



## **AGENDA**

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

**26 JULY 2016 AT 6:00 PM**

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

### **MEMBERS**

Mr R Bateup  
Ms L Caruso (Presiding Member)  
Ms S Johnston  
Mr G Reynolds  
Mr J Watson  
Mr S White

### **REQUIRED STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafiropoulos  
Team Leader – Planning, Mr A Curtis  
Development Officer – Planning, Ms S Gallarello

### **APOLOGIES**

Mr D Wallace

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Development Assessment Panel Meeting held on 24 May 2016.

## REPORTS

### *Development Applications*

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	Shade Strucutre in Association with the Existing Bowling Club at 5-15 Orange Avenue, Salisbury for the Salisbury Bowling Club Inc	
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	Change of Use (Tenancy B) from Warehouse (approved via DA 361/343/2015) to Industry (Powder Coating) at 59 Stanbel Road, Salisbury Plain for Vatroslav Saric	
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	Demolition of Existing Freestanding Pylon Sign and Construction of Replacement Freestanding Pylon Sign, Replacement Fascia Signage and Associated Ancillary Signage in Association with Existing Petrol Filling Station (non-complying development) at 263-267 Wright Road, Valley View for P Iwanyshyn	

## OTHER BUSINESS

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5.2.3	Policy Issues is Arising from Consideration of Development Applications	
5.2.4	Future Meetings & Agenda Items	

## CLOSE

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

**24 MAY 2016**

**MEMBERS PRESENT**

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

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafiropoulos

The meeting commenced at 6:00 pm.

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

The General Manager City Development, advised Mr G Reynolds will replace Mr C Buchanan as member of the Development Assessment Panel from the next 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 April 2016, be taken and read as confirmed.

## REPORTS

### *Development Applications*

#### 5.1.1

#### **361/633/2015/NB**

Change in Use from Shop to Place of Worship (Unit 17) (Non-complying Development) at Unit 17 16-28 Research Road, Pooraka for Church of God International SA Incorporated

#### **REPRESENTORS**

Nil

Mr J Watson moved, and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury (City) Development Plan – Consolidated 18 December 2014.
- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/633/2015NB for change of use from shop to place of worship (unit 17) (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:

Relevant plans and documentation are listed as follows:

*Site Plan prepared by nct architects Project S16217 0 - Drawing A101*  
*Floor Plan prepared by nct architects Project S162170 - Drawing A102*  
*Elevations & details prepared by nct architects Project S162170 - Drawing A103*  
*Statement of Effect prepared by MasterPlan Dated 4 April 2016 (14972SOE01)*

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

Note

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

**OTHER BUSINESS**

**5.2.1 Status of Current Appeal Matters and Deferred Items**

Nil

**5.2.2 Policy Issues Arising from Consideration of Development Applications**

Nil

**5.2.3 Future Meetings and Agenda Items**

Meeting scheduled for Tuesday 28 June 2016.

The Presiding Member advised that he was not available for the July and August meetings.

**5.2.4 Draft template for DAP Annual Report**

The template was tabled for comments and feedback. Feedback provided by the Panel will be incorporated in the draft Annual Report to be considered by the Panel at its meeting on 28 June 2016.

The meeting closed at 6:23 pm.

PRESIDING  
MEMBER.....

DATE.....



<b>ITEM</b>	5.1.1
	<b>DEVELOPMENT ASSESSMENT PANEL</b>
<b>DATE</b>	26 July 2016
<b>APPLICATION NO.</b>	361/650/2016/3B
<b>APPLICANT</b>	Salisbury Bowling Club Inc
<b>PROPOSAL</b>	Shade structure in association with the existing bowling club
<b>LOCATION</b>	5-15 Orange Avenue, Salisbury
<b>CERTIFICATE OF TITLE</b>	CT-5850/746
<b>AUTHOR</b>	Ben Green, Planning Consultant

## 1. DEVELOPMENT APPLICATION DETAILS

<b>Zone/Policy Area</b>	Residential
<b>Application Type</b>	Merit Category 3
<b>Public Notification</b>	Representations received: Nil Representations to be heard: Nil
<b>Referrals - Statutory</b>	Nil
<b>Referrals – Internal</b>	Development Engineering Property and Buildings
<b>Development Plan Version</b>	Salisbury (City) Development Plan Consolidated 7 January 2016
<b>Assessing Officer</b>	Ben Green, Consultant Planner
<b>Recommendation</b>	Development Plan Consent granted subject to Conditions
<b>Meeting Date</b>	26 July 2016

## 2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans and Supporting Information
Attachment 2:	Notice of Category 3 Application
Attachment 3:	Relevant Development Plan Extracts (consolidated 7 January 2016)

### 3. EXECUTIVE SUMMARY

The application seeks approval for an open sided shade structure to be located over an existing bowling green at the Salisbury Bowling Club.

The subject land is situated at 5-15 Orange Avenue, Salisbury and consists of one irregular shaped Torrens Title allotment that is adjacent to the Salisbury Oval Complex. The Salisbury Bowling Club has used the subject land since 1930 and there have been a number of additions and alterations to the club since its inception.

The locality is comprised of a mix of land uses including residential, recreation / open space and civic type land uses.

The application seeks approval for a purpose built shade structure to span one of the bowling greens located to the south west of the clubhouse. The shade structure will cover an area measuring 41 metres by 46.9 metres which equates to a total area of 1923 square metres.

The structure is essentially being sought for the better enjoyment of the existing bowling green so that bowlers are sheltered from the high heat of the summer months and out of the elements during the wetter months. It is to be constructed in association with the installation of a synthetic bowling green surface.

The subject land is located within the Residential Zone of the Salisbury Council Development Plan.

The application was assessed as a consent “on-merit” form of development and was subject to Category 3 public notification. No representations were received during the notification period.

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

- a) The proposed development is ancillary to a long established use of the land as a lawn bowls club.
- b) There is no change proposed to the use of the land or changes to the operating conditions of the land and buildings.
- c) The proposed structure is to be constructed over the bowling green located the furthest distance from adjoining residential properties along Orange Avenue, thereby minimising any visual, noise, or light spill related impacts.
- d) The structure will provide for the better enjoyment of bowlers by providing shade from the heat of summer and protection from the elements during the wetter months.
- e) The development will not have a detrimental impact on the character of the locality including the streetscape character of Orange Avenue and Memorial Avenue.
- f) The proposed development is a ‘consent on merit’ use and is not prohibited by the Development Plan.

This report recommends that Development Plan Consent should be granted subject to conditions.

#### 4. RELEVANT AUTHORITY

On 30 March 2016 Council received a development application from the Salisbury Bowling Club Inc. seeking approval for the construction of a shade structure in association with the existing bowling club on the subject land.

There was a concern that should Council assess the construction of the proposed shade structure that there could be a potential conflict of interest or perception of bias with Council being the relevant authority to determine the application. This was raised due to Council negotiating the purchase of a portion of the subject site from the bowling club. The purchase of land (should it proceed) will provide the bowling club with additional funds, which will contribute to the construction of the proposed structure.

This being the case, Council wrote to the Minister for Planning by way of correspondence letter, dated 15 April 2016 requesting that the Minister consider whether to direct the Development Assessment Commission to be the relevant authority for the assessment of the application pursuant to Section 67(1)(b)(iii) of the Development Act 1993.

Council received a response from a delegate of the Minister by way of correspondence, dated 6 May 2016 that indicated after careful consideration, the delegate was not of the view that the appointment of the Development Assessment Commission as the relevant authority was warranted in this instance, and suggested that the Salisbury Council Development Assessment Panel is the best placed authority to consider the issues and provide full and independent scrutiny of the planning merits without prejudice.

In order for further transparency, Council engaged the services of a planning consultant, Ben Green and Associates to prepare an independent assessment of the proposal and prepare this report for consideration by the Development Assessment Panel.

#### 5. BACKGROUND

By way of background, to the Salisbury Bowling Club, was founded on the land in 1930 with the current clubroom being built in 1967 and extended to its present size in 1984. The club is promoted as one of the finest lawn bowling venues in Adelaide consisting of four Tiff Dwarf (non-artificial) Greens, all of which are floodlit. The clubhouse can seat up to 180 people and includes a range of facilities including a kitchen, bar, pool table and darts.

During the summer season Pennant Bowls are played on Wednesdays, Thursdays, and Saturdays. Social Bowls are played on Fridays. The club also runs various weekly competitions on Tuesdays and Wednesdays. During the winter season Pennant indoor bias bowls are played on Monday nights, Wednesdays and Thursday nights.

Existing conditions of approval relating to previous applications continue to apply to the subject land including one in relation to the use of the clubrooms – Condition 9 of 361/P1279/92 states – *The clubrooms shall only be utilised until 11:00pm Monday and Wednesdays, until 11:30pm on Tuesdays, Thursdays and Fridays, until 1:00am Saturday night/Sunday mornings and until 8pm on Sunday nights.*

The proposal seeks approval for the construction of the shade structure and does not seek to amend the existing operations of the bowling club.

## **6. SUBJECT SITE**

The subject land is situated at 5-15 Orange Avenue, Salisbury and consists of one irregular shaped Torrens Title allotment adjacent to the Salisbury Oval complex. The land has a site area of 1.813 hectares and has a frontage to Orange Avenue of approximately 140 metres. Orange Avenue provides access from Brown Terrace to the bowling club and to Memorial Avenue which runs along the eastern side of the railway and provides access to the Salisbury Football Club.

The land is level in grade and contains four (4) bowling greens, a substantial sized clubhouse, and bitumen sealed car park. Each of the bowling greens are lit by a pole mounted floodlight in each corner of the green for night time competitions. The main facilities are centrally located on the land with the majority of activity directed internally and away from the residences on Orange Avenue. One (1) bowling green is located adjacent to the Orange Avenue with the other three (3) bowling greens located further south and south west on the allotment and arranged in an arc around the clubhouse, presumably to maximise viewing of as many rinks as possible from within the clubhouse. There is an existing screen of mature trees located between the chain link fence and the car park that softens the appearance of the land when viewed from Orange Avenue. This vegetation is evident across some of the frontage with the remainder being quite open towards the northern most bowling green.

The proposed development seeks to construct a shade structure over the bowling green located to the south west of the clubhouse on the opposite side of the building from Orange Avenue.

## **7. LOCALITY**




The locality is comprised of a mix of land uses including residential, recreation / open space and civic type land uses. The locality is considered to extend to the railway corridor to the west, Salisbury Oval to the south, Brown Terrace to the east and includes the dwellings fronting Orange Avenue to the north.

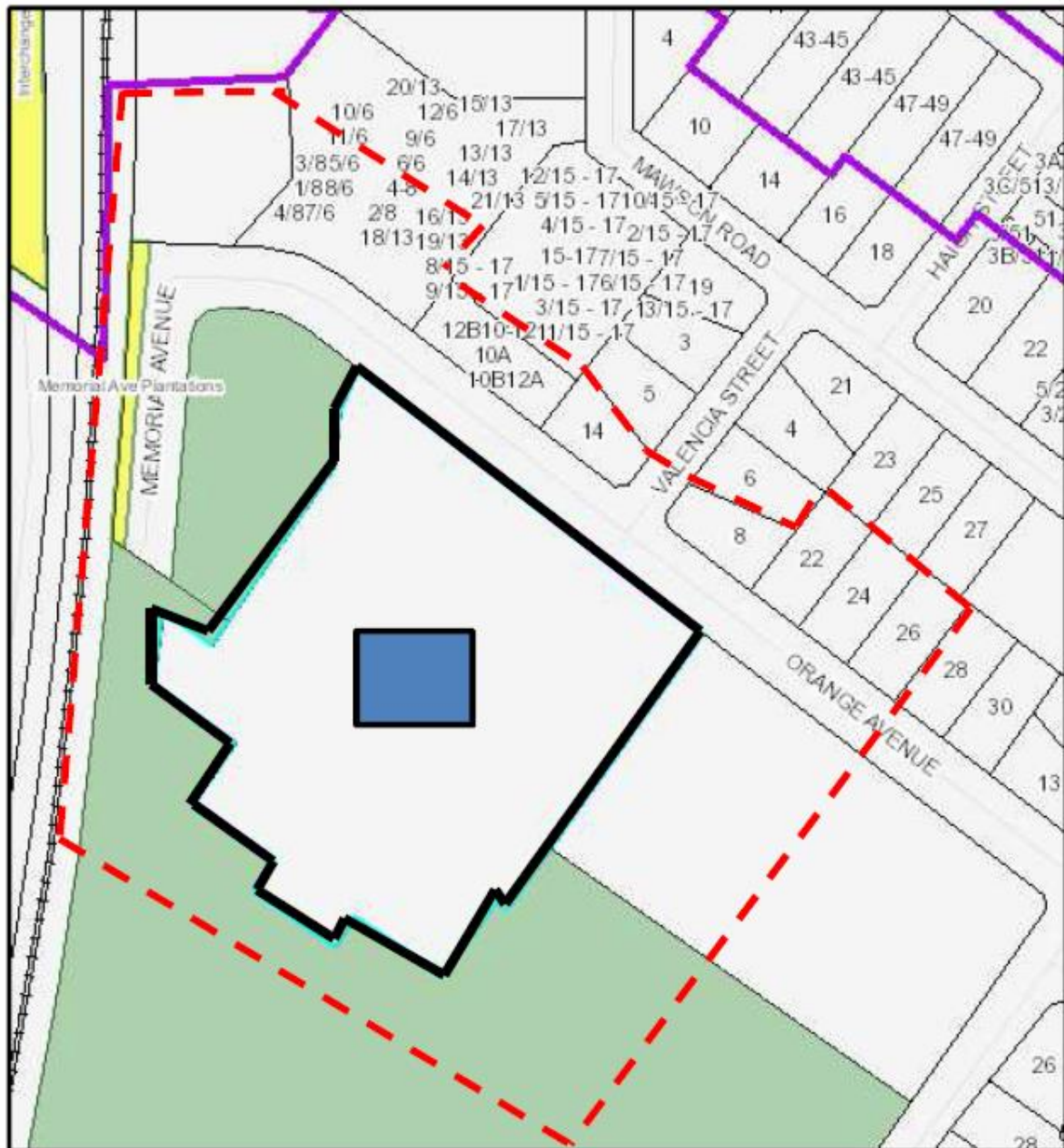
Land uses and buildings of note within the locality include: St Jays Recreation Centre; Jack Young Centre, Meals on Wheels, Salisbury Oval / Football Club, various forms of dwellings and a war memorial.






