial” in terms of its appearance, the façade is considered to be of sufficient design standard;
- e) Development Engineering have determined that the car parking design, aisle, access point and stormwater design are all acceptable;
- f) Sufficient on-site car parking is provided to service the maximum number of attendees using the place of worship;
- g) Kesters Road is of sufficient capacity to handle traffic movements to and from the site, taking into account expected traffic movements;
- h) Landscaping is provided in the form of trees, shrubs, grasses and ground covers to enhance the appearance of the building, car park and aisle.

Given the above, this report recommends that Development Plan Consent be granted, subject to conditions.

#### 4. SUBJECT SITE

The subject site is 30-32 Kesters Road, Para Hills West, formally described as allotment 23 in DP 16498, Certificate of Title Volume 5405 Folio 799. The site comprises one rectangular shaped Torrens Title allotment of 2,460m<sup>2</sup>, having a frontage to Kesters Road of 30.17m and a depth of 81.54m.

The site is relatively level in grade and is devoid of any buildings or structures. The majority of the site is also devoid of any vegetation, other than with respect to a cluster of trees adjacent the rear boundary of the site. The site has direct frontage to the sealed Kesters Road along its south-western boundary.

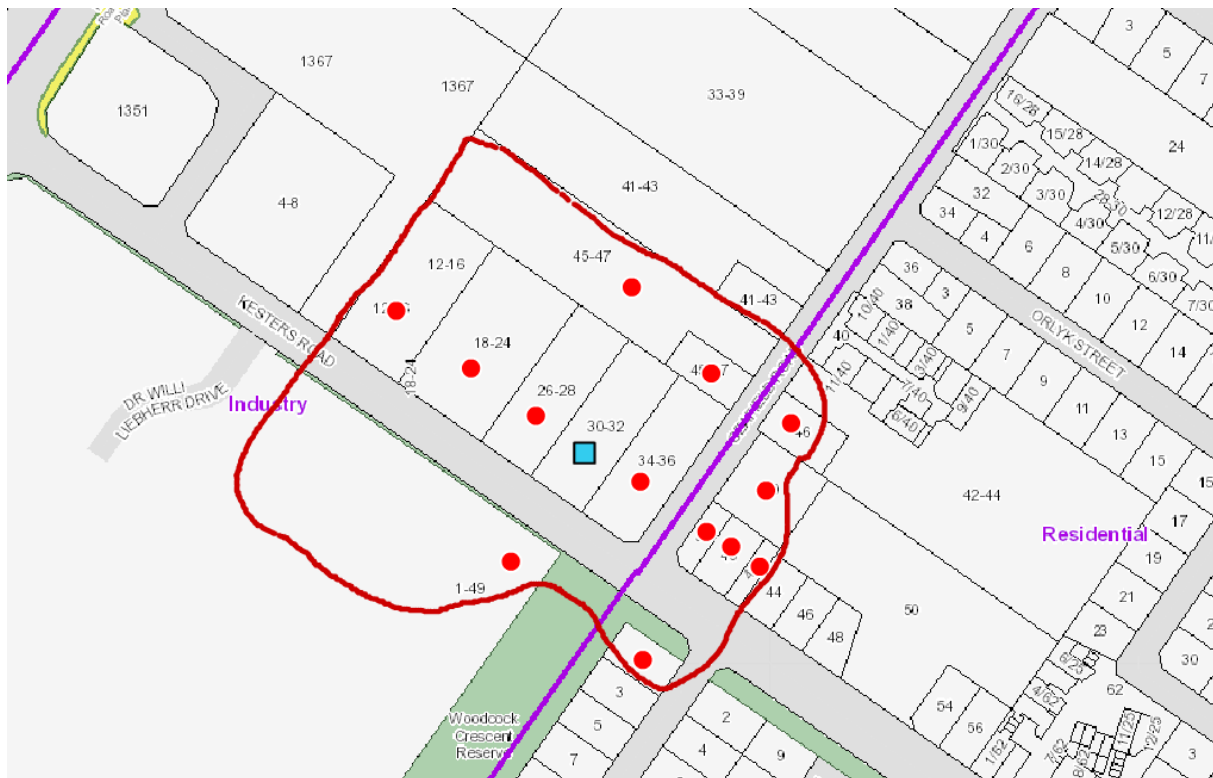
## 5. LOCALITY




The site is positioned at the edge of the Industry Zone in the area of Para Hills West. The locality is defined principally by visual reference to the new building but also from the negligible increase in traffic to and from the place of worship along Kesters Road. The locality extends along Kesters Road 120m to the north-west and 95m south-east.

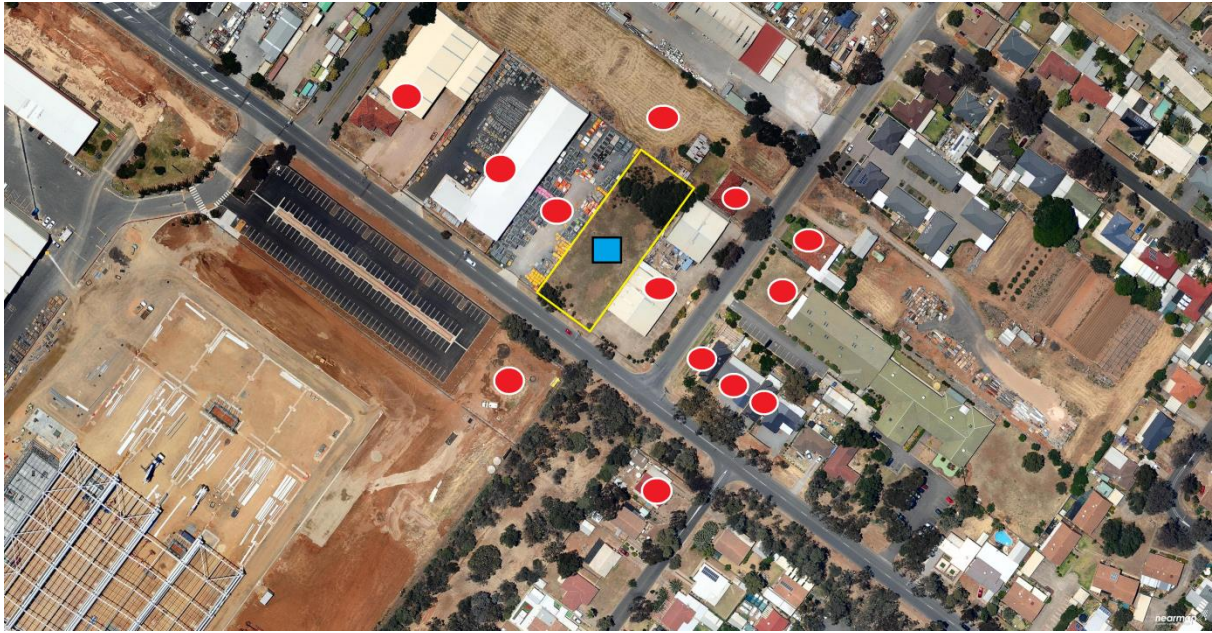
The most notable site within the locality is the Liebherr mining assembly plant, situated on the opposite side of Kesters Road occupied by several large sheds. The majority of the remaining sites in the locality within the Industry Zone are occupied by large sheds used for light industrial, warehousing and service trade premises. Several sites are vacant.



The boundary of the Residential and Industrial Zones is located some 50m to the south-east. Several allotments fronting Kesters Road are situated within the defined locality and which comprise allotments in the order of 350m<sup>2</sup> – 500m<sup>2</sup>, occupied by single storey detached dwellings.

### Locality Plan:



Legend	
	Subject site
	Properties notified
	Locality boundary



Legend	
	Subject site
	Properties notified



**Site Photographs**



Photo 1: *Looking north-east towards site and wall of adjacent building on boundary*



Photo 2: *Looking north from Kesters Road into site*

## 6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

Development Plan Consent is sought for a Place of Worship in the form of a part two storey building, having a footprint of 394.80m<sup>2</sup> (inclusive of portico of 10.80m<sup>2</sup>) and total floor area of 522.80m<sup>2</sup>. The upper floor is 128m<sup>2</sup> in total floor area. Having regard to the allotment area of 2,460m<sup>2</sup>, the total site coverage will be 16%.

The building will be sited on the north-western side boundary for a length of 24m. The building will be setback 11.50m from the Kesters Road boundary, similar to the road setback of existing buildings on the adjacent sites either side which are setback in the order of 10m and 14m from Kesters Road.

The building will have a maximum height of 7m and will present as two storey from Kesters Road. A small porch is provided over the main entrance door and rectangular windows are provided at first and second floor levels to the façade only. The walls are to be built using precast concrete, the roof cladding will be in Zinalume and window frames in aluminium.