**Contextual Maps**

Source: Nearmap

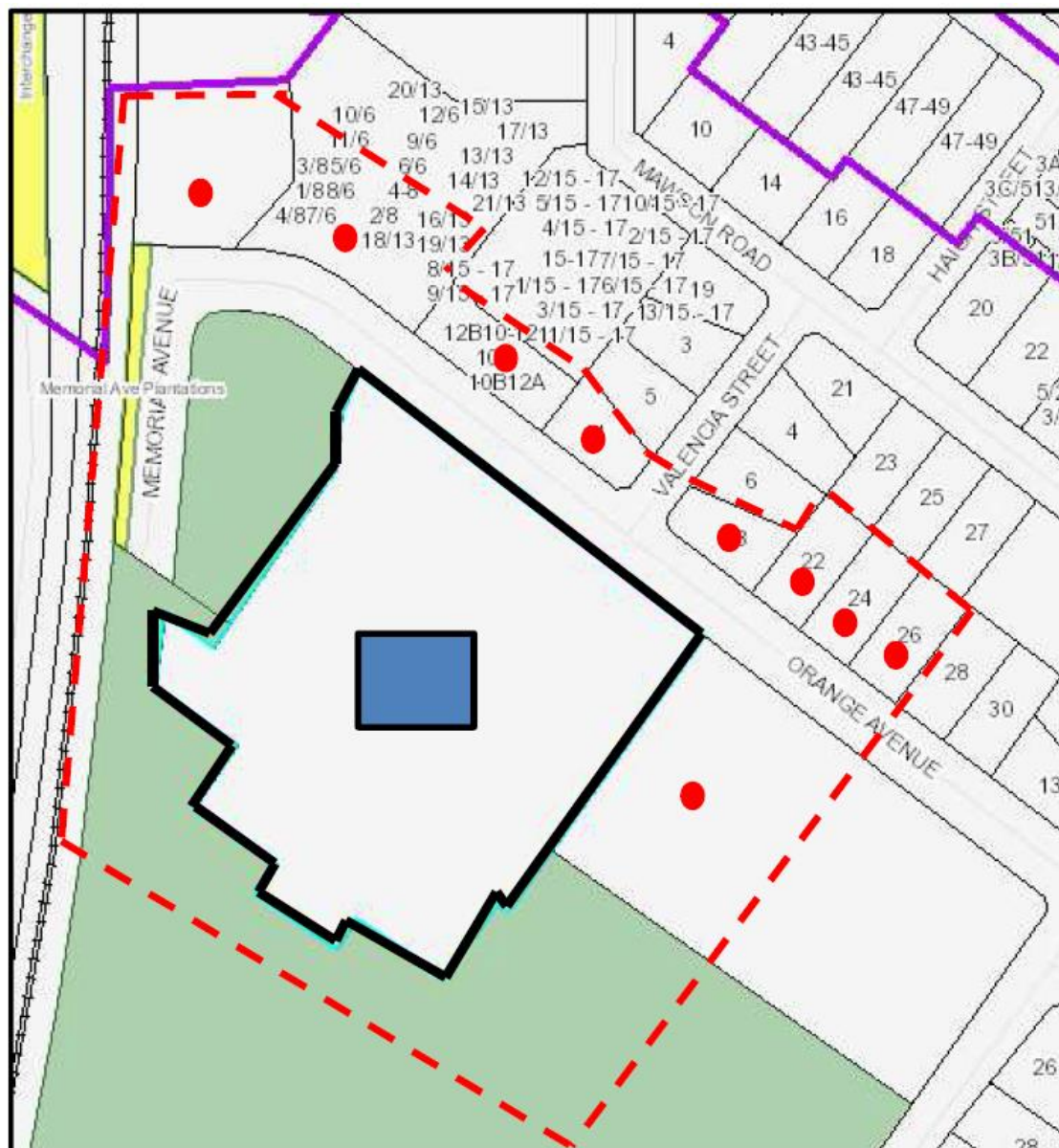
Legend	
	Subject Site
	Zone Boundary
	Train Line



Source: Dekho

Legend	
	Subject Site
	Zone Boundary
	Locality Boundary





Source: Dekho

Legend	
	Subject Site
	Zone Boundary
	Locality Boundary
	Properties Notified

**Site Photographs**

Item 5.1.1



Photo 1: Facing south west of the western side of the subject bowling green



Photo 2: Facing east/south east of the eastern side of the subject bowling green

## **8. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The application seeks approval for a purpose built shade structure to span the bowling green located to the south west of the clubhouse. The shade structure will cover an area measuring 41.0 metres by 46.9 metres that equates to a total area of 1923 square metres.

The structure is essentially being sought for the better enjoyment of the existing bowling green so that bowlers are sheltered from the high heat of the summer months and out of the elements during the wetter months.

The proposed development seeks approval for the built form shade cover, which is not considered to alter the use of the land. Given the level of shade anticipated by the proposed structure, the club is also seeking to resurface the existing tuff dwarf green with artificial polyethylene grass. The resurfacing of the bowling green is also not considered to constitute 'development' pursuant to the *Development Act 1993* in its own right, and furthermore the resurfacing of the rink is not at variance to any previous consent or condition applicable to the subject land.

The profile of the structure is a dome shape comprising a series of flat peaks and troughs within the profile. There are to be four (4) flat peaks that are 8.37 metres above ground level to the highest point at the centre of the bowling rink (half way along the green). The height of the lowest trough parts of the shade structure is proposed to be 6.57 metres and the height of the structure at its lowest point is 3.0 metres above ground level. The structure has an open span of 41 metres.

The roof of the structure is proposed to be a tightly woven white fabric.

The supporting structure will be constructed of steel with a painted white finish.

Light droppers are proposed to suspend from the structure to direct light in a downwards manner which will supersede the need for the existing pole mounted floodlights on the green.

## **9. CLASSIFICATION**

The subject land is situated within the Residential Zone as depicted on Maps Sal/25 and Sal/34 of the Salisbury Council Development Plan consolidated 7 January 2016.

The bowling club has been in existence for a considerable period of time and the proposed development seeks to construct a shade structure that is ancillary to the existing bowling club that will lead to the better enjoyment of the existing land use.

Having reviewed the procedural matters table of the zone and the existing land rights apportioned to the subject land, the proposal is considered to be a 'consent on-merit' form of development for assessment purposes.

## **10. PUBLIC NOTIFICATION**

The proposed development is neither listed as being a Category 1 or Category 2 form of development pursuant to the Residential Zone or Schedule 9 of the *Development Regulations 2008*. The application is therefore considered to be a Category 3 form of development for public notification purposes pursuant to Section 38 and Schedule 9 of the *Development Act 1993* and *Development Regulations 2008*.

The Category 3 public notification period took place between 2 June 2016 and 20 June 2016.

No representations were received during the public notification period.

## 11. REFERRALS - INTERNAL

DIVISION	COMMENT
Development Engineering	The response indicated that the following condition should be applied should the proposal be approved.  <i>'The stormwater runoff from the shade structure is to be connected to the existing stormwater infrastructure of the bowling club complex.'</i>
Property and Buildings	The response stated that there was no specific comment to make.

## 12. DEVELOPMENT DATA

Design Characteristics									
Site Area	The subject land is approximately 18,130m <sup>2</sup>								
Building Area (approx.)	<table> <tr> <td>Proposed structure</td><td>1923m<sup>2</sup></td></tr> <tr> <td>Existing clubhouse</td><td>690m<sup>2</sup></td></tr> <tr> <td>Existing shedding</td><td>250m<sup>2</sup></td></tr> <tr> <td>Total</td><td>2863m<sup>2</sup></td></tr> </table>	Proposed structure	1923m <sup>2</sup>	Existing clubhouse	690m <sup>2</sup>	Existing shedding	250m <sup>2</sup>	Total	2863m <sup>2</sup>
Proposed structure	1923m <sup>2</sup>								
Existing clubhouse	690m <sup>2</sup>								
Existing shedding	250m <sup>2</sup>								
Total	2863m <sup>2</sup>								
Site Coverage	Based on the above building areas, the site coverage equates to 15.7%								
Setbacks	The existing bowling green is 5.0 metres from the southern boundary and 1.5 metres from the west. The green is also setback 100 metres from Orange Avenue								
Streetscape	<p>The streetscape will not be detrimentally affected by the proposed development. Whilst the structure will be visible, the site of the development is far removed from the frontage of the allotment.</p> <p>The structure will be more visible from Memorial Avenue however the level of existing vegetation will assist to screen the development. Given the existing streetscape appearance of Memorial Avenue, the proposed development is not considered to have a detrimental effect on visual character and amenity of the locality.</p>								
Regulated / Significant Trees	No regulated or significant trees are affected by the proposed development.								
Height	At its lowest point, the shade structure will be 3.0 metres. The overall height of the proposed structure is 8.37 metres.								
Landscaping	No additional landscaping is proposed or is considered necessary in relation to the proposed development.								
Finished Floor Level	Minimal earthworks are required with all development anticipated to be undertaken at existing ground level.								



Access Point	Access is obtained via an existing access/egress point onto Orange Avenue.
Hours of Operation	Hours of operation are not proposed to be altered as part of the proposed development. Existing conditions of approval relating to the use of the clubrooms is identified in the background section of this report.
Noise	No additional noise impacts are anticipated with the development.
Lighting	<p>All bowling greens are currently flood lit by lights mounted to 12.0 metre tall poles. The use of floodlights in the location of the shade structure will be superseded by downward facing light droppers over the span of the structure.</p> <p>It is anticipated that the downward facing light droppers would result in less light spill than the existing 12.0 metre tall pole mount flood lights.</p>
Colours / Materials	<p>The roof of the structure is proposed to be a tightly woven white fabric.</p> <p>The supporting structure will be constructed of steel with a painted white finish.</p>
Signage	No additional signage is proposed.

### 13. ASSESSMENT

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 Council Development Plan consolidated 7 January 2016. The following reasons are given in support of this recommendation:

- The proposed development is ancillary to a long established use of the land as a lawn bowls club.
- There is no change to the use of the land or changes to the operating conditions of the land and buildings.
- The proposed structure is to be constructed over the furthest bowling green from adjoining residential properties along Orange Avenue, thereby minimising any visual, noise, or light spill related impacts.
- The structure will provide for the better enjoyment of bowlers by providing shade from the heat of summer and protection from the elements during the wetter months.
- The development will not have a detrimental impact on the character of the locality including the streetscape character of Orange Avenue and Memorial Avenue.
- The proposed development is a 'consent on-merit' use and is not prohibited by the Development Plan.

#### Assessment

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury Council Development Plan and is described below under various headings.

An extract of the relevant Development Plan, consolidated 7 January 2016 is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

### ***Zoning & Land Use***

Objective 6 of the Residential Zone states:

- 6 Development that contributes to the desired character of the zone.*

Principle of Development Control 1 of the Residential Zone further identifies a “Recreation Area” are a form of development envisaged within the Zone:

The Desired Character (and Objective 6) of the Residential Zone encourage development that is ‘... *of a form and scale compatible with adjoining residential dwellings.*’

The Salisbury Bowling Club has used the subject land since 1930 and there have been a number of additions and alterations to the club since inception, some of which have occurred during the life of the surrounding building stock. The land and the surrounding oval complex is considered to be a recreation area and is therefore considered to be an envisaged land use within Zone.

The Residential Zone covers a large percentage of the Council district and it is not uncommon for non-residential uses to be present within the Zone. It is noted that PDC 4 clearly envisages non-residential development and the proposed development satisfies this provision.

As is discussed further in this report, the proposed structure is considered to be acceptable in terms of its nature, scale and impact on the amenity of the locality. Given the proposed development includes the erection of a structure that is ancillary to the existing use of the subject land, the development is not considered to jeopardise the continuance of adjoining authorised land uses.

Given the above, the proposed development is therefore considered satisfactory from a zoning and land use perspective as it involves the retention of the existing operations of the subject land as a recreation area and introduces a new structural element over an existing bowling green to provide a greater level of comfort for users.

### ***Materials, Colours and Finishes***

Under the Council-wide ‘Design and Appearance’ module, Principle of Development Control 1 and 7 seek:

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.*
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.*



The proposed shade structure is considered to be contemporary in its styling and innovative in nature. It is considered to be innovative given the sheer distance that the structure spans, the floor area that it covers and its unique roof profile. The contemporary and innovative roof profile provides visual interest in the design, yet it appears to also be a functional way to manage storm water. The roof profile consists of a series of flat pitches and valleys, and whilst it is acknowledged that there are no other examples within the locality of structures of similar form and profile, the proposed development is not considered to detrimentally impact the character of the locality.

The roof of the structure is proposed to be a tightly woven white fabric. The supporting structure will be constructed of steel with a painted white finish.

In full sun, white can have a bright appearance however the intent of PDC 7 above is considered to apply more to reflective metal or glass surfaces that are highly reflective. The proposed white colour fabric is not considered to be a highly reflective material. Neighbouring properties are also located some distance away and the likelihood of the proposal resulting in significant glare is considered to be minimal. Likewise for drivers, given the subject land is not located in a prominent location with a large number of passing motorists, the proposed colour and materials are considered appropriate.

### ***Setbacks, Siting and Visibility***

Principle of Development Control 2 of the Siting and Visibility module states:

- 2 *Buildings should be sited in unobtrusive locations and, in particular, should:*
  - (a) *be grouped together*
  - (b) *where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.*

The shade structure is proposed over an existing bowling green that is set behind the main clubhouse when viewed from Orange Avenue. The bowling green is 100.0 metres from Orange Avenue and 22.0 metres from Memorial Avenue.

When viewing the subject site from Orange Avenue, the impact of the proposed development on the locality is considered to be negligible. Given the large setback and the siting of the structure adjacent to the clubhouse, the overall impact on the visual amenity from the road is considered acceptable.