As viewed from the south-eastern elevation, the rear auditorium is stepped down in terms of the parapet height, two emergency exits are provided together with high level highlight rectangular windows. The remaining elevations (north-east and north-west) will feature blank concrete tilt-up panel walls.

The internal floor plan provides for a main auditorium at ground floor level at the rear, entry, foyer, stairwell, male, female and unisex disabled toilets and entry porch. The upper floor level is positioned nearest to the road and includes an activity room, stairwell, kitchen and unisex toilet/bathroom.

A new double width crossover is proposed to Kesters Road which is to cater for two way simultaneous movements, positioned south of the building. The crossover will connect to a double width aisle providing access to 30 car parking spaces, located adjacent the south-eastern side boundary and at the rear of the building.

Landscaping consisting of trees, shrubs, grasses and ground covers is proposed within the space between the main building and the Kesters Road boundary, adjacent the side boundaries and amongst the car parking areas. A greenspace and overflow car parking area is set aside at the rear of the property.

The place of worship is proposed to be built by the Ebenezer Pentecostal Assembly, which is a Malayalee Pentecostal community church founded in Adelaide in 2008. The place of worship will cater for up to 85-90 attendees. The main Malayalam service is to be held every Sunday between 9:30am - 11:30am and the English service between 11:45am - 12:45pm.

A range of other cell groups, prayer groups, bible schools and fellowship groups will meet within the church on a regular basis including during week nights.

## 7. CLASSIFICATION

The site is located within the Industry Zone under the Salisbury (City) Development Plan (Consolidated 10<sup>th</sup> September 2015). Under the non-complying list, a place of worship is listed as being non-complying “*except where it has a floor area greater than 500 square metres and is less than 60 metres from the boundary of the Industry Zone*”.

The proposed building has a total floor area of 522 square metres and the site is located less than 60m from the boundary of the Industry Zone. Accordingly, the application is excluded from the non-complying list. The application is therefore an “on-merit” form of development in the Industry Zone.

## 8. PUBLIC NOTIFICATION

Development in the form of a place of worship is neither listed as being a Category 1 or Category 2 form of development under the Industry Zone or under Schedule 9 of the *Development Regulations 2008*. Accordingly, the application must be a default Category 3 form of development under Section 38 of the *Development Act 1993*.

The Category 3 public notification took place between 5<sup>th</sup> and 18<sup>th</sup> November 2015. Council received two representations during the public notification period as follows:

Representations Received	
Representor	Wish to be heard
David Bryant PO Box 32 PARA HILLS SA 5096	Yes
Trent Wehr Director of Mining Liebherr – Australia Pty Ltd 1 Dr Willi Liebherr Drive PARA HILLS WEST SA 5096	No

The representations and the applicant’s response are both contained as attachments. The content of the representations and the applicant’s response are summarized in the table below:

Summary of representations	
Representation	GTA Traffic Consultants on behalf of Applicant
<i>David Bryant</i>	
<ul style="list-style-type: none"> <li>Increased congestion is likely to occur in this area because of the upgrade to the Main North Road and Kesters Road intersection;</li> <li>The place of worship is not provided with sufficient car parking thus leading to spillover car parking on-street;</li> <li>A traffic management plan should be completed after the Masters development is complete in order to ascertain traffic movements.</li> </ul>	<ul style="list-style-type: none"> <li>A place of worship with 85 attendees requires 29 car parking spaces, the proposed development provides for 30 spaces;</li> <li>The development is expected to generate 25 inbound movements between 8:15am and 9:15am on a Sunday and 25 outbound movements between 12:45pm and 1:45pm also on a Sunday;</li> <li>60% of traffic movements are expected via Main North Road while the remaining</li> </ul>

	<p>40% of traffic movements are expected via Kesters Road;</p> <ul style="list-style-type: none"> <li>• Against existing traffic volumes on Kesters Road and Main North Road, the estimated increase in traffic would be negligible and well within daily variation in traffic volumes for these roads;</li> <li>• The traffic generated by the site could not be expected to have an adverse impact on the safety or operation of the Main North Road / Kesters Road intersection or Kesters Road itself;</li> <li>• The peak periods for the proposed development will occur on a Sunday and will not coincide with the typical peak periods of Kesters Road and Main North Road.</li> </ul>
<p><i>Trent Wehr</i>  <i>Director of Mining</i>  <i>Liebherr – Australia Pty Ltd</i></p>	
<ul style="list-style-type: none"> <li>• No opposition to the development.</li> </ul>	<ul style="list-style-type: none"> <li>• No comment.</li> </ul>

NOTE: Officer's consideration of the above representation and Applicant's response are provided under the assessment section of this report.

## 9. REFERRALS – STATUTORY

The Application was not subject to any referrals under Schedule 8 of the *Development Regulations 2008*.

## 10. REFERRALS - INTERNAL

DIVISION	COMMENT
<b>Development Engineering</b>	<p>The car parking, internal manoeuvring areas, access point and stormwater management arrangements are all acceptable, subject to conditions.</p> <p>Traffic are happy with the content of the GTA Consultants report but reserve the right to implement parking restrictions on Kesters Road if there are issues.</p>
<b>Urban Policy</b>	No comment.



**11. DEVELOPMENT DATA**

<b>Site Characteristics</b>	<b>Guideline</b>	<b>Proposed</b>
Site Area	Not Applicable	2,460m <sup>2</sup>
Site Dimensions	Not Applicable	Frontage: 30.17m Depth: 81.54m
Site Gradient	None	Less than 1m fall (from front to back)
Easement	Not Applicable	None
<b>Design Characteristics</b>	<b>Guideline</b>	<b>Proposed</b>
<i>Site Coverage</i>		
Buildings only	50 %	16%
<i>Building Height</i>		
Storeys	2	2
<i>Set-backs</i>		
Primary street	14m	11.50m
Side(s)	Not Stated	North-western boundary: On-boundary; South-eastern boundary: 12.37m
<i>Boundary Walls</i>		
Length	Not Stated	16m
Height	Not Stated	4.7m – 7m
<i>Car Parking &amp; Access</i>		
Number of parks	1 space per 3 attendees = 30 spaces	30 spaces
Driveway width	6m aisle	6.2m
Access gradient	1 : 5	Less than 1:10
<i>Street Infrastructure</i>		
Crossover	Not Stated	New crossover required
SEP	Not Stated	None affected
Electricity pole	Not Stated	1m clear of crossover (approx.)
Telecommunication pit	Not Stated	None affected
Gas	Not Stated	None affected
Water	Not Stated	None affected
Trees	Not Stated	None affected

## 12. ASSESSMENT

### Seriously at Variance

Pursuant to Section 35(2) of the *Development Act 1993* it is recommended that the Panel determine that the proposal is not seriously at variance with the Salisbury (City) Development Plan – Consolidated 10<sup>th</sup> September 2015. The following reasons are given in support of this recommendation:

- The site is suitable for the proposed development, being at the edge of the Industry Zone, amongst uses that are compatible with a place of worship;
- There is no previous evidence of contaminating activity on the site and the applicant has confirmed that “at risk” uses such as a vegetable garden or children’s playground are not proposed;
- Sufficient on-site car parking is provided to service the maximum number of attendees using the place of worship;
- Kesters Road is of sufficient capacity to handle traffic movements to and from the site, taking into account expected traffic movements;

### Assessment

Detailed assessment of the Application has taken place against the relevant provisions of the Salisbury (City) Development Plan and is described below under headings.

### **Assessment against Development Plan Objectives and Principles**

<b>Primary Development Objectives and Principles of Development Control (PDC)</b>	
<b>Development Plan Reference</b>	<b>Assessment</b>
<b>Zoning &amp; Land Use</b>  <u>Council-wide</u>  <i>Community Facilities</i> Objective(s) 1 PDCs 4, 6  <u>Industry Zone</u>  Objective(s) 1 PDC 1	<p>A place of worship is not an envisaged land use under Principle of Development Control 1 of the Industry Zone. However, it is noted that large (regional) places of worship having a congregation size in excess of 300 persons are specifically identified and encouraged at the fringe of industrial zones by the Development Plan under PDC 4 and 6(a) in the “Community Facilities” Council-wide module.</p> <p>The subject land is positioned within 50m of the boundary of the Industry Zone. In the non-complying list for the Industry Zone, a place of worship is listed as being non-complying except where the place of worship has a floor area of greater than 500 square metres and where located within 60m of the zone boundary. As the proposal satisfies both of these tests, the application is to be assessed “on-merit”.</p> <p>The congregation size is 85-90 attendees which puts this place of worship in the “Medium” neighbourhood class of place of worship as per PDC 4 of the</p>

	<p>“Community Facilities” Council-wide module. While only large (regional) places of worship are specifically envisaged at the fringe of industrial zones under PDC 6, there is scope to be able to increase the congregation size in the future, subject to provision of further car parking. In addition, the smaller congregation size is in some respects preferable at this site because of the limited site area and because Kesters Road is not a Primary or Secondary Arterial Road.</p> <p>In summary, the Development Plan specifically envisages large (regional) places of worship at the fringe of the Industry Zone. The congregation size does not fit this place of worship within the large (regional) category, however, the site is considered to be sound for the proposed use, given that it is within 60m of the Industry Zone boundary and has frontage to a main local road.</p>
<p><b>Hazards</b></p> <p><u>Council-wide</u> Objectives 9 PDCs 22</p>	<p>The subject site is currently vacant. Council records show that two separate Development Applications were approved on the site, one in 1998 for a mechanical workshop and the other for an industrial development in 2008. It would appear that neither of these developments went ahead, given that both approvals were given in the past 20 years and that there are no buildings on the site.</p> <p>The applicant was requested to provide some detail with respect to the suitability of the site for the proposed use, given that the site is located within an Industry Zone and there is potential for the rear greenscape area and garden/lawn to be used for “at risk” uses such as children’s playground and possibly a vegetable garden.</p> <p>The applicant has not been able to provide any detail with respect to the likelihood of contamination on the site, however, the applicant has confirmed that there is no intention of using the rear open space area as a children’s play area or vegetable garden. The main outdoor space is in the form of a bbq area which is to have an impervious surface.</p> <p>The previous use of the site is unknown and it is possible that uses on adjoining sites may have resulted in groundwater contamination beneath the subject site. While this is possible, the potential site contamination risk is considered to be low when considering the non-sensitive use of the site as a place of worship and the extent of sealed car parking.</p>

		To prevent risk of harm to human health, it is recommended that a condition be imposed preventing the growing of fruit and vegetables on the land at all times.
<b>Interface between Land Uses and Amenity</b>  <u>Council-wide</u>  <i>Community Facilities:</i> PDCs 6, 7  <i>Interface between land uses:</i> Objectives 1 & 2 PDCs 1, 5 & 6		<p>The site is located adjacent an existing service trade premise and light industrial premise. Land at the rear is vacant while land on the opposite side of the road is occupied by the Liebherr car park. The proposed place of worship is not expected to detrimentally impact on the operations of these existing industrial uses.</p> <p>For example, potential noise generating impacts from adjacent uses are not likely to impact on services within the proposed building as they occur outside of core business hours after 6:00pm Monday – Saturday and Sunday mornings.</p> <p>Other potential impacts such as dust from existing developments will be minimal given there are no identifiable dust generating activities such as concrete batching plants or EPA licensed facilities in the immediate locality of the site.</p> <p>Several dwellings are located within the adjacent Residential Zone, at about 60m from the subject site. All prayer and functions will occur within the new building, whereby noise emission is expected to be minimal, and the separation distance of 60m will provide for further buffering which is considered to be adequate.</p> <p>Overall, existing developments within the locality are not expected to impact upon the health and well-being of persons attending the place of worship and the place of worship is not likely to impact upon existing industrial operations because of the complementary operating times.</p>
<b>Design and Appearance: Building Site and Layout</b>  <u>Council-wide</u>  <i>Community Facilities</i> PDC 6  <u>Industry Zone:</u> PDC 4, 5, 8  <i>Table Sal/1 – Building</i>		<p>The proposed building will have a footprint of 394.80m<sup>2</sup>. Having regard to the allotment area of 2,460m<sup>2</sup>, the total site coverage will be 16%, which is consistent with PDC 5 of the Industry Zone.</p> <p>In terms of setbacks, Table Sal/1 states that buildings fronting Kesters Road should be setback 14m from the road boundary. The proposed building will be setback 11.50m from the Kesters Road boundary, some 2.5m less than the minimum standard. While this departure is acknowledged, the reduced setback is considered to be acceptable, given that there are several examples of</p>

<p><i>Setbacks from Road Boundaries</i></p>	<p>buildings located nearby that are setback between 6m and 10m from the road boundary. There are no specific side or rear building setback guidelines that apply in the Zone or Council-wide section. The position of the new building in relation to these boundaries is considered to be acceptable.</p> <p>In terms of bulk and scale, the proposed building will be compatible with existing industrial buildings in the locality. The building will have a maximum building height of 7m and two storeys in height, which is comparable with the height of other industrial buildings in the locality and the positioning of the building on the land is acceptable, as mentioned above.</p> <p>The building façade is fairly plain in the context of a place of worship, having no recognisable design elements that would make the building resemble a place of worship. The building is constructed of tilt-up panels and having aluminum framed windows at first and second floor levels to the facade. A porch is provided over the entry door to provide some relief which is supported.</p> <p>The side elevations will also be visible from the street, the front portion of the building is two storey and consequently there is a step down where the building height reduces from 7m to 4.7m as viewed from side on. The south-eastern elevation is provided with a series of windows, rainheads and emergency exits while the opposite north-western elevation is a blank boundary wall. While being relatively plain in terms of its detail, the façade is considered to be acceptable. It is recommended that the building be finished in a complementary colour scheme by way of condition.</p>
<p><b>Car Parking and Access and Trip Generation</b></p> <p><u>Council-wide</u></p> <p><i>Community Facilities:</i> PDC 8</p> <p><i>Transportation and Access:</i> Objective 2 PDCs 23, 32, 33, 37, 38, 39, 40</p> <p><i>Table Sal/2 – Off Street Vehicle Parking</i></p>	<p>Community facilities PDC 8 and Table Sal/2 – off street vehicle parking requirements recommend that places of worship provide one parking space for every 3 attendees. The proposed place of worship will have up to 90 attendees, meaning the place of worship should be served by 30 car parking spaces. The submitted plans confirm that the place of worship will be served by 30 car parking spaces, consistent with PDC 8 referred to above and Table Sal/2.</p> <p>Access to Kesters Road will be via one 2-way access point, having a flared crossover and connected to an internal 6.2m wide 2-way aisle. The new access point connects to a straight section of Kesters Road and is a suitable location having regard to existing road</p>

<p><i>Requirements</i></p> <p><u>Zone Provisions</u></p> <p>Objective(s) PDC</p>	<p>junctions, access points and service infrastructure. Council's Development Engineering section have reviewed the location for the new crossover and have confirmed that it is satisfactory.</p> <p>The internal car parking and manoeuvring layout is designed to meet Australian Standard 2890. Council's Development Engineering section have reviewed the layout and have confirmed that it is acceptable, subject to condition.</p> <p>In the traffic response provided by GTA Consultants, the report found that the place of worship would have an expected worst case scenario peak of an additional 25 inbound trips on Kesters Road between 8:15am and 9:15am on a Sunday and 25 outbound trips between 12:45pm and 1:45pm also on a Sunday. The report estimates that up to 40% of trips could be distributed to/from the south-east along Kesters Road with the remaining 60% to/from Main North Road. The peak traffic generation of the proposal will occur outside the peak traffic periods on Kesters Road. Against existing volumes on Kesters Road and Main North Road, the estimated increase in traffic as a result of the proposed development is considered to be negligible. The conclusions drawn by GTA Consultants are considered to be reasonable and have been endorsed by Council's Development Engineering section.</p>
<p><b>Stormwater</b></p> <p><u>Council-wide</u></p> <p><i>Natural Resources</i> Objectives 6, 7 PDCs 7, 9, 10, 11, 14, 15</p>	<p>Roof water from the building is proposed to be directed into a rainwater tank, to be positioned adjacent the rear wall of the building within the 'bbq area'. Overflow from the tank will be directed into a stormwater sump opposite car park 20. A surface drain will be installed adjacent car parks 2-20 and will be designed to capture all surface water from the car parking spaces and manoeuvring areas, which is to grade into the surface drain, and which will discharge directly out to the street water table. Council's Development Engineering section have reviewed the stormwater management arrangements and have confirmed that they are acceptable, subject to condition. Overall, this aspect of the development is considered to be acceptable.</p>
<p><b>Landscaping</b></p> <p><u>Council-wide</u></p> <p><i>Landscaping, Fences and Walls</i> Objectives 1 and 2</p>	<p>PDC 13 under the Industry Zone states that a minimum 10% of the site be landscaped and 3m wide landscaping strips be established along the road boundary and along at least one side boundary.</p> <p>With reference to the site plan, the total area for landscaping is 246m<sup>2</sup> which equates to 10% of the site</p>

<p>PDCs 1, 2, 4</p> <p><u>Industry Zone</u></p> <p>PDC 13</p>	<p>area. Further, a 4m wide landscaping strip is provided adjacent the Kesters Road boundary along the full length of the boundary (except where intersected by the access driveway) and portion of the front yard will be landscaped to a depth of about 10m. This well exceeds the minimum 3m wide landscaping strip required adjacent the road boundary.</p> <p>The side boundaries are only provided with landscaping strips of about 800mm, which is less than the minimum of 3m, however, the landscaping provided elsewhere on the site in excess of the minimum standard counter balances this shortfall.</p> <p>The larger pockets of landscaping, having dimensions of more than 4m, adjacent the front and rear ends of the car parking area will allow for the planting of shade trees that will enhance the amenity of the site and locality. Groundcover and shrub species can be planted adjacent the car parking areas and beneath the shade trees which is acceptable.</p> <p>The applicant has provided a landscaping schedule, which provides for the species list for all trees, shrubs, grasses and ground covers. The majority of these species are native to Australia.</p> <p>The rear part of the site is identified as “Greenscape and overflow parking”. As can be seen on the site photos, this area is subject to existing established trees, some of which would need to be removed if this area were to be used for overflow car parking in the future. None of the trees appear to be Regulated or Significant Trees.</p>
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### 13. CONCLUSION

The applicant seeks approval for a place of worship in the form of a part two storey building at 30-32 Kesters Road, Para Hills West.