Upon inspection of the subject land, it became apparent that the greater visual impact will be proposals appearance from Memorial Avenue. The section of Memorial Avenue affected is essentially a no through road that terminates at the car park for the Salisbury Oval and Football Club. Visual amenity is not considered to be extremely high given the bordering railway corridor and the lack of formal footpaths, line marking or kerbing. The closest residential use is on the opposite side of the railway corridor which in any event is screened on both sides by mature vegetation. Of note within the car park area are a number of mature tree species that will help to screen the visibility of the proposed structure. These trees are quite large with some standing taller than the proposed height of the shade structure which will assist the proposed structure to nestle into the streetscape rather than becoming a dominant feature.

The setbacks and siting of the proposed structure are limited to the location and layout of the existing bowling green and in this instance are considered to be acceptable.

### ***Building Height***

A maximum building height is not specified within the Residential Zone, yet the desired character states: *Development will be of a form and scale compatible with adjoining residential development.* And ‘...there will be an increase in the number of dwellings of two or more storeys’.

The overall height of the proposed structure is considered to be similar to that of a two storey dwelling. The highest part of the structure measures 8.37 metres and is considered acceptable given the desired character statement acknowledges dwellings of two or more storeys. The shade structure will also be lower in height than the existing 12.0 metre high light poles located each corner of the bowling greens.

The profile of the structure is similar to that of a dome or an arc, in that the highest point of the structure is located in the centre as opposed to around its perimeter. The profile of the structure together with the series of flat pitches and valleys will break up any perceived bulk from the overall height and assist in providing an interesting and unique design.

The form and scale of the structure is considered to be unique to the locality, however given the siting within the recreation area and the distance from Orange Avenue, the form and scale is not considered to be incompatible with the adjoining residential development.

### ***Stormwater***

Under the Council-wide “Natural Resources” module, relevant Principle of Development Controls state:

- 7 *Development should be sited and designed to:*
  - (a) *capture and re-use stormwater, where practical*
  - (b) *minimise surface water runoff*
  - (c) *prevent soil erosion and water pollution .....*
- 14 *Stormwater management systems should:*
  - (a) *maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source*
  - (b) *utilise, but not be limited to, one or more of the following harvesting methods:*
    - (i) *the collection of roof water in tanks*
    - (ii) *the discharge to open space, landscaping or garden areas, including strips adjacent to car parks ...*

The shade structure will collect a large amount of water during a rain fall event given its 1923 square metres of coverage. The site plan provided identifies an indicative location for storm water connection. It is understood from reviewing previous consents that there is an existing sealed system for storm water disposal direct to the street water table.

The application was referred internally to the Development Engineering Section that recommended that a condition be placed on any approval noting that storm water runoff from the shade structure is to be connected to the existing storm water infrastructure of the bowling club complex, which has been including in the recommendation.

The management of storm water is considered to satisfy the relevant principles of the Development Plan.

#### 14. CONCLUSION

The proposed shade structure is considered to be an appropriate form of development and ancillary to the existing long-term use of the land as a recreation area and more specifically the Salisbury Bowling Club.

The proposal is for the built form component only and does not seek to amend the existing operations of the bowling club.

Although the shade structure will be visible from surrounding land, its presence is not anticipated to have a detrimental impact on the streetscape or the character of the locality given the distance of the structure from Orange Avenue and the existing trees alongside Memorial Avenue.

The proposed development is considered to generally conform with the intent of the Development Plan and on balance warrants the issuing of Development Plan Consent subject to a number of conditions and notes.

#### 15. RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is not considered to be “seriously at variance” with the Salisbury Council Development Plan – consolidated 7 January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to Development Application number 361/650/2016/3B for the construction of shade structure in association with existing bowling club 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.

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

- 2. The refuse/litter from the building site shall be contained in a suitable metal or mesh receptacle on the site. All waste produced on the site is to be retained in the container at all times and removed from the site at the completion of the building work.

*Reason: To prevent the spread of building waste to adjoining premises.*

3. The stormwater runoff from the shade structure is to be connected to the existing stormwater infrastructure of the bowling club complex.

*Reason: To prevent stormwater damage to the structure, existing buildings on site and adjoining premises.*

*Advice*

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.*

**CO-ORDINATION**

Officer:	MDS	GMCD
Date:	06.07.16	08.07.16

**ATTACHMENTS**

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

1. Proposal Plans and Supporting Information
2. Notice of Category 3 Application
3. Relevant Development Plan Extracts (consolidated 7 January 2016)

# **Attachment 1**

## **Proposal Plans and Supporting Information**







EXISTING CLUB BOUNDARY LINE



THIS DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES DRAWING - 1000



 MEMM Endorsed Management System Certification

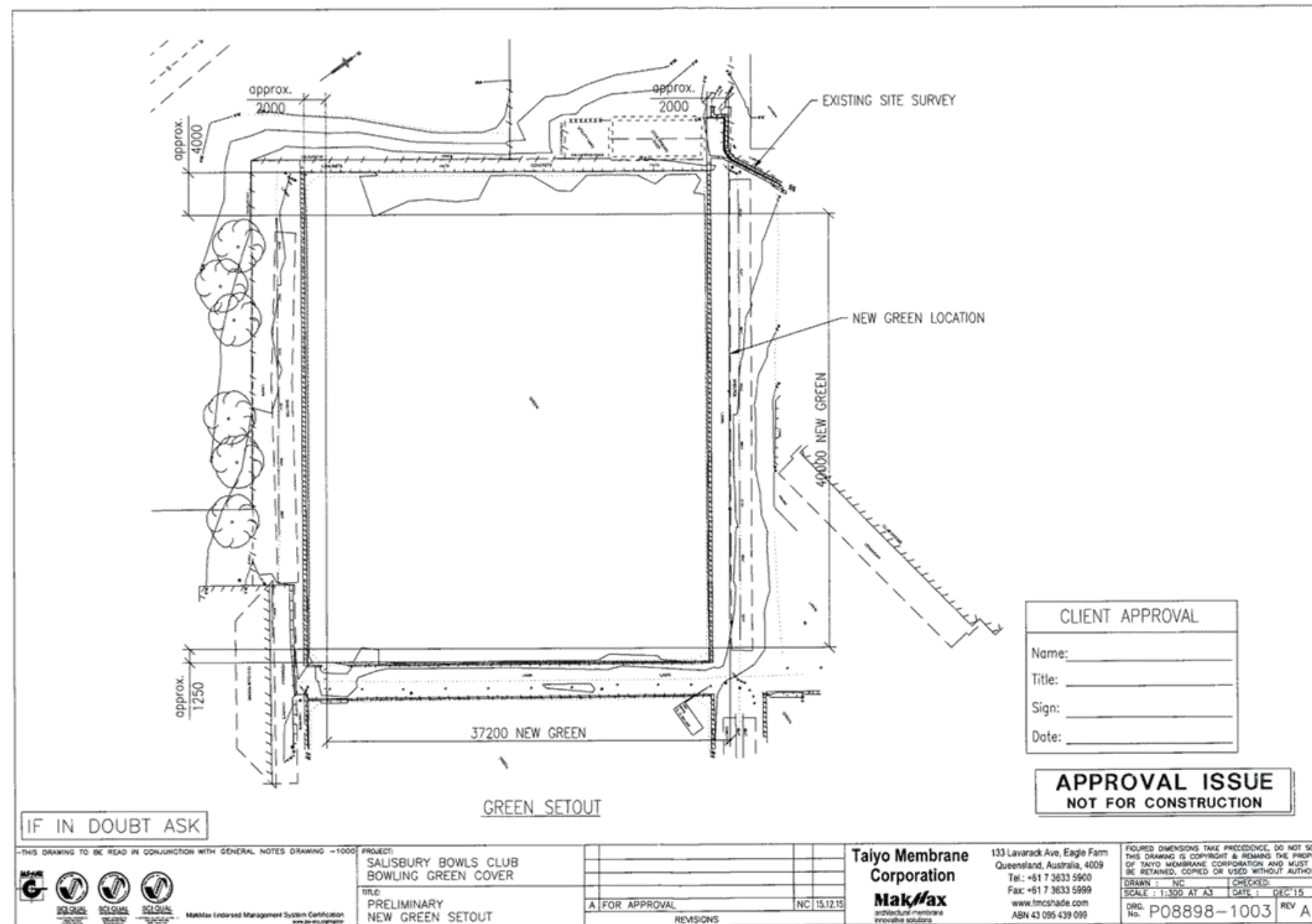
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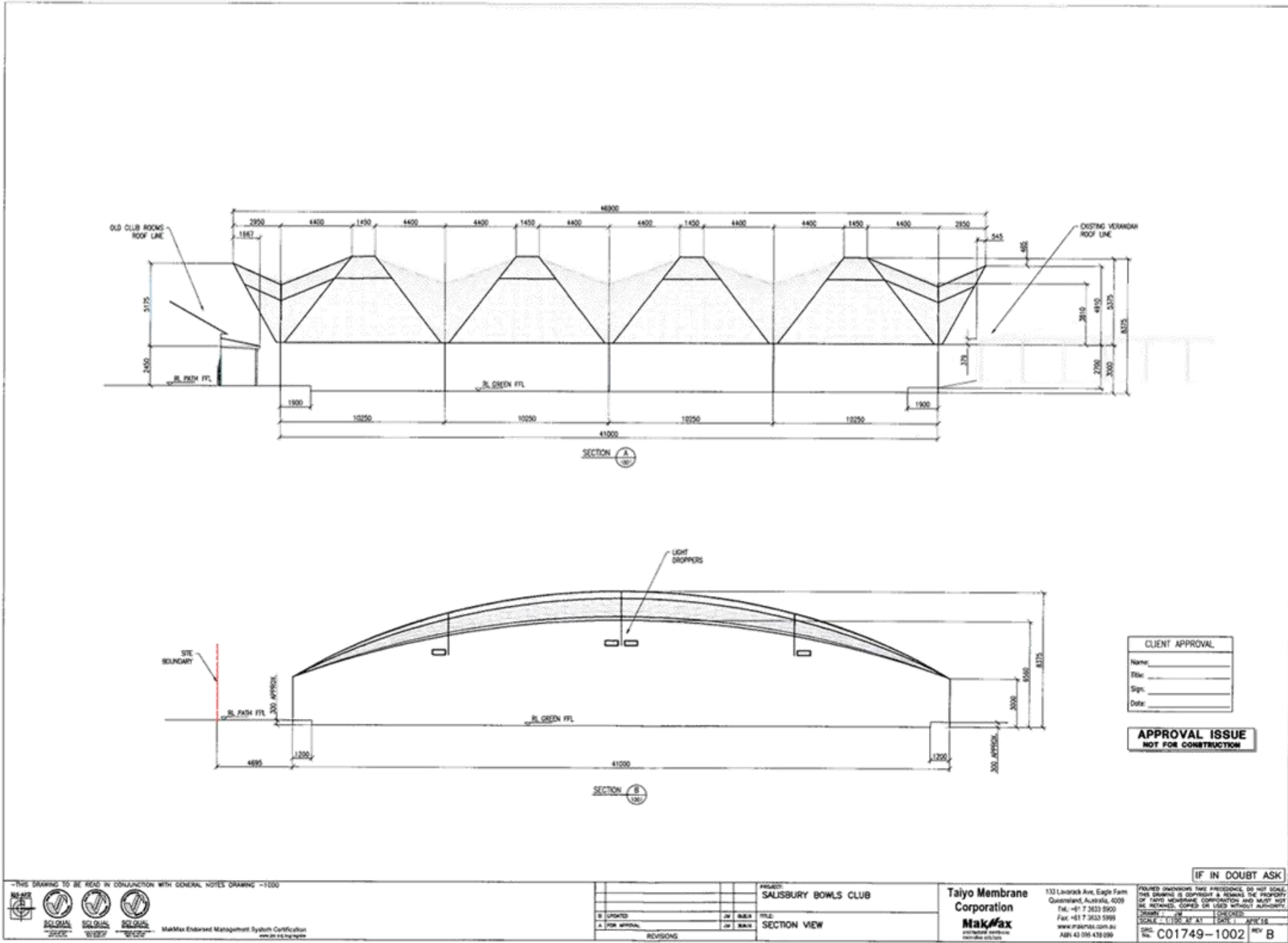
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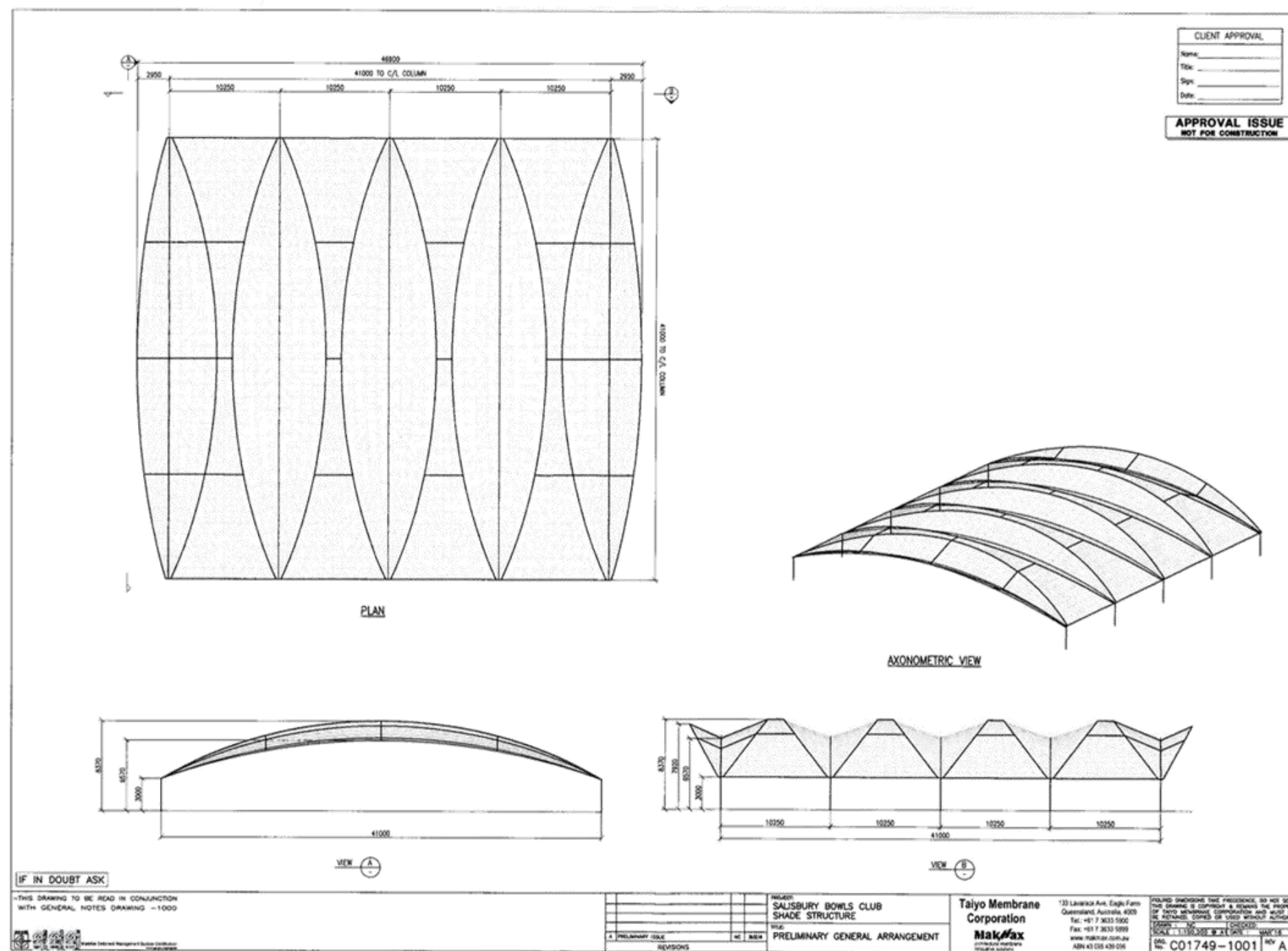