The site is a rectangular shaped parcel of land of 2,460m<sup>2</sup>, being relatively level in grade and devoid of any vegetation, other than with respect to a cluster of trees adjacent the rear boundary of the site. The site has direct frontage to the sealed Kesters Road along its south-western boundary.

The new building will have a footprint of 394.80m<sup>2</sup> (inclusive of portico of 10.80m<sup>2</sup>) and total floor area of 522.80m<sup>2</sup>. The upper floor is 128m<sup>2</sup> in total floor area. The building will be sited on the north-western side boundary for a length of 24m. The building will be setback 11.50m from the road boundary, and will have a maximum height of 7m.



The site is located within the Industry Zone. The application was assessed “on-merit” and was subject to Category 3 public notification. Two representations were received during the advertising period, one in opposition to the development who has expressed a desire to be heard at the meeting.

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury (City) Development Plan. The assessment has found that:

- a) The site is suitable for the proposed development, being at the edge of the Industry Zone, amongst uses that are compatible with a place of worship;
- b) There is no previous evidence of contaminating activity on the site and the applicant has confirmed that potential “at risk” uses such as a vegetable garden or children’s playground are not proposed;
- c) The building is appropriately sited on the land in terms of its front setback, length on wall boundary and rear setbacks;
- d) While being relatively plain and “industrial” in terms of its appearance, the façade is considered to be of sufficient design standard;
- e) Development Engineering have determined that the car parking design, aisle, access point and stormwater design are all acceptable;
- f) Sufficient on-site car parking is provided to service the maximum number of attendees using the place of worship;
- g) Kesters Road is of sufficient capacity to handle traffic movements to and from the site, taking into account expected traffic movements;
- h) Landscaping is provided in the form of trees, shrubs, grasses and ground covers to enhance the appearance of the building, car park and aisle.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

#### 14. STAFF RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 10<sup>th</sup> September 2015.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1970/2015/3B for part two storey building with attached porch to be used as place of worship in accordance with the plans and details submitted with the application and subject to the following conditions:
  1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Relevant plans and documents are listed as follows:

- *Site Plan, Revision D, Plan No. S3015 DA 1*
- *Floor Plan, Revision D, Plan No. S3015 DA2*



- *Elevation Plan, Revision D, Plan No. S3015 DA 3*
- *Summary of Ebenezer Pentecostal Assembly Place of Worship, received by Council dated 23<sup>rd</sup> October 2015*

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. The maximum number of attendees within the facility at any one time shall not exceed 90.

*Reason: To ensure that sufficient car parking is provided commensurate with the maximum number of attendees.*

3. Except where otherwise approved, the operating hours for the place of worship shall not extend beyond the times specified in the Approved Summary of Ebenezer Pentecostal Assembly Place of Worship, received by Council dated 23<sup>rd</sup> October 2015.

*Reason: To ensure that operating hours for the place of worship do not adversely impact upon residential amenity within the locality.*

4. Except where otherwise approved, the external finishes and colours of the new building shall:

- (a) Be of new non-reflective materials; and
- (b) Be of colours to the reasonable satisfaction of Council; and
- (c) Be maintained in good and reasonable condition at all times.

A final materials and colours schedule shall be provided to Council for approval, prior to Development Approval.

*Reason: To ensure the building is of a high external standard and complements existing buildings and uses within the locality.*

5. Except where otherwise approved, no advertisements or advertising displays including flags, streamers or bunting, shall be displayed on or about the subject land at any time.

*Reason: To restrict the proliferation of advertisements on the site.*

6. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved building and site layout and achieve a high level of amenity. All landscaping is to be completed prior to use of the building and shall be maintained at all times to the satisfaction of Council.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

7. All lighting associated with the herein approved use shall be constructed and maintained in such a way as to limit any nuisance or inconvenience to traffic and adjoining properties. All lighting is to be kept in good repair and post construction, should light spillage be deemed unreasonable by Council, further adjustment and/or screening may be required.

*Reason: To preserve the amenity of adjacent properties.*

8. Stormwater systems shall be designated and constructed to cater for minor storm flows (Industrial / Commercial ARI = 10 years). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring properties for the major storm event ARI = 100 years.

*Reason: To ensure flood protection for the building.*

9. The stormwater drainage system for the development is to demonstrate the incorporation of Water Sensitive Urban Design methods, to ensure that pre-development peak flows are not exceeded and that water quality targets are met.

*Reason: To ensure that stormwater is disposed of in a controlled manner, and ensure the quality of Council's downstream drainage system is maintained.*

10. The Finished Floor Level for the new building is to be a minimum of 150mm above the Q100 flood level adjacent the building.

*Reason: To ensure flood protection for the building.*

11. The car parking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that the development complies with Standards and Best Engineering Practice.*

12. No materials, goods or containers shall be stored in the designated car parking area or driveways at any time.

*Reason: To ensure the car parking areas are always available for the purpose they are designed. Further, that the site be maintained in a clean and tidy state.*

13. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly linemarked. Driveways and car parking areas shall be established prior to the approved use commencing and shall be maintained at all times to the satisfaction of Council.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

14. All construction is to be completed to the reasonable satisfaction of Council. Detailed designs and specifications for all civil works are to be provided to Council for comment prior to construction and no construction is to commence until requirements have been met. Damage sustained to any new or existing infrastructure during the course of the works is to be rectified to Council satisfaction prior to the completion of development works.

*Reason: To ensure that the development complies with Standards, best Engineering Practice and Council Policy.*

15. No amplification devices of any type are to be used outside of the building on the subject land.

*Reason: To ensure that noise does not cause nuisance to adjoining occupiers or owners thereby reducing the amenity of the locality.*

16. The growing of fruit and/or vegetables is not permitted on the subject land at any time, unless the owner undertakes a site contamination assessment meeting the requirements of the Environment Protection Authority that demonstrates that the land is suitable for planting of edible vegetation.