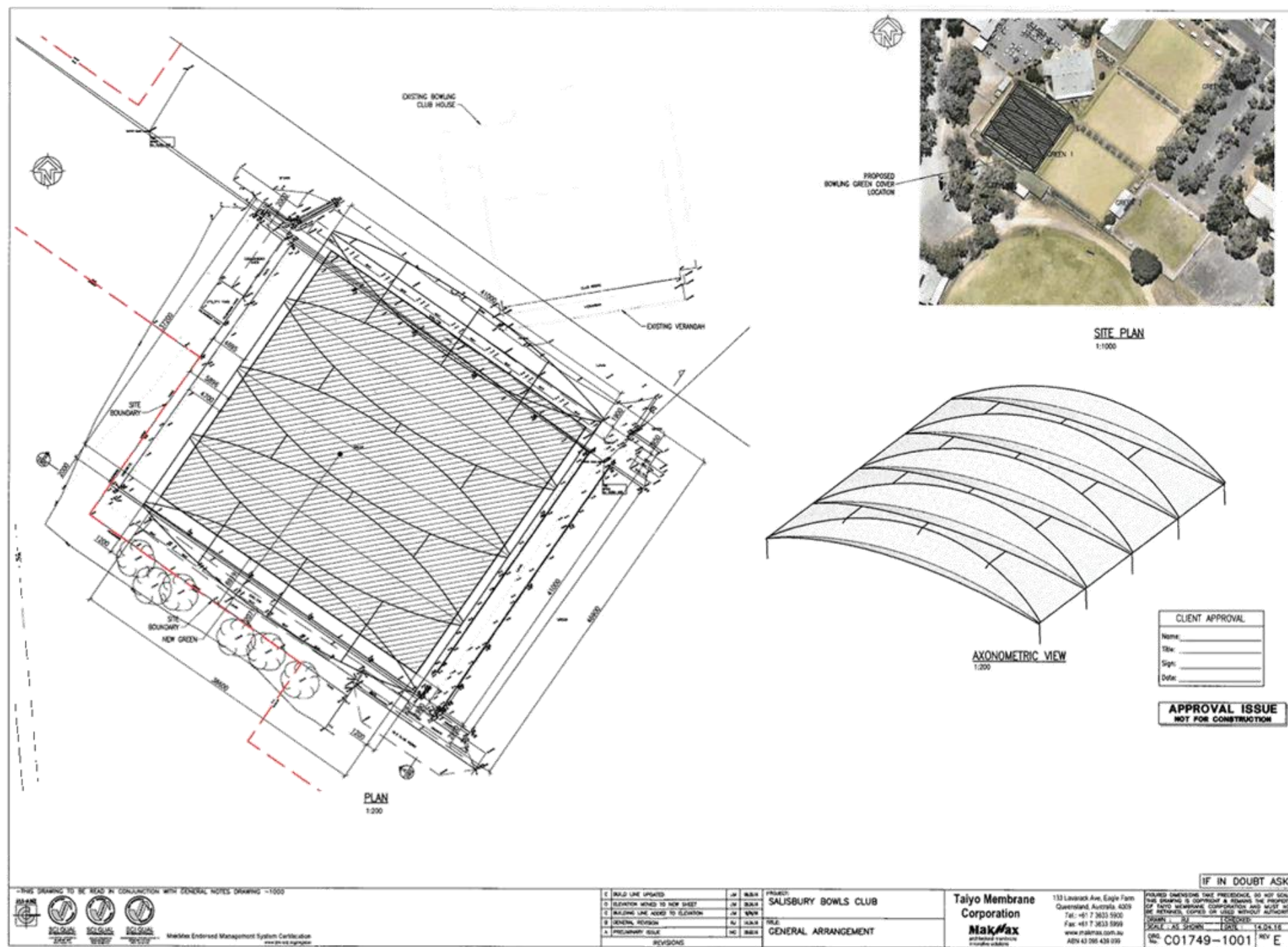






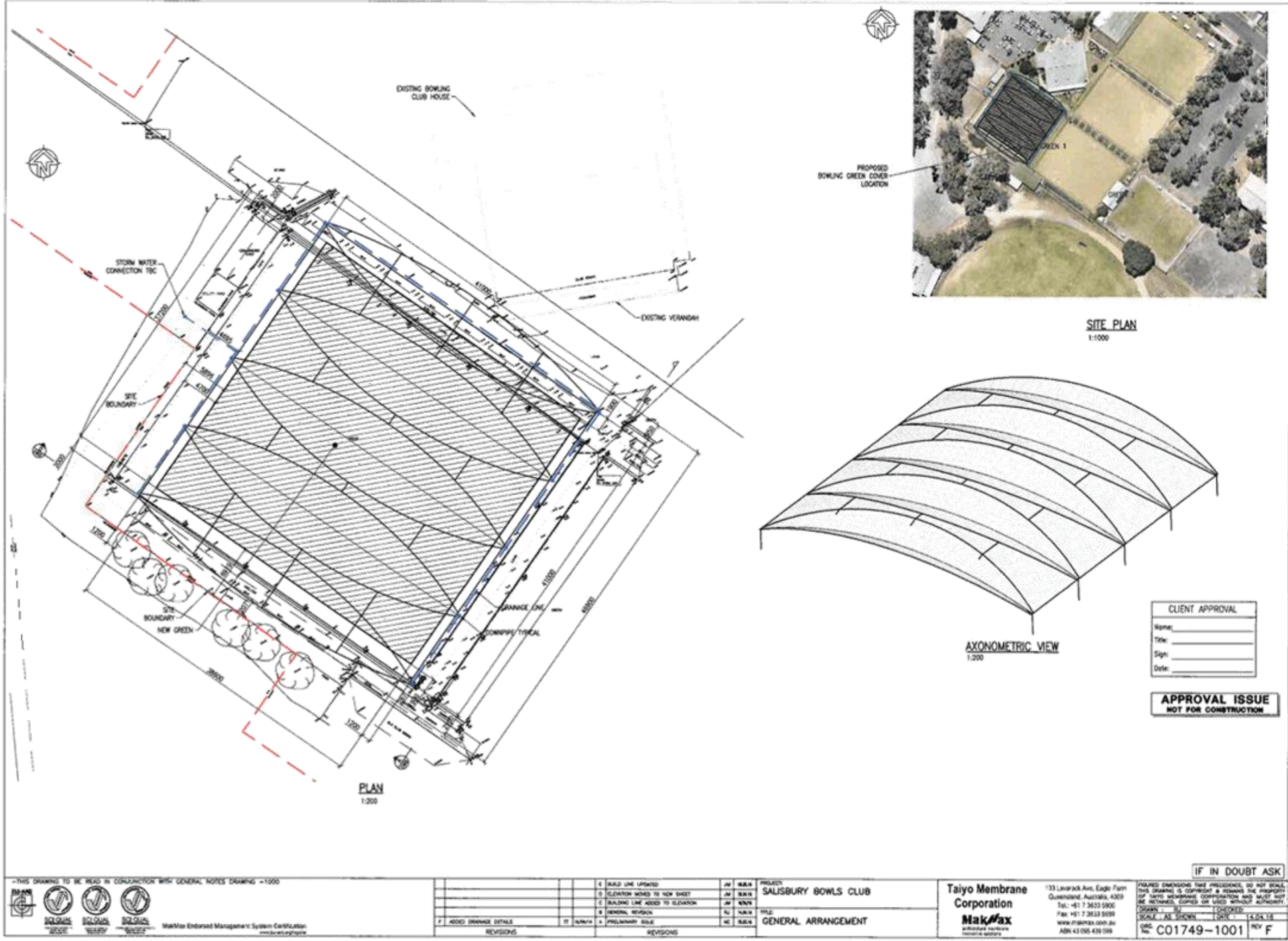






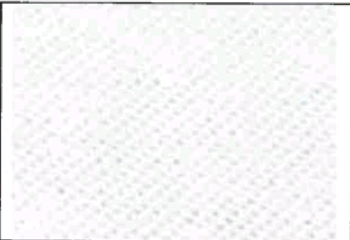


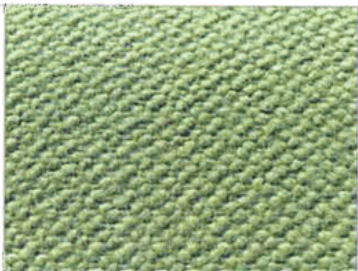








## SALISBURY BOWLS CLUB CLOUR &amp; MATERIALS SCHEDULE

PR	FABRIC ROOF STRUCTURE		
PTFE	Roof Fabric	<b>Company:</b> Chukoh Imported from Japan <b>Contact:</b> Tomoyo Williams <b>Ph:</b> (07) 3633 5900 <b>Product:</b> FGT600 PTFE <b>Colour:</b> White	
PAINT	Steel Finish	<b>Company:</b> International – Akzo Nobel <b>Contact:</b> Aaron Lines <b>Ph:</b> (02) 9616 6904 <b>Product:</b> Interthane 990 – 3 Coat System <b>Colour:</b> White	

PR	SYNTHETIC SURFACES		
SW	Sports Weave	<b>Company:</b> Imported from England UK <b>Contact:</b> Craig Morris <b>Ph:</b> 0499 800 889 <b>Product:</b> Sports Weave Polyethylene <b>Colour:</b> Olive green	
DD	Ditch Dropper	<b>Company:</b> Grass Manufacturers <b>Contact:</b> Craig Morris <b>Ph:</b> 0499 800 889 <b>Product:</b> Euroclay 12 Polyethylene <b>PEP Colour:</b> Terracotta Clay	
DG	Ditch Grass	<b>Company:</b> Grass Manufacturers <b>Contact:</b> Craig Morris <b>Ph:</b> 0499 800 889 <b>Product:</b> Summer Prestige 40 PEP <b>Colour:</b> Field Green/ Olive/ Brown Thatch	



## **Attachment 2**

### **Notice of Category 3 Application**

**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>	361/650/2016/3B
<b>APPLICANT:</b>	Salisbury Bowling Club Inc PO Box 211 SALISBURY SA 5108
<b>NATURE OF THE DEVELOPMENT:</b>	SHADE STRUCTURE IN ASSOCIATION WITH THE EXISTING BOWLING CLUB
<b>LOCATED AT:</b>	5-15 Orange Avenue, Salisbury SA 5108
<b>CERTIFICATE OF TITLE:</b>	CT-5850/746
<b>ZONE:</b>	Residential

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 Monday 20<sup>th</sup> June 2016**.

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: Karyn Brown, Development Officer

Date: 2 June 2016

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

# **Attachment 3**

## **Relevant Development Plan Extracts**

### **Consolidated 7 January 2016**



# Development Plan

**Salisbury Council**

**Consolidated - 7 January 2016**

Please refer to the Salisbury Council page at  
[www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any  
amendments not consolidated.



**Government of South Australia**  
Department of Planning,  
Transport and Infrastructure

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## Design and Appearance

### OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

### PRINCIPLES OF DEVELOPMENT CONTROL

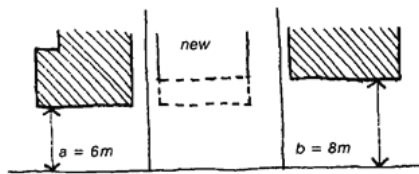
- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation
  - (b) colour and detailing
  - (c) small vertical and horizontal components
  - (d) design and placing of windows
  - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties
  - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

**Salisbury Council**  
**General Section**  
**Design and Appearance**

- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.

**Building Setbacks from Road Boundaries**

- 17 The setback of buildings from public roads should:
  - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
  - (b) contribute positively to the streetscape character of the locality
  - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 18 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:  <p style="text-align: center;">When <math>b - a \leq 2</math>, setback of new dwelling = <math>a</math> or <math>b</math></p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 19 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Sal/1 - Building Setbacks from Road Boundaries](#).

- 20 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 21 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.

Salisbury Council  
General Section  
Natural Resources

## Natural Resources

### OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland, *marine and estuarine* and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including *marine waters*, ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
  - (a) protect natural ecological systems
  - (b) achieve the sustainable use of water
  - (c) protect water quality, including receiving waters
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
  - (e) minimise demand on reticulated water supplies
  - (f) maximise the harvest and use of stormwater
  - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.



- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### **Water Sensitive Design**

- 5 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical
  - (b) minimise surface water runoff
  - (c) prevent soil erosion and water pollution
  - (d) protect and enhance natural water flows
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (f) not contribute to an increase in salinity levels
  - (g) avoid the water logging of soil or the release of toxic elements
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater
    - (ii) the depth and directional flow of groundwater
    - (iii) the quality and function of natural springs.
- 8 Water discharged from a development site should:
  - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
  - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

**Salisbury Council  
General Section  
Natural Resources**

13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

14 Stormwater management systems should:

(a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source

(b) utilise, but not be limited to, one or more of the following harvesting methods:

(i) the collection of roof water in tanks

(ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks

(iii) the incorporation of detention and retention facilities

(iv) aquifer recharge.

15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:

(a) ensure public health and safety is protected

(b) minimise potential public health risks arising from the breeding of mosquitoes.

**Water Catchment Areas**

17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.

19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.

20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:

(a) fenced to exclude livestock

(b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

(c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.



- 22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
  - (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 23 The location and construction of dams, water tanks and diversion drains should:
  - (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

#### **Biodiversity and Native Vegetation**

- 26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 28 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
  - (a) provides an important habitat for wildlife or shade and shelter for livestock
  - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
  - (c) provides an important seed bank for locally indigenous vegetation
  - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
  - (f) is growing in, or is characteristically associated with a wetland environment.

**Salisbury Council**  
**General Section**  
**Natural Resources**

- 29 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
  - (b) decreased soil stability
  - (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 30 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 31 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 32 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 33 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 34 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park

- (iii) a wilderness protection area
  - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 35 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

**Soil Conservation**

- 36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 37 Development should be designed and sited to prevent erosion.
- 38 Development should take place in a manner that will minimise alteration to the existing landform.
- 39 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

## Siting and Visibility

### OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural and coastal areas
  - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
  - (d) the amenity of public beaches
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 Buildings and structures on land outside of urban areas should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 4 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 5 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 6 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 7 Development should be screened through the establishment of landscaping using locally indigenous plant species:
  - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.



## Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.
- 4 Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.
- 5 Residential development designed and insulated to minimise effects of predicted aircraft noise and industrial noise.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations. In addition to housing and open space, the zone will also contain a variety of community related, non-residential land uses that contribute to the creation of pleasant, connected, well serviced and socially inclusive neighbourhoods.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows, doors and balconies that overlook the street and areas of public open space to promote surveillance and community interaction.

Setbacks to local streets will be used to enable landscaping to be provided to soften the built form and improve amenity for residents and pedestrians. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and the width of associated crossovers and driveways. Sealed surfaces will be minimised to reduce stormwater run-off and to also provide opportunities for landscaping to improve visual amenity. Development will seek to protect and retain regulated trees that contribute to the character of the area.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged.

**Salisbury Council**  
**Zone Section**  
**Residential Zone**

to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity.

Medium density forms of housing including semi-detached dwellings, row dwellings, residential flat buildings and group dwellings are encouraged in areas with good access to services and facilities. Concentrated nodes of medium density development of up to 4 storeys in height are anticipated in areas close to centres, public transport and significant public open space, and are to be developed in a co-ordinated and orderly manner. Typically this will involve the amalgamation of sites and will result in development that compliments the prevailing character. A transition in building height will be necessary to ensure issues of overlooking is minimised and solar access maintained.

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Development of land with a known history of a potentially contaminating activity will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed use.

Development in areas which adjoin industrial land uses and areas affected by aircraft noise as identified in Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure should be designed, sited and constructed to minimise the effects of noise.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary or secondary school
  - recreation area
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the local community
  - (b) is consistent with the character of the locality



(c) does not detrimentally impact on the amenity of nearby residents

(d) will not undermine the efficient operation of nearby centres.

- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:

(a) [Concept Plan Map Sal/21 - Parlowie Residential Area 3](#)

(b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)

(c) [Concept Plan Map Sal/23 - Direk Residential Area](#)

(d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)

(e) [Concept Plan Map Sal/25 - Parlowie Residential Area 1](#)

(f) [Concept Plan Map Sal/26 - Parlowie Residential Area 2](#)

(g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1](#).

- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:

- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
- (b) service areas are located between the noise source and the living areas of the dwelling
- (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
- (d) the number of wall openings facing the noise source are minimised.

- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.

- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.

- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.

- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area for allotments less than 450 square metres	60 square metres
Maximum floor area for allotment greater than 450 square metres	72 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	3 metres

**Salisbury Council**  
**Zone Section**  
**Residential Zone**

**Affordable Housing**

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

**Land Division**

- 14 Land division should create a 5 metre landscaped reserve to limit direct vehicle access where allotments are created fronting the following roads:
- (a) Martins Road, Parafield Gardens and Paralowie
  - (b) Burton Road, Burton and Paralowie
  - (c) Bolivar Road, Burton and Paralowie
  - (d) Willochra Road, Salisbury.

## Salisbury Residential Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will contain low density residential development, primarily accommodating detached dwellings on individual allotments.

Older dwellings will progressively be redeveloped or replaced with dwellings of compatible scale, form and style that build on the positive features of the locality. Built form is largely consistent and typically comprises dwellings with generous setbacks to roads and landscaped front yards.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuildings in association with a dwelling
  - domestic structures
  - dwelling additions.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.

Salisbury Council  
Zone Section  
Residential Zone

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

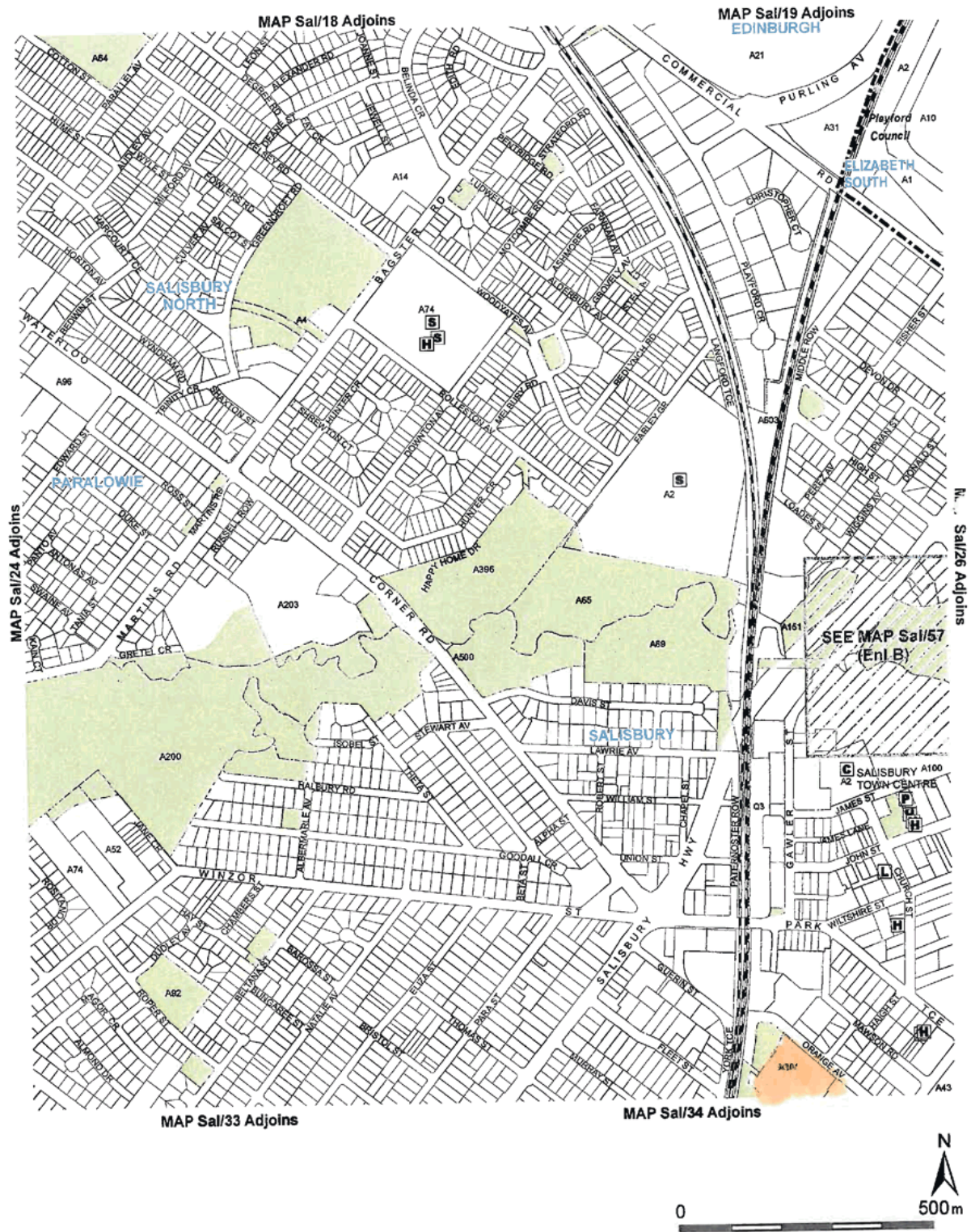
Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where it complies with all of the following: (a) it does not move, rotate or incorporate flashing lights (b) it does not wholly or partly consist of bunting, streamers, flags, wind vanes and the like (c) if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling where it is contained within the 'Concept Area Boundary' identified on <u>Concept Plan Map Sal/22 - Burton Residential Area 1</u>	Except where the dwelling has a maximum height of no more than one-storey above natural ground level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	Except where it comprises alterations or additions to a petrol filling station existing at 20 January 1994.
Prescribed mining operations	
Public service depot	
Residential flat building within the <b>Salisbury Residential Policy Area 18</b>	

Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: <ul style="list-style-type: none"> <li>(a) the gross leasable area is less than 250 square metres</li> <li>(b) the site does not front an arterial road.</li> </ul>
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

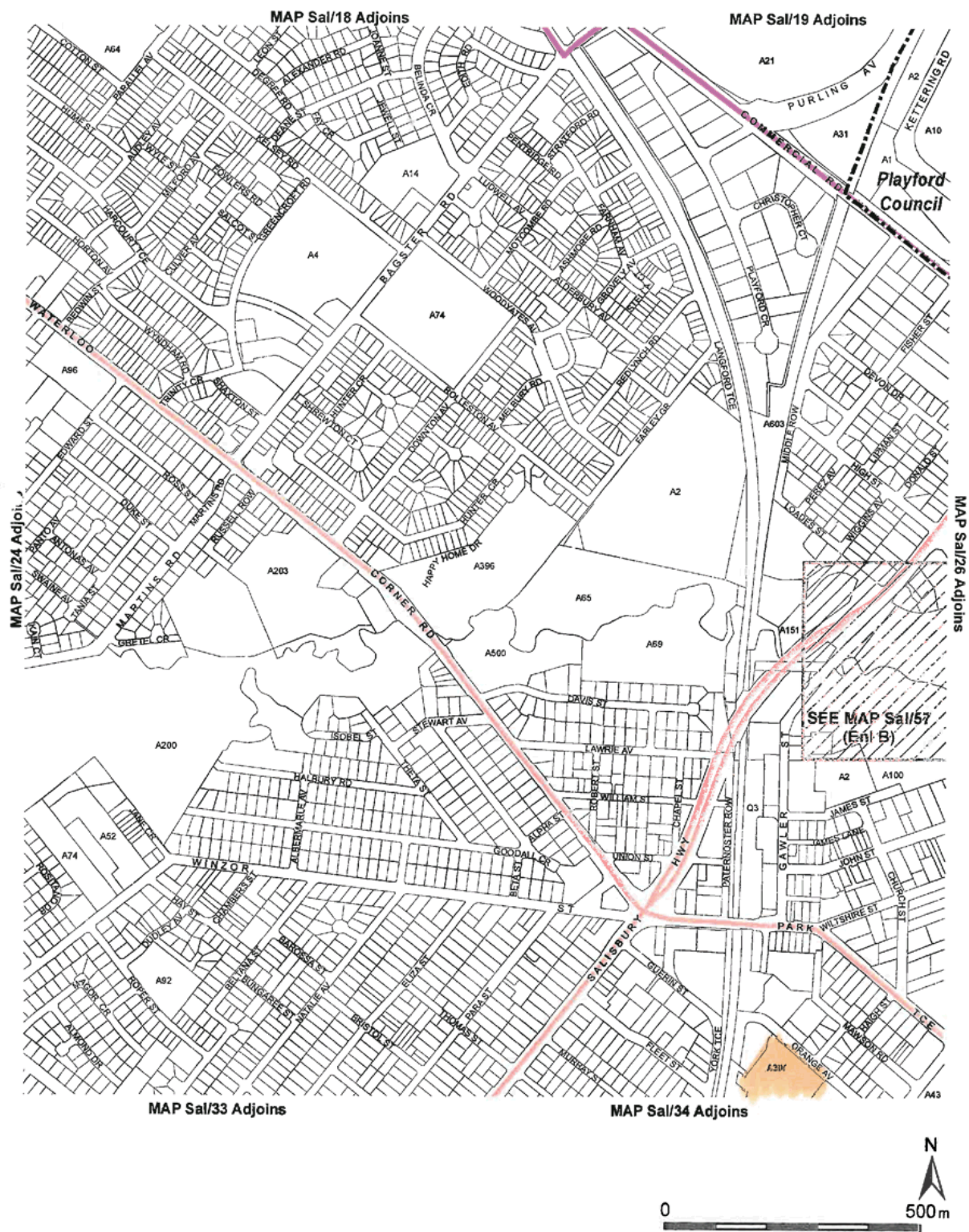




## Location Map Sal/25

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- Possible Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