*Reason: To ensure that risk to human health is avoided.*

## **CO-ORDINATION**

Officer: GMCD  
Date: 12.01.16

## **ATTACHMENTS**

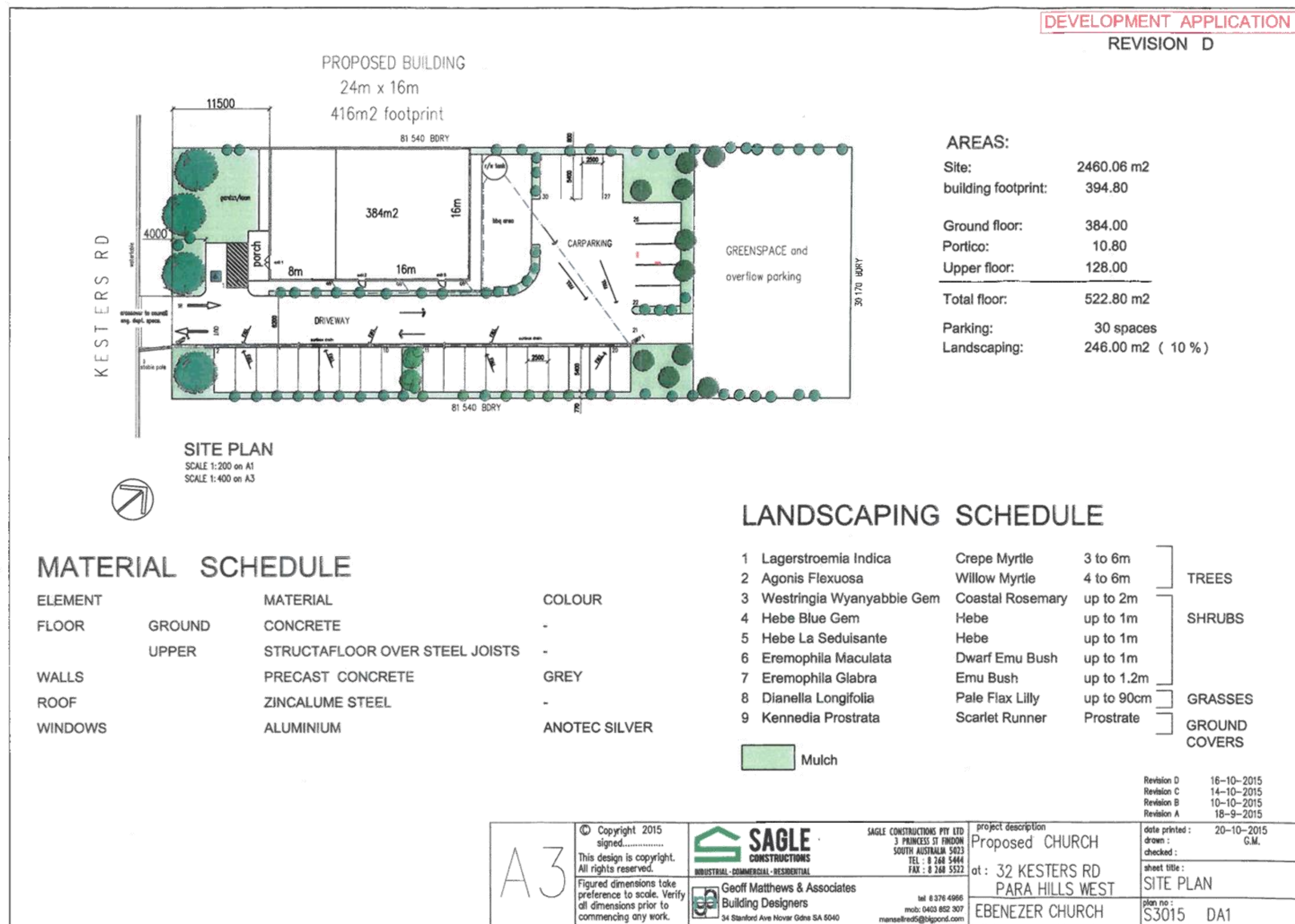
This document should be read in conjunction with the following attachments:

1. Proposal Plans
2. Supporting Information
3. Notice of Category 3 Application and Copy of Representations
4. Response to Representations



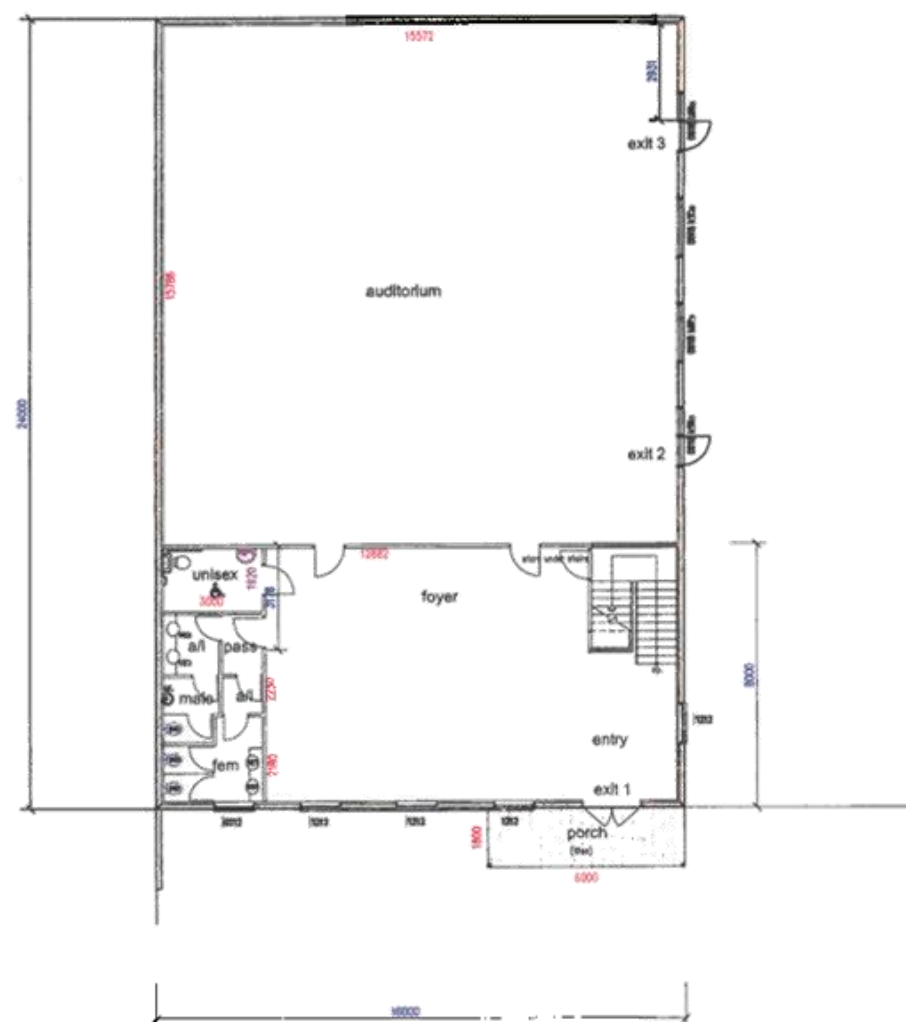
# Attachment 1: Proposal Plans











GROUND FLOOR

SCALE 1:100 on A1  
SCALE 1:200 on A3  
384 m2 MAIN LEVEL  
10.8 m2 PORTICO



UPPER FLOOR

SCALE 1:100  
128 m2 UPPER LEVEL



A3

© Copyright 2015  
signed.....  
This design is copyright.  
All rights reserved.  
Figured dimensions take  
preference to scale. Verify  
all dimensions prior to  
commencing any work.



Geoff Matthews & Associates  
Building Designers  
34 Stanford Ave Novar Gdns SA 5040

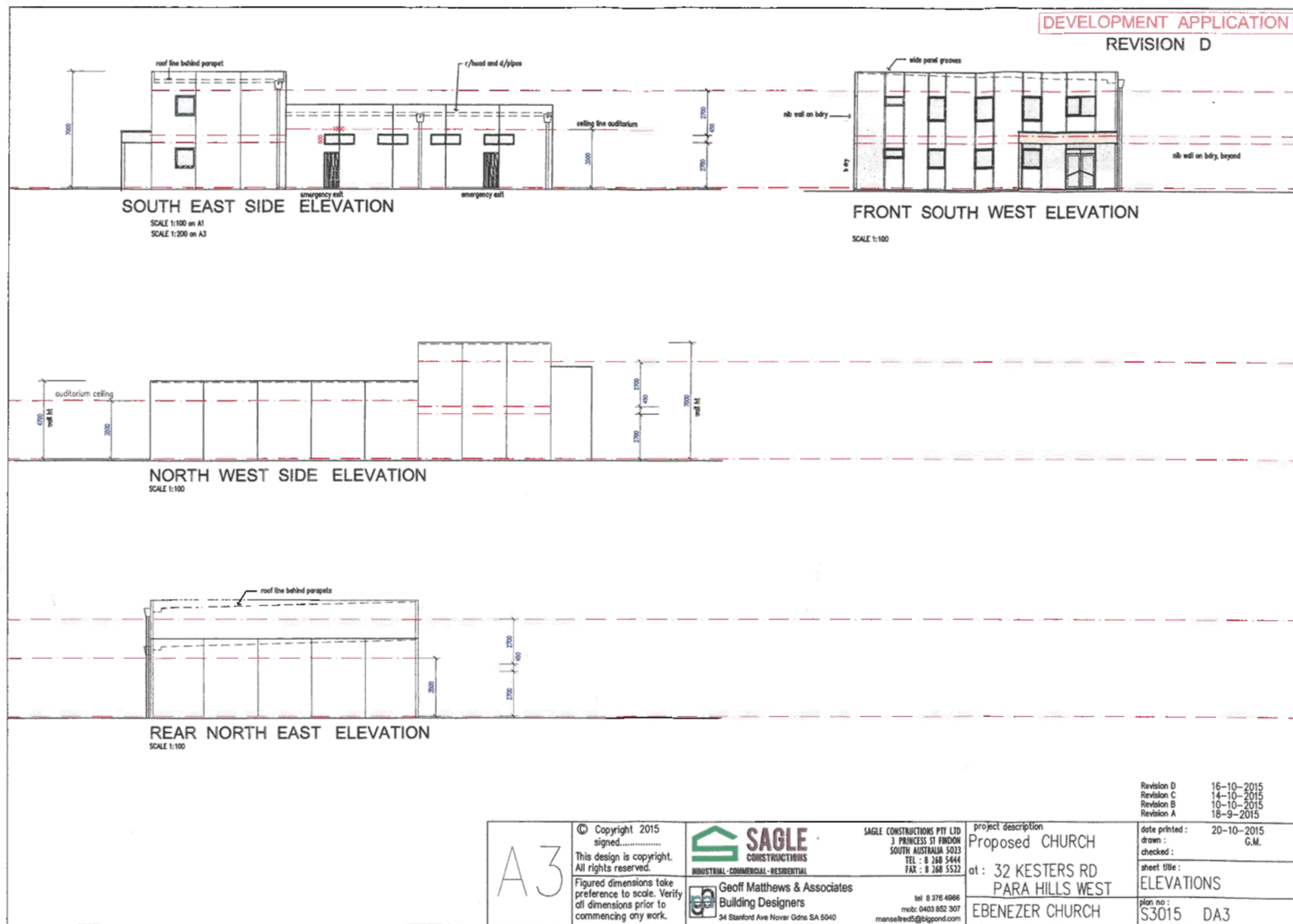
SAGLE CONSTRUCTIONS PTY LTD  
3 PRINCESS ST FINDON  
SOUTH AUSTRALIA 5023  
TEL : 8 268 5444  
FAX : 8 268 5522  
tel 8 376 4966  
mob: 0403 852 307  
manse@red5@bigpond.com

project description  
Proposed CHURCH  
at : 32 KESTERS RD  
PARA HILLS WEST  
EBENEZER CHURCH

Revision D 16-10-2015  
Revision C 14-10-2015  
Revision B 10-10-2015  
Revision A 18-9-2015

date printed : 20-10-2015  
drawn : G.M.  
checked :  
sheet title : FLOOR PLANS  
plan no : S3015 DA2







## Attachment 2: Supporting Information



# CITY OF SALISBURY DEVELOPMENT APPLICATION FORM

361/ 1910 /2015/36

Please use BLOCK LETTERS and Black or Blue Ink

APPLICANT NAME: EBENEZER PENTECOSTAL ASSEMBLY		
POSTAL ADDRESS: 2A BOTANIC AVE, FLAGSTAFF HILL SA 5191		
OWNER NAME: (This must be completed) AS ABOVE <input checked="" type="checkbox"/> as above		
OWNER POSTAL ADDRESS: AS ABOVE <input checked="" type="checkbox"/> as above		
OWNER PHONE NO: [REDACTED]	OWNER FAX NO: [REDACTED]	OWNER EMAIL: [REDACTED]
CONTACT PERSON FOR FURTHER INFORMATION <input type="checkbox"/> as above		
NAME: DANIEL LEES		TELEPHONE (W): [REDACTED] (M): [REDACTED]
EMAIL: daniel@sagle.com.au		FAX: 08 82685522
BUILDER NAME: SAGLE CONSTRUCTIONS P/L		BUILDERS EMAIL: daniel@sagle.com.au
BUILDER POSTAL ADDRESS: 3 PRINCESS ST FINDON SA 5023		CONTACT NO.: LICENCE NO.: BLD 161083
CURRENT USE OF PROPERTY: Vacant Block.		
DESCRIPTION OF PROPOSAL: Place of Worship		DEVELOPMENT COST \$ 480,000 + GST
LOCATION OF PROPOSAL		
Street No: 32	Street: KESTERS RD	Suburb: PARAHILLS WEST
Lot No: 23	Section:	Plan: 16498 Volume: 5405 Folio: 799
OFFICE USE ONLY		
Registration Date: 21 / 10 /2015	Zone: IN	Ward: Hills
BUILDING RULES CLASSIFICATION		
Classification sought:		
If Class 5, 6, 7, or 9 classification is sought, state the proposed number of employees		Male: Female:
If Class 9a classification is sought, state the number of persons for whom accommodation is provided:		
If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: 90.		

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations, 1993. Developments requiring public notification will be made available to the public for comment via Council's web site at [www.salisbury.sa.gov.au](http://www.salisbury.sa.gov.au)

SIGNATURE: [Signature]

DATE: 19/10/15



## DEVELOPMENT REGULATIONS 1993

DECLARATION OF APPLICANT  
(BUILDING SAFELY NEAR POWERLINES)  
(Pursuant to clause 2A(1) of Schedule 5)

TO City Of Salisbury  
Development Services – Lodgement Officer  
PO Box 8, SALISBURY SA 5108

FROM Name Ebenezer Pentecostal Assembly  
Address 2A Botanic Ave, Flagstaff Hill, SA 51  
Phone No [REDACTED] (Mob) [REDACTED]

Date of Application 20 / 10 / 2015

## LOCATION OF PROPOSED DEVELOPMENT

House No \_\_\_\_\_ Lot No 32 Street Kesters Road

Town/Suburb Para Hills

Section No (full/part) \_\_\_\_\_ Hundred \_\_\_\_\_

Volume \_\_\_\_\_ Folio \_\_\_\_\_

## NATURE OF PROPOSED DEVELOPMENT

Gathering of 90 people (max), place of  
worship.

I (inset full name) Daniel Kenneth Lees-

being the applicant / a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under Clause 2A (1) of Schedule 5 of the Development Regulations 1993.

SIGNED [Signature] DATE 20 / 10 / 15

PLEASE NOTE THAT THE FORM CONTINUES OVER



23/10/15



City Of Salisbury Council

ATT: Aaron Curtis

CC: George Pantelos

**RE: Development Application – 32 Kesters Road, Para Hills (Ebenezer Pentecostal Assembly Place of Worship)**

Aaron,

As per Georges' request, please see attached owners statement for the proposed development at 32 Kesters Road, Para Hills. As you will discover, the proposed development appears to comply with council requirements however if you need anything clarified and altered, we are very happy to discuss

Please don't hesitate to contact me for further information

Kind Regards,

Daniel Lees

Project Manager

Sagle Constructions

3 Princess Street, Findon SA 5023  
P (08) 8268 5444 F (08) 8268 5522 E [sagtel@sagle.com.au](mailto:sagtel@sagle.com.au)  
ACN 089 925 959 ABN 60 089 925 959 BLD 161 083

[www.sagle.com.au](http://www.sagle.com.au)







## **EBENEZER PENTECOSTAL ASSEMBLY (EPA)**

### **BACKGROUND**

Ebenezer Pentecostal Assembly (EPA) Inc. is a Malayalee Pentecostal community Church founded in Adelaide in 2008. The church established as a result of the burden given to few migrant Indian families to worship Lord Almighty in their Mother tongue-Malayalam (Malayalam is a South Indian language). The purpose of the church is to foster the spiritual and social intensification of followers primarily of Christian faith and secondarily of humanity as a whole irrespective of caste, Creed, religion and nationality. EPA has been incorporated under the (Association Incorporation Act 1985) in South Australia. This is also registered as a non profitable charity. EPA is actively involved in social works such as helping and serving poor and needy in overseas, Christian mission work in India, feeding the homeless in partnering with Life Christian church in Adelaide. EPA is affiliated to Christian Churches in Australia (CCA).

### **NUMBER OF PEOPLE:**

Currently EPA has 80- 85 people attending that include children and infants.

### **DEMOGRAPHY**

- 20 Families, 4 bachelors
- No of Adults: 55
- Male (Aged 16-46): 28
- Female (Aged 20-44) 27
- No. of Children (Aged 3-12): 20
- No.of Infants (Aged 0-2): 10
- People: Malayalam (South Indian Language) speaking community
- Employment Status: 55 employed
- Profession: Registered Nurses, IT, Health Care workers, Drivers, Welders, Factory Assemblers, Electrician, chefs, Business and Uni students

### **ACTIVITIES, TIMES AND VENUES.**

- **Sunday Worship service (Malayalam and English)**

Malayalam Service every Sunday's 9.30-11.30A.M and English Service every Sundays 11.45-12.45 P.M at Main worship Hall. Worship includes Preaching, Bible study, Prayer, Testimonies (People sharing their experiences) and Praise and worship.

- **Cell groups.**

**Monday Cell Group** – A fellowship meeting/get together with bible study only at different houses in Northern Adelaide Suburbs (7.00 – 8.15 P.M)

**Tuesday Cell Group** - A fellowship meeting/get together with bible study only at different houses in Southern Adelaide Suburbs (7.00 – 8.15 P.M)

- **Fasting Prayers** - A prayer gathering once in a month (Monday & Tuesday 6.30-8.00P.M) at Main worship hall or in different homes.
- **Camps**- Once in two years a gathering for 3 days in a camping site
- **Family Retreats** - once in a year in main worship hall
- **Ladies Fellowship**- Once in a month in different homes.
- **Youth Fellowship**- Once in a month in worship Hall (Sunday 11.45-12.45)
- **Sunday school**- every Sundays in worship hall (9.15- 9.45) A.M in first floor of the church.
- **Music Concerts** :Once in a year in different locations across Adelaide
- **Feeding the Homeless**, in the Adelaide CBD with Life Christian Church
- **Counselling (Youth And Marriage)** By appointment & any where
- **Vacation Bible School**: Bible school for children 3 day program (9.30 A.M - 4.00 P.M), Once in a year in main worship hall.