## Overlay Map Sal/25 TRANSPORT

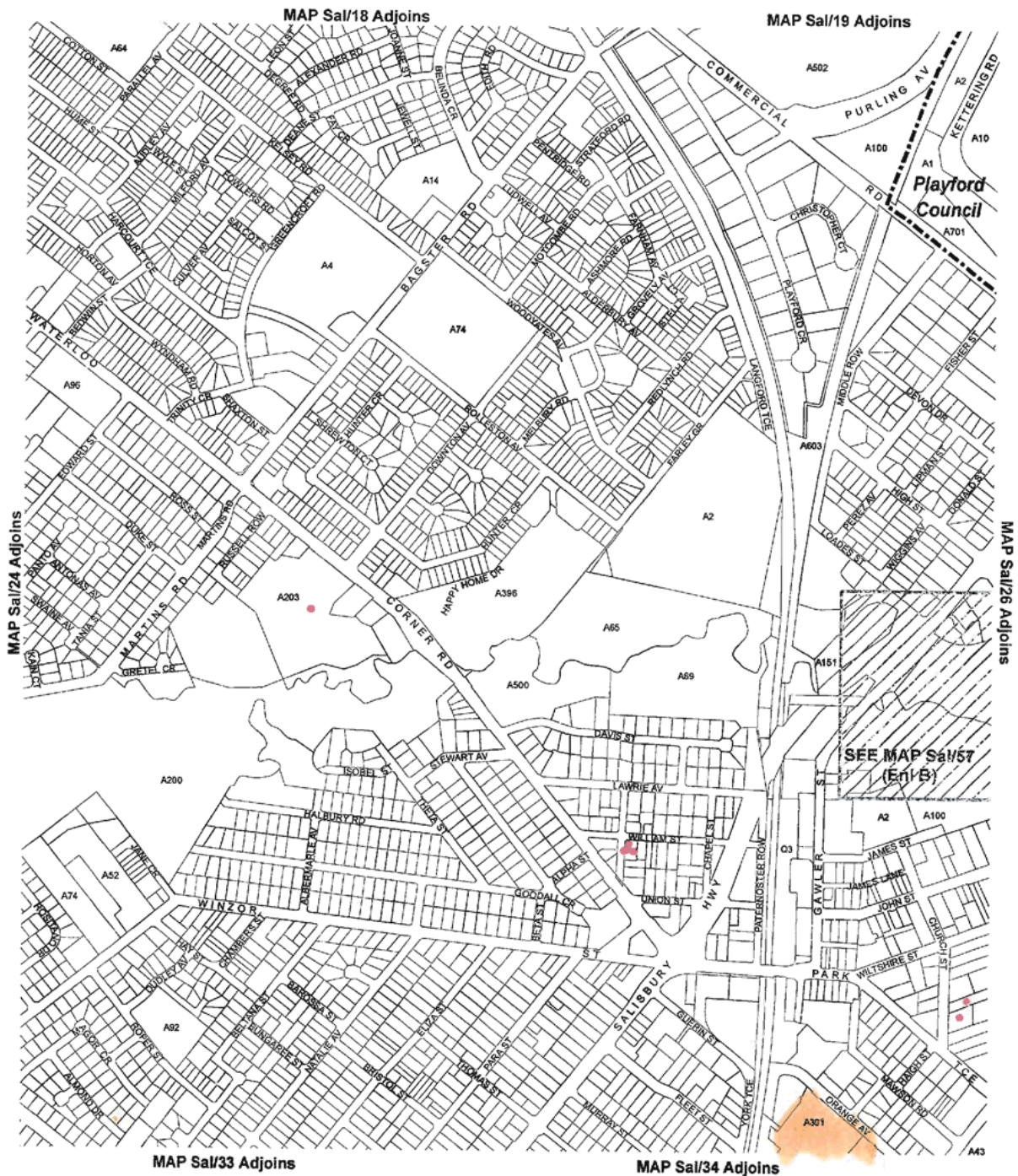
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Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



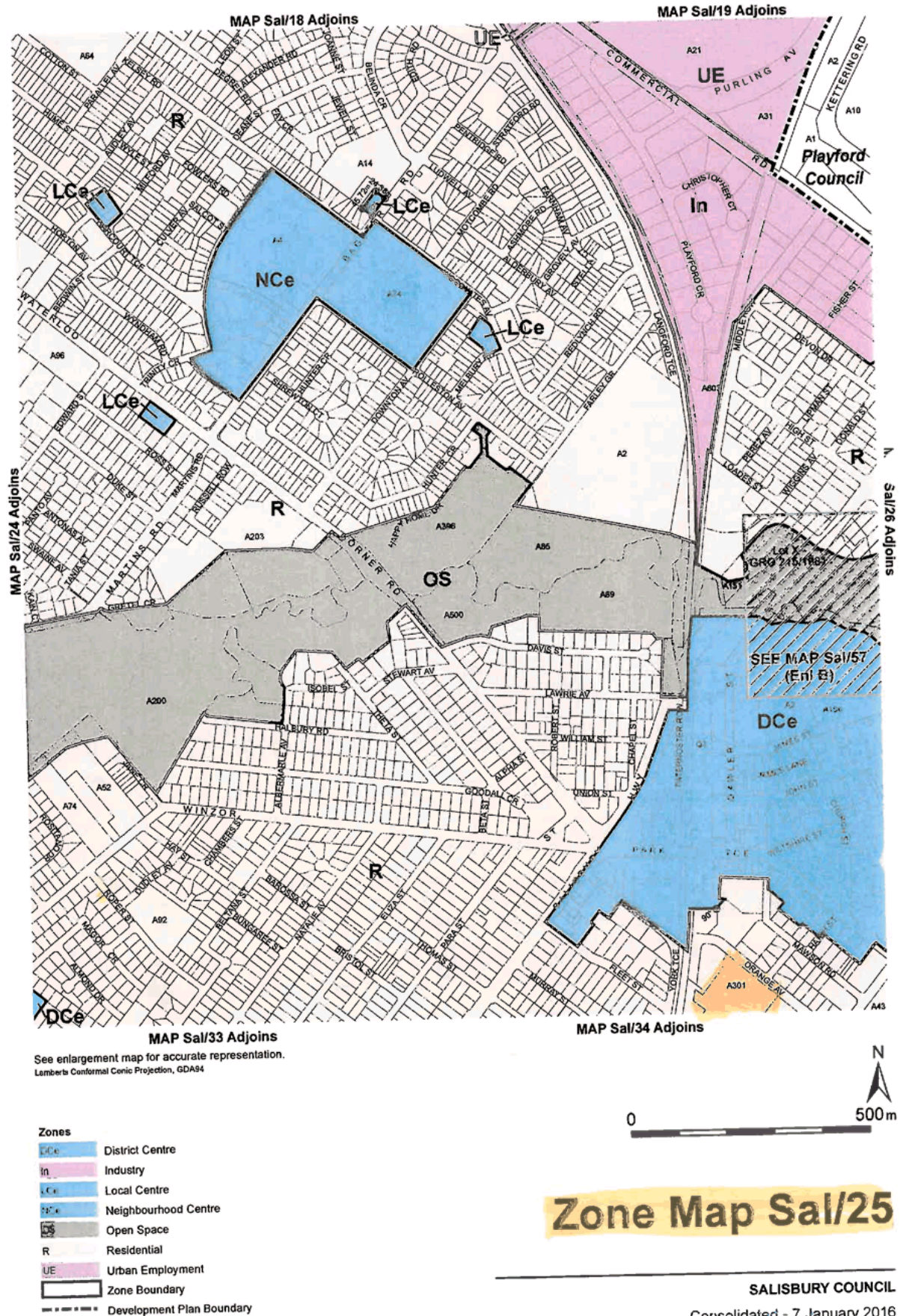
- State heritage place
- Development Plan Boundary

## Overlay Map Sal/25 HERITAGE

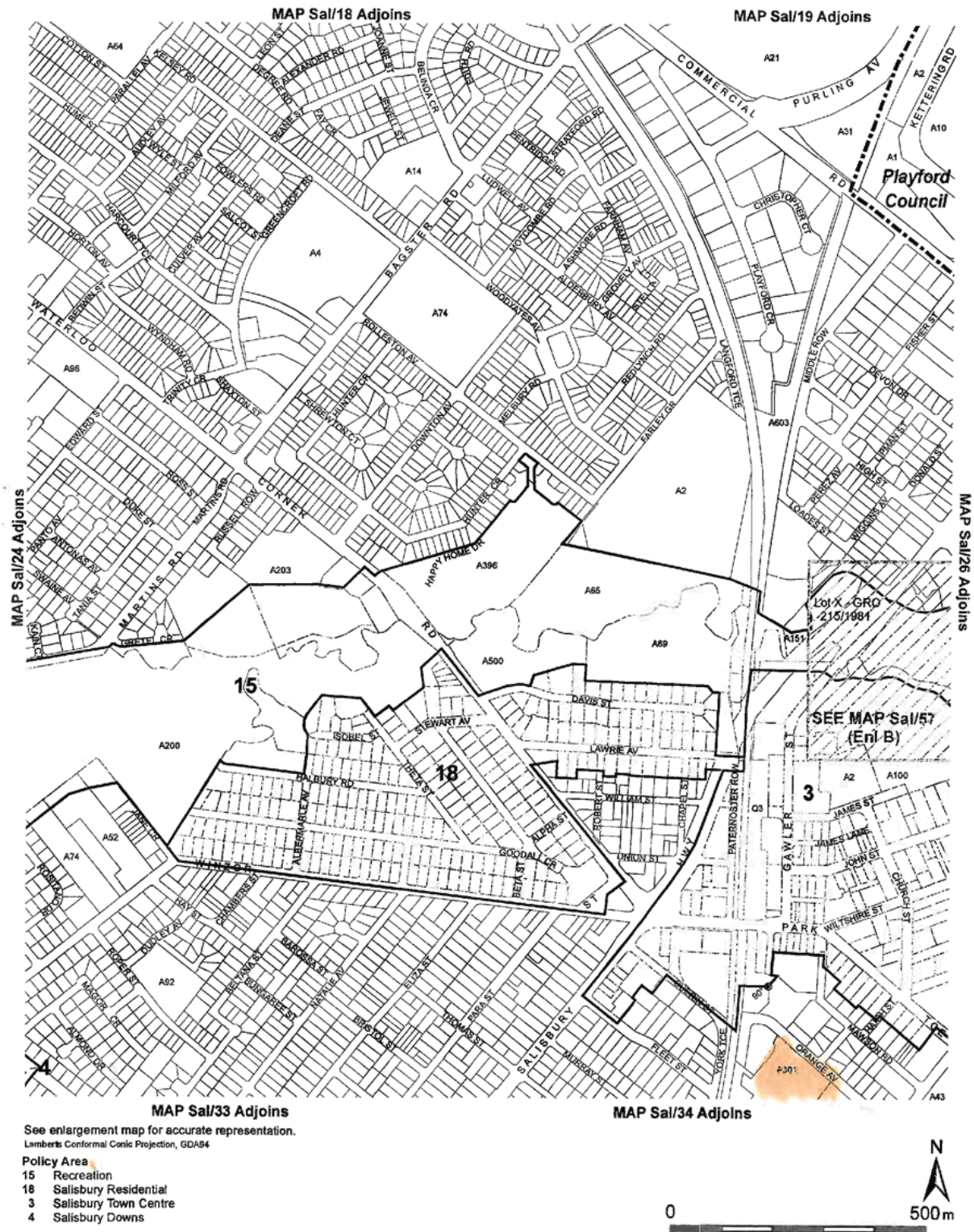
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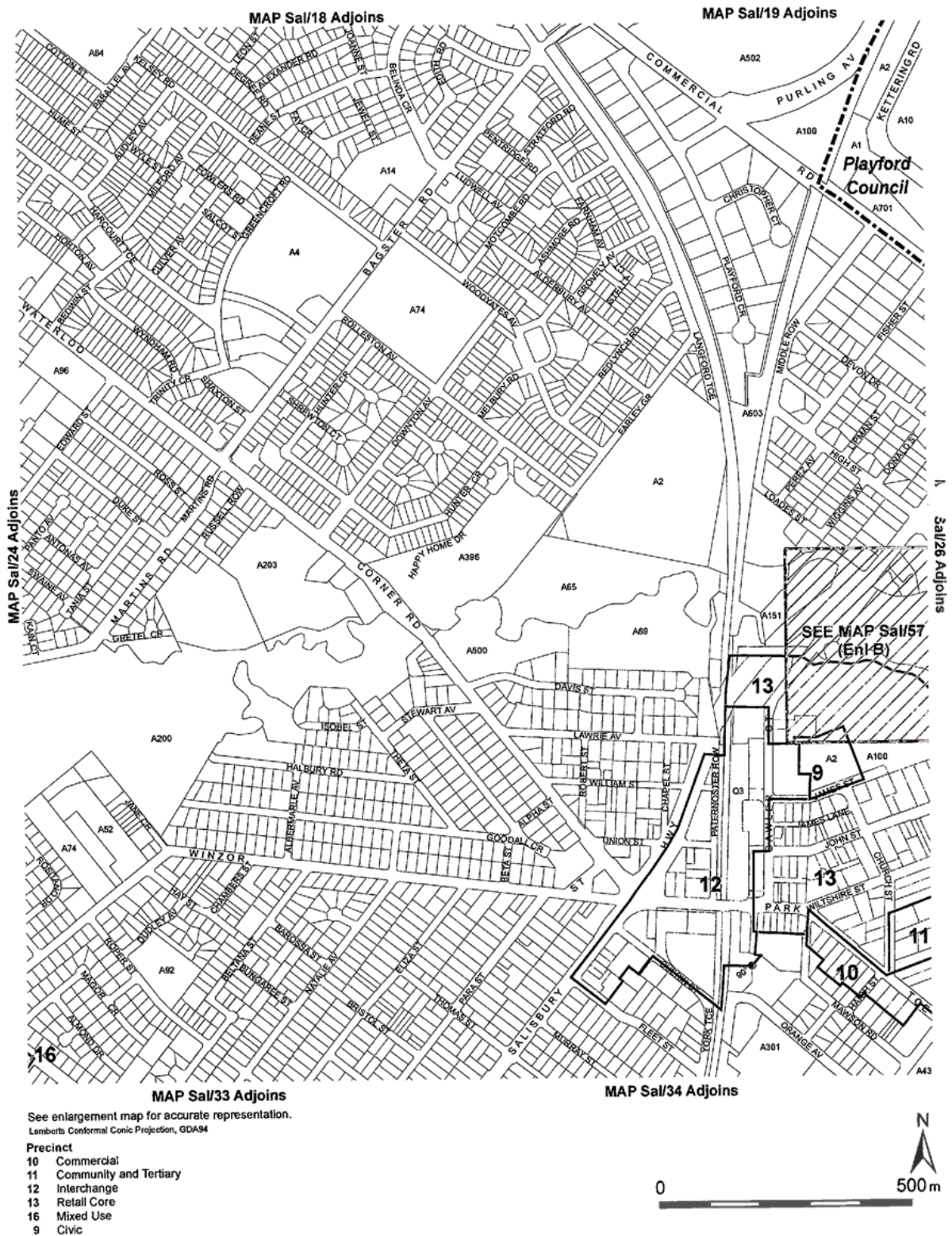












## Precinct Map Sal/25

Precinct Boundary  
 Development Plan Boundary

**SALISBURY COUNCIL**  
Consolidated - 7 January 2016



<b>ITEM</b>	5.1.2
	<b>DEVELOPMENT ASSESSMENT PANEL</b>
<b>DATE</b>	26 July 2016
<b>APPLICATION NO.</b>	361/743/2016/2B
<b>APPLICANT</b>	Vatroslav Saric
<b>PROPOSAL</b>	Change of Use (Tennacy B) from Warehouse (approved via DA 361/343/2015) to Industry (Powder Coating)
<b>LOCATION</b>	59 Stanbel Road, Salisbury Plain
<b>CERTIFICATE OF TITLE</b>	Volume 6148 Folio 21
<b>AUTHOR</b>	Sonia Gallarello, Development Officer Planning, City Development

### 1. DEVELOPMENT APPLICATION DETAILS

<b>Zone/Policy Area</b>	Industry
<b>Application Type</b>	On-merit
<b>Public Notification</b>	Representations received: 5 (valid) 15 (invalid) Representations to be heard: 2
<b>Referrals - Statutory</b>	Environmental Protection Authority (EPA)
<b>Referrals – Internal</b>	Nil
<b>Development Plan Version</b>	Salisbury (City) Development Plan Consolidated 7 January 2016
<b>Assessing Officer</b>	Sonia Gallarello, Development Officer – Planning, City Development
<b>Recommendation</b>	Grant Development Plan Consent subject to Conditions
<b>Meeting Date</b>	26 July 2016

### 2. REPORT CONTENTS

#### Assessment Report

Attachment 1:	Proposal Plans
Attachment 2:	Supporting Information
Attachment 3:	Notice of Category 2 Application and Representations (valid)
Attachment 4:	Applicant Response to Representations
Attachment 5:	EPA Referral Advice
Attachment 6:	Relevant Development Plan Extracts Consolidated 7 January 2016

### 3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent for a change of land use of Tenancy B (currently under construction and approved via DA 361/343/2015) from warehouse to industry (powder coating).