- **Overseas Mission Support, Outreach Ministries** - EPA actively involved in Christian and social mission works in India by financially supporting to churches with their projects such as; church planting. Training centre, Christmas gift distribution, motorcycle and cycle distribution. School kit for poor children, Bible distribution, bear medical and survival expenses for the needy. Conference meetings, and helping to build up low cost houses, built up low cost worship places. Tailoring school, etc.
- **In Australia –**  
EPA already involved in feeding the homeless program on Fridays at Adelaide CBD, would like to start helping new migrants/refugees, organising medical camps and other social awareness programs among Indigenous community in country areas with the help of other agencies. EPA also would like to participate in local community education programs against the use of Drugs and alcohol.

### **CHURCH BUILDING- SCOPE**

Now EPA requires having its own building for conducting worship services. The proposed land has the potential to build the church building with ample car parking and will be in a very popular Northern Suburb.

### **CHURCH LEADERSHIP**

Rajeev Chempisseril is serving as the Pastor of EPA. The church has an executive committee of 7 people.

ANNEXURE \_ A



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5405 FOLIO 799 \*

COST : \$26.50 (GST exempt )	PARENT TITLE : CT 4258/198
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LINA BOX NO : 600	DATE OF ISSUE : 20/03/1997
SEARCHED ON : 09/10/2014 AT : 15:59:02	EDITION : 4
CLIENT REF 32KESTERSRDPARAHILWT	

### REGISTERED PROPRIETORS IN FEE SIMPLE

PAUL PARISI AND BRENDT PARISI BOTH OF LOT 23 KESTERS ROAD PARA HILLS WEST  
SA 5096 WITH NO SURVIVORSHIP

### DESCRIPTION OF LAND

ALLOTMENT 25 DEPOSITED PLAN 16498  
IN THE AREA NAMED PARA HILLS WEST  
HUNDRED OF YATALA

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

10367958 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

### NOTATIONS

#### DOCUMENTS AFFECTING THIS TITLE

NIL

### REGISTRAR-GENERAL'S NOTES

AMENDMENT TO DIAGRAM VIDE 41/2012

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



# Attachment 3: Notice of Category 3 Application and Copy of Representations

**DEVELOPMENT ACT 1993  
CITY OF SALISBURY**

**NOTICE OF APPLICATION FOR CATEGORY 3 DEVELOPMENT**  
Pursuant to Section 38(5) of the Development Act, 1993

An application for development has been lodged with the Council for assessment. The details are as follows:

<b>DEVELOPMENT NO:</b>	361/1970/2015/3B
<b>APPLICANT:</b>	Ebenezer Pentecostal Assembly 2a Botanic Ave FLAGSTAFF HILL SA 5159
<b>NATURE OF THE DEVELOPMENT:</b>	PART TWO STOREY BUILDING WITH ATTACHED PORCH TO BE USED AS PLACE OF WORSHIP
<b>LOCATED AT:</b>	30-32 Kesters Road, Para Hills West SA 5096
<b>CERTIFICATE OF TITLE:</b>	CT-5405/799
<b>ZONE:</b>	Industry

The application may be examined at the Office of the Council located at 12 James Street, Salisbury during business hours (8.30am – 5pm Monday to Friday) and on Council's web site at [www.salisbury.sa.gov.au](http://www.salisbury.sa.gov.au). Any person or body may make representations in writing, or by email to [development@salisbury.sa.gov.au](mailto:development@salisbury.sa.gov.au), concerning this application and should address their representation to the Chief Executive Officer at PO Box 8, Salisbury or [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au). Representations must be received **no later than Wednesday 18<sup>th</sup> November 2015**.

Each person making a submission should indicate whether they wish to appear personally, or be represented by another party, in support of their submission. Please note that should you nominate to be heard in support of your representation, you will be required to attend a Development Assessment Panel meeting held at the Council offices, scheduled on the fourth Tuesday of each month at 6.00pm (unless otherwise advised).

Please note that, pursuant to Section 38(8) of the Development Act, a copy of each representation received will be forwarded to the applicant to allow them to respond to all representations received.

Signed: Aaron Curtis, Team Leader - Planning

Date: 3 November 2015

***THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE***





# STATEMENT OF REPRESENTATION

## Pursuant to Section 38 of the Development Act

To: City of Salisbury  
PO Box 8, SALISBURY SA 5108  
Email: [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au)

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Development Number: 361/1970/2015/3B  
Applicant: Ebenezer Pentecostal Assembly  
Location: 30-32 Kesters Road, Para Hills West SA 5096  
Proposed Development: PART TWO STOREY BUILDING WITH ATTACHED PORCH TO BE USED AS PLACE OF WORSHIP

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S):..... David Bryant..... *(Councillor - City of Salisbury) Hills Ward*  
ADDRESS:..... PO Box 32, Para Hills SA 5096

PHONE No..... [REDACTED]..... EMAIL.. [dbryant@salisbury.sa.gov.au](mailto:dbryant@salisbury.sa.gov.au).....

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: *Lot 12 Cyclamen Avenue Para Hills West*  
☐ Other (please state): .....

### YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☐ Support the proposed development.  
☒ Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

*I am concerned with Traffic Congestion in the first instance*

PTO



361/1970/2015/3B

Main North Road and Kesters Road Palm Hills West is going to be a major traffic intersection with a Masters being built along side with a new Bruce King / Hungry Jacks and office works complex. Across the road there is a newly refurbished on the run store with Subway; BP; Bumbys etc.

I am concerned the place of worship will not be able to provide ample or sufficient car parking and that there will be a spill of overflow of vehicles that will need to park on the all ready busy and traversed Kesters Road. Given the particular area is deemed to be rezoned commercial, some land behind is a mix of Industrial / Residential.

**My concerns would be addressed by:** (state changes/actions to the proposal sought)

I would expect that a traffic management report be conducted before considering this application; but done or undertaken after the Masters development is complete and up and running so we get an accurate measurement of the flow and movement of traffic.

Notwithstanding Kesters Road is already a significant traversed road used by heavy vehicles and by semi trailers including B- Doubles

PTO

Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard or not. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☐ Do not wish to be heard in support of my representation.

☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☐ Represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).*

**Your written representation must be received by Council no later than 11.59pm on Wednesday 18<sup>th</sup> November 2015, to ensure that it is a valid representation and taken into account.**

#### Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: 

Date: 5 / 11 / 2015 -

**Please complete this checklist to ensure your representation is valid:**

- ☐ Name and address of person (or persons).
- ☐ If more than one person, details of person making the representation.
- ☐ Detail of reasons for making the representation.
- ☐ Indication whether or not the person (or persons) wishes to be heard.
- ☐ Submitted no later than 11.59pm on **Wednesday 18<sup>th</sup> November 2015.**



## STATEMENT OF REPRESENTATION

### Pursuant to Section 38 of the Development Act

19 NOV 2015

**To:** City of Salisbury  
 PO Box 8, SALISBURY SA 5108  
 Email: [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au)

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Development Number:	361/1970/2015/3B
Applicant:	Ebenezer Pentecostal Assembly
Location:	30-32 Kesters Road, Para Hills West SA 5096
Proposed Development:	PART TWO STOREY BUILDING WITH ATTACHED PORCH TO BE USED AS PLACE OF WORSHIP

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S): Trent Wehr, Director of Mining, Liebherr-Australia Pty Ltd

ADDRESS: 1 Dr Willi Liebherr Drive, Para Hills West

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- ☒ The owner/occupier of the property located at: Above Address
- ☐ Other (please state):

### YOUR COMMENTS:

I/We: (please tick the most appropriate box below)

- ☒ Support the proposed development.
- ☐ Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

No opposition to this development

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PTO

361/1970/2015/3

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**My concerns would be addressed by:** *(state changes/actions to the proposal sought)*

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PTO



Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard or not. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

☒ Do not wish to be heard in support of my representation.

☐ Wish to be heard in support of my representation, and I will be:

☐ Appearing personally,

**OR**

☐ Represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).*

**Your written representation must be received by Council no later than 11.59pm on Wednesday 18<sup>th</sup> November 2015, to ensure that it is a valid representation and taken into account.**

#### **Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature: *AK (Libby)*  
on behalf of Trent Wehr

Date: 17 / 11 / 15

#### **Please complete this checklist to ensure your representation is valid:**

- ☒ Name and address of person (or persons).
- ☒ If more than one person, details of person making the representation.
- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Wednesday 18<sup>th</sup> November 2015.**

## Attachment 4: Response to Representations



Reference: #16A1119000

24 November 2015

Ebenezer Pentecostal Assembly  
2A Botanic Avenue  
FLAGSTAFF HILL SA 5159

**Attention: Mr. Poulo Davis**



Dear Poulo

**RE: DA NO. 361/1970/2015/3B**

**30-32 KESTERS ROAD, PARA HILLS WEST – RESPONSE TO REPRESENTATION  
REGARDING TRAFFIC MATTERS**

I refer to the representation received from Mr David Bryant for the above Development Application. A response to the representation regarding traffic engineering and management is set out below.