The subject land comprises a hammerhead allotment having a frontage to Stanbel Road of 11.6 metres. The bulk of the land is regular in shape with the rear boundary measuring 67.9 metres and the side boundary excluding handle measuring 99.4 metres. The total site area is 6666.5m<sup>2</sup> of which 1912m<sup>2</sup> comprises Tenancy B.

The site contains a warehouse containing three tenancies under construction. The building is served by a common driveway, which is under construction with access from Stanbel Road. The middle tenancy (Tenancy B) is the subject site of this application. The site does not contain any regulated or significant trees.

The adjacent site at 57 Stanbel Road contains a fitness centre.

The subject land is located within the Industry Zone and adjoins an established residential area. The application is an “on merit” form of development and has been subject to Category 2 public notification. Five representations were received during the public notification period, two of which desired to be heard. Fifteen representations were received from persons outside of the prescribed notification area and pursuant to Section 38 (18) of the *Development Act, 1993*, the relevant authority is not required to take into account these representations and the regulations state that they “will not have effect for any relevant purpose” under this section.

A key issue for consideration in relation to the application is the potential impact of the proposed use upon the adjoining residential area. Advice has been provided by the EPA that finds the proposal is unlikely to result in unacceptable impacts.

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 proposed land use is considered to be appropriate within the Industry Zone.
- b) The scale of the activity, the building design and the management measures proposed are considered to be appropriate to ensure that the activity does not have any unreasonable interface impacts in terms of air quality, noise, waste management and water quality.
- c) Adequate levels of off-street parking are provided and there is adequate internal manoeuvring for expected vehicles.

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

#### **4. SUBJECT SITE**

The subject site is an L-shaped tenancy; (Tenancy B) within a new warehouse building being constructed on the subject land. The common area within the subject land also forms part of the change in land use.

The subject land comprises a hammerhead allotment having a frontage to Stanbel Road of 11.6 metres. The bulk of the land is regular in shape with the rear boundary measuring 67.9 metres and the side boundary excluding handle measuring 99.4 metres. The total site area is 6666.5m<sup>2</sup> of which 1912m<sup>2</sup> comprises Tenancy B.

## 5. LOCALITY

Aerial View:

Contextual Plan:



Source : Near Map image – 23 April 2016



Subject land

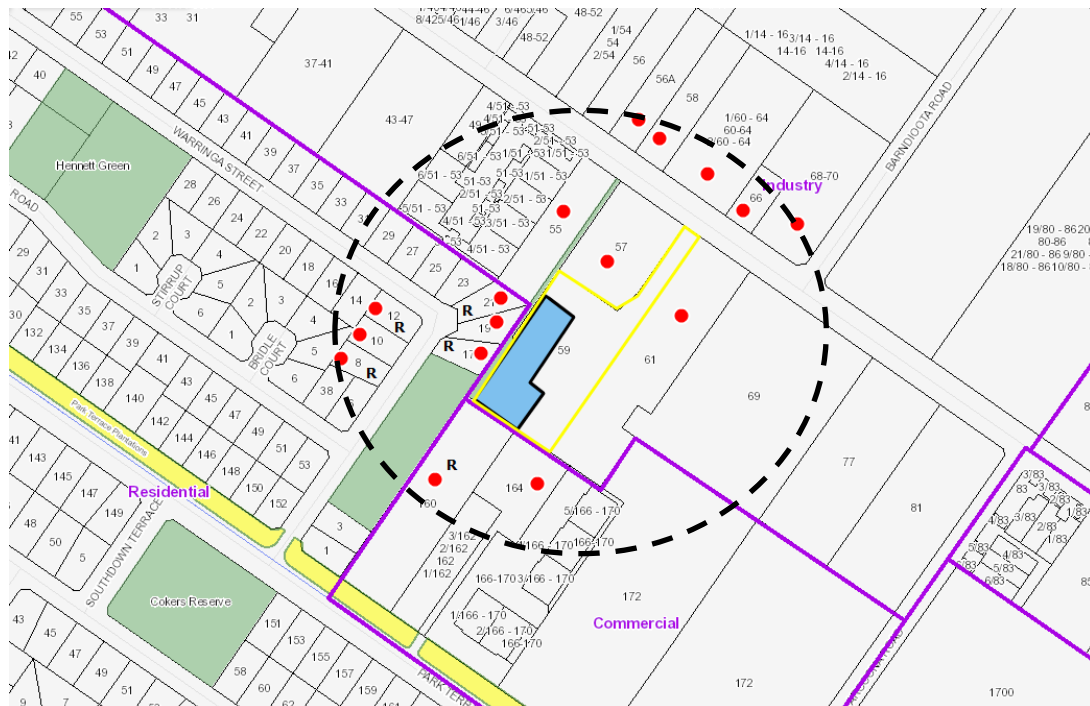
Extract of the Relevant Development Plan Zone Map Sal/35 Locality Plan



Subject land

## Locality Plan

### Item 5.1.2



Subject Site



Subject Land



Locality boundary



Zone boundary



Properties notified

R

Representation

The locality is characterised by industrial uses having large building footprints, typically constructed of tilt up concrete panel walling and metal roofing. There are a number of houses that exist within the Industry Zone that are either occupied for residential purposes or have been converted to small scale industrial / office use. West of the subject land there are residential dwellings at low densities, predominantly comprising 3-4 bedroom single storey dwellings with garaging. Several allotments in the locality are 'undeveloped' and are used for horticulture (olive trees, fruit trees or vegetables).



**Site Photographs** (taken 05/07/2016)



Photo 1: The subject land with frontage to Stanbel Road





Photo 2: The access to the subject land – road under construction



Photo 3: The subject building and common area to be completed. View is to the south.



Photo 4: The wall of the building – Tenancy B. View is north east through Warringa Avenue Reserve.



Photo 5: The view of the building – Tenancy B. View is north east over 19 Warringa Street, Salisbury Plain.





Photo 6: The fitness centre at 57 Stanbel Road, Salisbury Plain and view of southern side of Stanbel Road. View toward north west.



Photo 7: View of Stanbel Road, Salisbury Plain. View toward the north.



Photo 8: View of Stanbel Road, Salisbury Plain. View toward Main North Road, south east.



Photo 9: View of existing operations (Omega Prestige Coaters) at Unit 1, 84 Stanbel Road, Salisbury Plain



**6. CHARACTERISATION AND PUBLIC NOTIFICATION**

The applicant seeks Development Plan Consent for a change of use of Tenancy B from warehouse (approved via DA 361/343/2015) to industry (powder coating) at 59 Stanbel Road, Salisbury Plain.

The proposed hours of operation include Monday to Saturday from 7am to 6pm. The business 'Omega Prestige Coaters' are currently located at Unit 1, 84 Stanbel Road, Salisbury Plain and they intend to relocate to this site. The business has 11 employees.

Products that they powder coat include carports, verandahs, fencing, security doors, motor bikes, car parts, and all steel and aluminum products.

The application doesn't include any building work or signage. Signs would be subject to a separate future development application in the event of the current application being approved.

Proposed plans are provided under Attachment 1 and supporting information under Attachment 2.

**7. CLASSIFICATION**

The subject land is located within the Industry Zone under the Salisbury (City) Development Plan (Consolidated 7 January 2016). The development proposed is neither listed as being a complying or non-complying form of development. Therefore the application should be assessed "on merit" against the relevant provisions of the Development Plan.

**8. CHARACTERISATION AND PUBLIC NOTIFICATION**

Council granted Development Approval within Application 361/343/2015 for the construction of three warehouses and the removal of three regulated trees. This application was subject to Category 2 notification pursuant to Schedule 9, Part 2 (19) of the Development Regulations 2008.

The subject application seeks a variation to the approved use for Tenancy B from warehouse to industry. This application is subject to Category 2 public notification pursuant to Schedule 9, Part 2 (19) given that it comprises a change in use to general industry and is within the Industry Zone and adjacent to a different zone - the Residential Zone as set out in Schedule 9, Part 1 (6) (1) (g).

The Category 2 notification period commenced on 18 April 2016 and closed on 5 May 2016. Council received five valid representations as part of the notification process. Fifteen representations were received from persons outside of the prescribed notification area and pursuant to Section 38 (18) of the *Development Act, 1993* these cannot be considered as valid representations, and the representations are unable to be considered by the Panel in the assessment of the application. However, there are some consistencies in relation to the issues raised in all representations, both valid and invalid, that will be considered in this assessment report and also considered by the Panel in the assessment of the application.

The valid representations are listed in the table below:



<b>Form of Notification:</b>	Letters to adjoining property owners and occupants
<b>Valid Representations received</b>	5
<b>Representations received</b>	<b>Wish to be Heard</b>
Maxine Aumentado and Remigio Aumentado 17 Warringa Street, Salisbury Plain	✓
Rosie Rowan 8 Warringa Street, Salisbury Plain	✓
Anthony Simpson 12 Warringa Street, Salisbury Plain	
Marion Mark 160 Park Terrace, Salisbury Plain	
Rachel Harward and Peter Harward 21 Warringa Street, Salisbury Plain	

The representations and the applicant's response are provided in Attachments 3 and 4 respectively. The content of the representations and the applicant's response are summarised in the table below:

Summary of Representations received	
Representation	Applicant's Response
A. The use will cause cancer, asthma and other illnesses through toxic fumes.	All activities in association with powder coating will occur within the building and within the powder coating booth. Enclosed booths are designed to capture any surplus powder. Powder / dust will not be emitted into the atmosphere at any time.
B. Loss of property value	The applicant did not respond to this issue.
C. The new warehouses have resulted in a loss of residential amenity.	The building has been approved by Council. The applicant is prepared to paint the wall facing the residents to Warringa Street and to provide additional landscaping in order to soften the building's visual impact.
D. There is a lack of clarity regarding information provided in the application.	It is difficult to measure the volume of powder that the business will utilise until commencement of use. It is anticipated the use may exceed 10kg per day of dry powder. In anticipation an EPA licence has been sought in the event that the threshold is exceeded.
E. The use will occur too close to residents.	Due to the proximity of the building to adjacent dwellings, specific consideration was given to the design of the warehouse in the form of a solid wall buffer thereby providing noise attenuation and odour control.
F. The use will result in excessive noise.	The tenancy is built of solid concrete panels. There is also an insulated blanket to the roof that will assist in containing noise. All equipment is located within the tenancy and new

equipment and noise reduction techniques are to be implemented as part of the business.
---

The concerns raised above by the representors and the applicant's response are addressed in greater detail in the assessment section of this report. With respect to loss of property values, the Environment, Resources and Development Court has confirmed on a number of occasions that this is not a relevant planning consideration.

## 9. REFERRALS – STATUTORY

The application was referred to the EPA in accordance with Section 37 (4) (b) (ii) of the Development Act 1993 and Schedule 8 Item 11 of the Development Regulations 2008.

A copy of the EPA response can be found under Attachment 5.