**Representation from Mr David Bryant (received 19 November 2015)**

Comments received from Mr D Bryant include:

*Main North Road and Kesters Road Para Hills West is going to be a major traffic intersection with a Masters being built along side with a new Burger King/Hungry Jacks and Office Works complex. Across the road there is a newly refurbished On the Run store with Subway, BP, Brumby's etc.*

*I am concerned the place of worship will not be able to provide ample or sufficient car parking and that there will be a spill of overflow of vehicles that will need to park on the already busy and traversed Kesters Road.*

*I would expect that a traffic management report be conducted before considering this application, but done or undertaken after the Masters redevelopment is complete and up and running so we get an accurate measurement of the flow and movement of traffic.*

*Notwithstanding, Kesters Road is already a significantly traversed and used by heavy vehicles and by semi-trailers including B-Doubles.*

Based on the information provided to GTA Consultants, the peak time of worship will occur on a Sunday from 9.15am to 12.45pm. During the peak service time up to 85 people could be expected on site, however due to multiple people arriving in a single vehicle, the number of vehicles on site at any given time would be less. Based on passenger arrival patterns from other similar sites, it is estimated that there would be no more than 25 cars on site at any given time during a peak Sunday service.

melbourne  
sydney  
brisbane  
canberra  
adelaide  
gold coast  
townsville  
perth

Suite 4, Level 1,  
136 The Parade  
NORWOOD SA 5067  
PO Box 3421  
NORWOOD SA 5067  
t// +618 8334 3600

[www.gta.com.au](http://www.gta.com.au)



Figure 2: Sunday 12.45pm-1.45pm Estimated Increase in Turning Movements

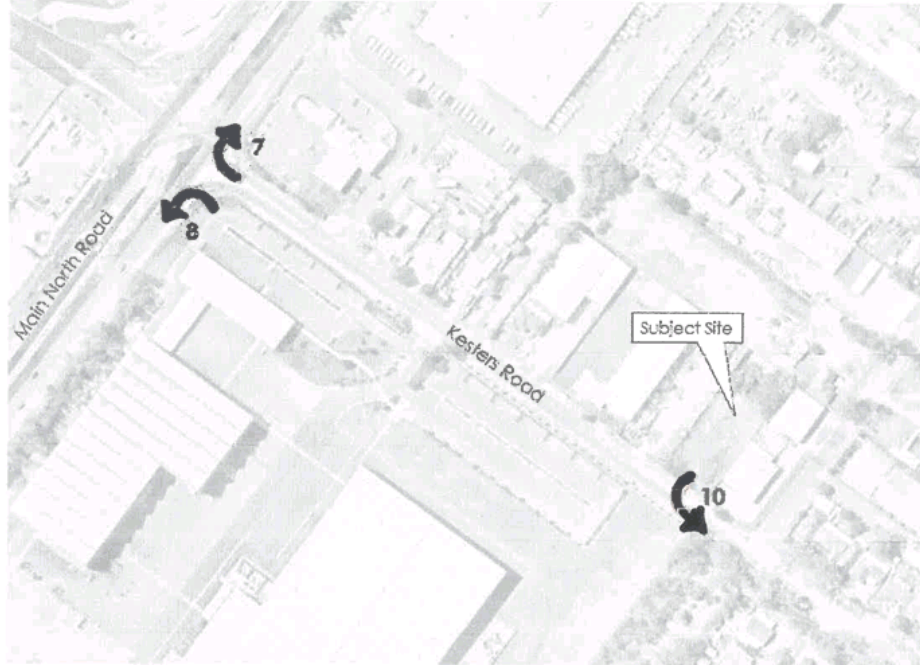


Figure 1 and Figure 2 demonstrate that during a typical peak Sunday service, the development could generate up to 15 additional turning movements at the Kesters Road / Main North Road intersection and up to 10 additional movements along Kesters Road to the south-east.

Against existing volumes on Kesters Road and Main North Road, the estimated increase in traffic as a result of the proposed development would be negligible and would be well within the daily variation in traffic volumes for these roads. On this basis the traffic generated by the site could not be expected to have an adverse impact on the safety or operation of the Main North Road / Kesters Road intersection or Kesters Road itself.

Further, the peak periods of the proposed development will occur on a Sunday (8.15am-9.15am and 12.45pm-1.45pm) and will not coincide with the typical peak periods of Kesters Road and Main North Road which would be expected to occur on weekdays from 8am-9am and 5pm-6pm.

Notwithstanding the above, GTA understands that traffic signals are proposed for the intersection of Main North Road and Kesters Road to facilitate safe and efficient access to the new adjoining developments. The traffic signals will also improve access to the subject site.

#### Conclusion

On the basis of the above analysis and discussion the proposed development will be capable of accommodating the typical peak parking demands entirely within the site and could not be expected to have an adverse impact on the safety or operation of the adjacent road network.

The proposed development will provide 30 car parking spaces, including 1 disability parking space and will therefore be capable of accommodating the typical peak parking demands entirely within the site.

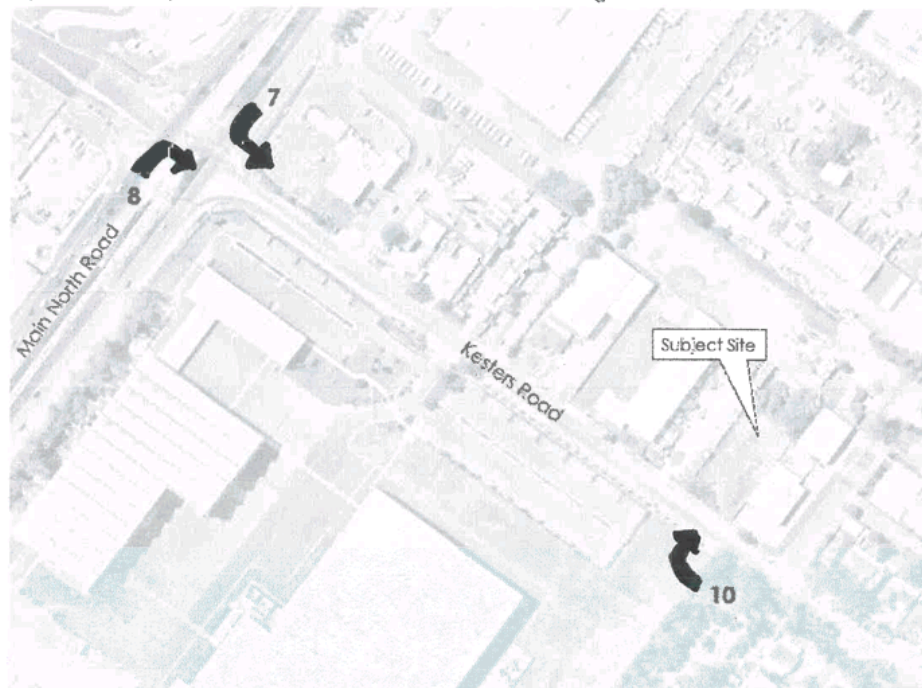
GTA also notes that for a place of worship with 85 attendees the Development Plan requires 29 car parking spaces (at a rate of 1 space for every 3 attendees). The proposed development with 30 spaces (and a further overflow parking area) exceeds the Development Plan requirement.

Assuming that all vehicles were to arrive within one hour of the commencement of the service, a total of 25 inbound movements could be expected between 8.15am and 9.15am on a Sunday. Similarly, if all vehicles were to depart within one hour of the conclusion of the service, a total of 25 outbound movements could be expected between 12.45pm and 1.45pm on a Sunday.

In addition, not all trips will be distributed to/from Main North Road. Based on a review of the adjacent arterial road network, GTA estimates that up to 40% of trips could be distributed to/from the south-east along Kesters Road.

Having regard to the above, Figure 1 and Figure 2 demonstrate the estimated increase in turning movements within the vicinity of the site on a typical peak Sunday period.

Figure 1: Sunday 8.15am-9.15am Estimated Increase in Turning Movements





Naturally, should you have any questions or require any further information please do not hesitate to contact me on (08) 8334 3600.

Yours sincerely

**GTA CONSULTANTS**

A handwritten signature in black ink, appearing to read "Sam Adams".

**Sam Adams**  
**Consultant**

encl.