The EPA does not object to the application subject to a number of conditions being met. An extract of the EPA's response is contained in the table below:

COMMENT
<i>The EPA understands that the business or change in use would involve the pre-treatment of the material to be coated, the powder coating step and 'curing' of the powder coated items.</i>
<i>The Guidelines for Separation Distances (2007) recommends a separation distance between a powder coater (capacity of 10kg per day of powder) and a sensitive receiver (ie a dwelling) of 300 metres. The activity is within about 50 metres of a sensitive receiver. This business is different as the operations and the captured extracted air occurs within the building. A flue is proposed and is as far from Warringa Street as possible.</i>
<u><i>Air Quality</i></u>
<i>Particulates from powder coating and oxides of nitrogen from the curing ovens are the key measures in terms of air quality.</i>
<i>The powder coating will occur within booths. They would be maintained under suction by a vent. Filters and cartridges are used and monitored via pressure to detect leaks. Clean air would flow through into the subject building and this exhaust fitted with another filter.</i>
<i>The EPA deem it is unlikely that the particulates will escape the building.</i>
<i>The applicant proposes on installing a new oven and relocate the oven currently in use at 1/84 Stanbel Road, Salisbury.</i>
<i>The applicant proposed to vent the oven exhaust to the atmosphere through a stack discharging not less than three metres above the highest point of the roof within a thirty metres radius and with an exit velocity of not less than 10m/s. There would not be a conical rain protector inhibiting upward flow of the combustion gases.</i>
<i>This proposal is considered to be a 'minor source', the EPA allows a stack three metres above the highest point within thirty metres, having an exit velocity of no less than ten metres per second (no rain protector) to provide adequate dispersion without the need for emission modelling. Therefore the potential for offsite impacts from oxides of nitrogen emissions are</i>

*unlikely with this proposal.*

*The applicant intends to install a manometer which would detect differential pressure across the filter fan. This would give an early indication of any issues with the cartridges and this is seen as best practice. This is acceptable to the EPA.*

#### Noise

*The building is a thick concrete tilt-up concrete structure with two emergency doors to the western or nearest side to the residences. The roof has an acoustic blanket to contain noise within the building. The proposed equipment to be used has been selected because of low noise generation or with noise enclosures. The equipment will be enclosed within the building.*

*An acoustic report was commissioned by the applicant from Sonus. This report concludes that "The predicted noise level from the facility would achieve the requirements of EPA (Noise) Policy 2007 during the proposed operating hours of 7am to 6pm."*

*The EPA are satisfied with this response.*

#### Waste Management

*The process includes two waste streams, solid and liquid.*

*Solid waste would include surplus powder, cardboard and plastic from packaging.*

*Liquid waste and sludge would be derived from the cleaning process and pre-treatment of metal prior to powder coating.*

*At the end of each day the powder booths shall be cleaned using a dry vac which would be emptied into sealed containers and disposed of by Adelaide Eco bins. This is acceptable to the EPA.*

*The etching, chromate treatment and degreasing chemicals are all listed wastes under Part B of Schedule 1 of the Environment Protection Act 1993, any waste would need to be removed by a suitably licensed contractor. If this is approved, this would likely be a condition of the EPA Authorisation.*

*The EPA is satisfied with the waste management techniques and impacts that this proposal would have, ie minimal.*

#### Water Quality

*The metal that the powder need to be applied to needs to be clean within this process.*

*The proposed pre-treatment process involves six steps. Tanks would be located within a 27,000 litre bund which would contain 140% of a single tank. This is acceptable to the EPA and a condition regarding bunding is directed.*

#### Conclusion

*The EPA is confident that the proposed powder coating facility, if installed and operated as proposed is unlikely to result in unacceptable impacts to local air, noise or water quality.*

*Three conditions are directed and three notes should Council grant planning consent to the application.*

## 10. REFERRALS – INTERNAL

The application was not referred to any internal departments.

## 11. DEVELOPMENT DATA

Site Characteristics	Comments
Site Area	1912m <sup>2</sup> (Tenancy B) 6665.0m <sup>2</sup> (Total site area)
Building Area	3224m <sup>2</sup> (as approved)
Site Coverage	48.4% (as approved)
Easement	There is a free and unrestricted right of way over Land marked B. The easement provides right of access to the rear of 57 Stanbel Road which is available for carparking.
Setbacks	Part on boundary and part set off (as approved).
Car Parking	41 carparks (including one disabled space) (as approved).
Staff Numbers	11 including 9 casual employees.

## 12. ASSESSMENT

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 7 January 2016. The following reasons are given in support of this recommendation:

- The proposed land use is considered to be appropriate within the Industry Zone.
- The scale of the activity, the building design and the management measures proposed are considered to be appropriate to ensure that the activity does not have any unreasonable interface impacts in terms of air quality, noise, waste management and water quality.
- Adequate levels of off-street parking and internal maneuvering are provided.

### Assessment

Detailed assessment of the application has been undertaken against the relevant provisions of the Salisbury (City) Development Plan and is described below under the following headings.

An extract of the relevant Development Plan, Consolidated 7 January, 2016 is contained in Attachment 6. The relevant provisions are also highlighted in the Attachment.

### *Zoning and Land Use*

Objective 1 of the Industry Zone states:

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.*

Principle of Development Control 1 further identifies the following forms of development as being envisaged within the Zone:

- 1 The following forms of development are envisaged in the zone:*
- *Industry*
  - *Office in association with and ancillary to industry*
  - *Transport distribution*
  - *Warehouse*

Underlining my emphasis

A powder coating business constitutes a form of industry as defined in Schedule 1 of the *Development Regulations 2008*. The proposed land use is clearly envisaged in the Industry Zone, recognizing that the use shall not result in unreasonable amenity impacts on adjoining land, in particular adjacent dwellings.

### ***Interface between Land Uses***

Under the General Section “Industrial Development Principle Development Control (PDC) 7” states:

- 7 Development within 50 metres of the Residential Zone boundary should:*
- (a) demonstrate appropriate acoustic performance*
  - (b) ensure that all noise sources including machinery, outside loading, unloading and other service areas are located away from the Residential Zone boundary*
  - (c) comprise buildings of masonry or equivalent construction to minimise the transmission of noise with openings located away from residential properties*
  - (d) limit operating hours to between 7am and 6 pm ...*

Adjacent residents have raised concerns regarding the appropriateness of the land use given the proximity of the use to residents and the potential harmful effects in terms of air transfer, ie dust or noise.

The EPA ‘*Guidelines for Separation Distances*’, December 2007 is a useful tool for applications such as this where there are possible impacts in terms of noise, odour, air or water pollution. The distances within the document are indicative distances, ie 300 metres (between the source and the nearest sensitive receptor) for surface coating where the capacity is greater than 10 kg / day. When development is proposed within this distance, additional scrutiny is applied to ensure that it is suitable considering the proximity to dwellings and adjoining more sensitive land uses. The suitability is assessed on a case by case basis to ensure that environmental impacts are taken into account and mitigated where possible.

The EPA has reviewed this application with the understanding of the lesser distance between the proposed land use and the nearest resident and concludes that it is acceptable subject to a number of conditions. This conclusion is based on the operations, processes and the type of



machinery of the business, the construction and layout of the building, and an acoustic report from *Sonus* that is satisfied with noise mitigation measures.

The proposed activity has been assessed in terms of its impact on adjacent residents and it has been found that the activity despite being less than 300 metres from the nearest sensitive receptor will not have any unreasonable impact in terms of noise or odour, taking into account:

- a) Operating hours will be from 7am to 6pm Monday to Saturdays with no activities occurring on Sundays or Public Holidays consistent with PDC 7 (d);
- b) The EPA have not objected to the development;
- c) The building is constructed of thick walled concrete;
- d) The building will have a thick insulation blanket to the ceiling;
- e) The scale of the activity and management measures are considered to be reasonable.

Further consideration has been given to specific impacts of the activity under further headings below:

#### Air Quality

Industry Zone Principle of Development Control 12 further states:

- 12 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.*

The business is wholly to be located within the pre-fabricated concrete building and there are minimal opportunities for airborne particles to escape the building recognising that only one exit door is provided to the north west elevation. In addition there are filtration processes that will be used as part of the business meaning there will be minimal escape of pollutants into the air. Further, the powder coating is conducted within fully enclosed booths and any polluted air passes through a filter fitted with 12 removable cartridges.

Further to the above, an external flue is required. It will be positioned as far as practical from the residential zone boundary in accordance with PDC 12 of the Industry Zone. In addition, the EPA are satisfied with the dispersion of any emissions.

#### Noise

Principle of Development Control 7 (Industrial Development Principle Development Control (PDC) 7) states:

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant "Environmental Protection (Noise) Policy" criteria at the nearest existing noise sensitive premises.*

Noise sources from the development are expected to include:

- Forklifts moving and unloading trucks in the carpark area;

- Vehicle movements within the carpark including truck deliveries (noting that these activities can be expected with most forms of warehouse or industrial use of the subject building); and
- Mechanical equipment such as spray booths, curing ovens, a compressor and filtration units within the facility.

The building is well designed from an acoustic perspective having a full height concrete panel wall and building separating the carpark and loading activities from adjacent dwellings.

The applicant has submitted an acoustic report prepared by *Sonus* (Attachment 2) that has concluded that the likely noise from the source, taking into account the proposed operating hours, will be acceptable. The report considered the facility design, proposed capacity, operation and layout within their assessment and concluded that the activity “*will not detrimentally affect the amenity of the locality or cause unreasonable interference through emission of noise, thereby achieving the relevant provisions of Salisbury Council Development Plan*”.

The *Sonus* report further concluded that under a worst case scenario the maximum predicted noise from the development would be 49 dB(A) which is below the goal noise level of 54 dB(A). Therefore, the proposal will satisfy PDC 7 as above.

#### Waste Management

Relevant Waste provisions (General Section – Waste) include:

##### *Objective 1:*

*1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.*

and

##### *Principle of Development Control 2 :*

*2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.*

The development will generate solid and liquid waste. Solid waste will include surplus powder, cardboard and plastic from packaging. Liquid waste and sludge will be derived from the cleaning process and pre-treatment of metal prior to powder coating.

At the end of each business day, the powder booths shall be cleaned using a dry vac which would be emptied into sealed containers and disposed of by a waste contractor.

The etching, chromate treatment and degreasing chemicals are all listed wastes under Part B of Schedule 1 of the *Environment Protection Act 1993*. Therefore any waste must be removed by a suitably licensed contractor.

The EPA has reviewed the proposed solid and liquid waste arrangements and have confirmed that their management practices are acceptable subject to conditions.

#### Water Quality

The applicant seeks approval for powder coating which differs from spray painting. The powder attaches with an electrostatic charge and no solvent is involved. Tanks included in the pre-treatment process are bunded with a capacity of 140% of a single tank consistent with EPA practice.

The EPA has reviewed the proposed water quality arrangements and has confirmed that compliance will be achieved with the *Environment Protection (Water Quality) Policy 2015* subject to condition.

In addition to Council's assessment, the applicant will need to comply with SA Water requirements and a note has been included regarding this.

#### ***Traffic***

Principle of Development Control 13 (General Section Transportation and Access) states:

- 7    *Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.*

Traffic generation for the subject development is considered to be fairly low. There are nine employees plus two directors.

Traffic movements for the business consist of generally a maximum of 15 deliveries or collection of products per day and an occasional, ie 1-2 semi-trailer (or 19 metre length vehicle) movements per week. There is adequate room on site for a semi-trailer movement.

Traffic movements in relation to the land use are considered to be low impact given the low volume and adequate parking and manoeuvring area on the subject land. There will be little impact from traffic movements on the adjoining residences given the location of the building and the carpark area being separate from the residential area by the building. Therefore the building design will act as a buffer between the parking/manoeuvring area and the Residential Zone and vehicle movements will be via Stanbel Road, where the majority of land uses are commercial / industrial.

#### ***Carparking***

The carparking for the subject building and warehouse was considered under Development Application 361/343/2015. Table Sal/2 of the Development Plan describes Off Street Vehicle Parking Requirements and was assessed to require 42 for the development. The development was short by 1, ie 41 carparking spaces to be provided including one disabled space and one bollarded space which is considered adequate.

The requirement for carparking remains unchanged with a change in use from warehouse to industry for Tenancy B. Therefore the carparking provision despite a minor shortfall is considered adequate for the subject use.

### 13. CONCLUSION

The proposed development is on balance considered to be appropriate for the subject land. The land is sited within the Industry Zone and despite abutting the residential land is designed and proposed to operate within a building that provides an appropriate buffer in terms of wall thickness, flue location and orientation of openings to avoid adverse impacts on the residents to the west.

Air, noise, waste, water and traffic impacts have been considered in relation to this development and overall it is concluded that providing conditions are met and the operating methods and equipment is installed as per the application, these aspects are considered reasonable given the proximity to the Residential Zone.

The hours of operation are considered to be reasonable and comply with EPA requirements.

Overall the application addresses the interface issues between the Industry and Residential Zones in a satisfactory manner and warrants the granting of development plan consent.

### 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 7 January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/743/2016 for Change of Use (Tenancy B) from warehouse (approved via 361/343/2016) to industry (powder coating) 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 documentation are listed as follows:

- New Dimension Site plan dated as received 12 April 2016
- New Dimension Floor plan dated as received 12 April 2016
- Letter from Omega Prestige Coaters dated as received 29 April 2016
- Letter from Omega Prestige Coaters (to EPA) dated as received 1 June 2016
- Letter from Omega Prestige Coaters dated as received 7 June 2016
- GP Industries Plan, Drawing Number 464-005 Exhaust Ducts Set Out Plan;
- GP Industries Plan, Drawing Number 464-002 Plant Set Out Section A-A;
- Stack locations Plan, Dated as received 8 July 2016;
- Email from Vat Saric, dated as received 5 July 2016.

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



2. No materials, goods or containers shall be stored in the designated car parking area or driveways.

*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.*

3. Hours of operation shall be restricted to Monday to Saturday 7am to 6pm.

*Reason: To maintain the residential amenity of the locality and minimise disturbance.*

Environment Protection Authority conditions:

4. All powder coating must be undertaken within the confines of the fully enclosed powder booths which must exhaust through a twelve cartridge filter unit (with reverse pulse cleaning) and a final filter prior to exhaust within the factory.
5. All combustion gases from the curing and drying ovens must vent to atmosphere through a stack discharging no less than three metres above the highest point within a thirty metres radius and with an exit velocity of not less than ten metres per second. This stack must not be fitted with any device such as a conical rain protector that inhibits upward flow of the combustion gases.
6. All liquid materials stored in the new facility must be stored undercover and in a bunded area. Flammable liquids must be in a bund of capacity 133% of the largest container, all other liquids must be in a bund with a capacity of at least 120% of the largest container. [http://www.epa.sa.gov.au/files/47717\\_guide\\_bunding.pdf](http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf)

Notes:

1. The applicant shall seek relevant approvals from SA Water concerning discharge of waste water.
2. The conditions imposed herein shall be in addition to conditions that apply to the subject property from DA 361/343/2015 and remain active.
3. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that 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. An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
5. A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.

EPA Information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: <http://www.epa.sa.gov.au>

### **CO-ORDINATION**

Officer:	MDS	GMCID
Date:	08.07.16	10.07.16

### **ATTACHMENTS**

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

1. Proposal Plans
2. Supporting Information
3. Notice of Category 2 Application and Representations (valid)
4. Applicant Response to Representations
5. EPA Referral Advice
6. Relevant Development Plan Extracts Consolidated 7 January 2016



ATTACHMENT 1: Proposal Plans





# CITY OF SALISBURY DEVELOPMENT APPLICATION FORM

361/ 743 /2016/ 16

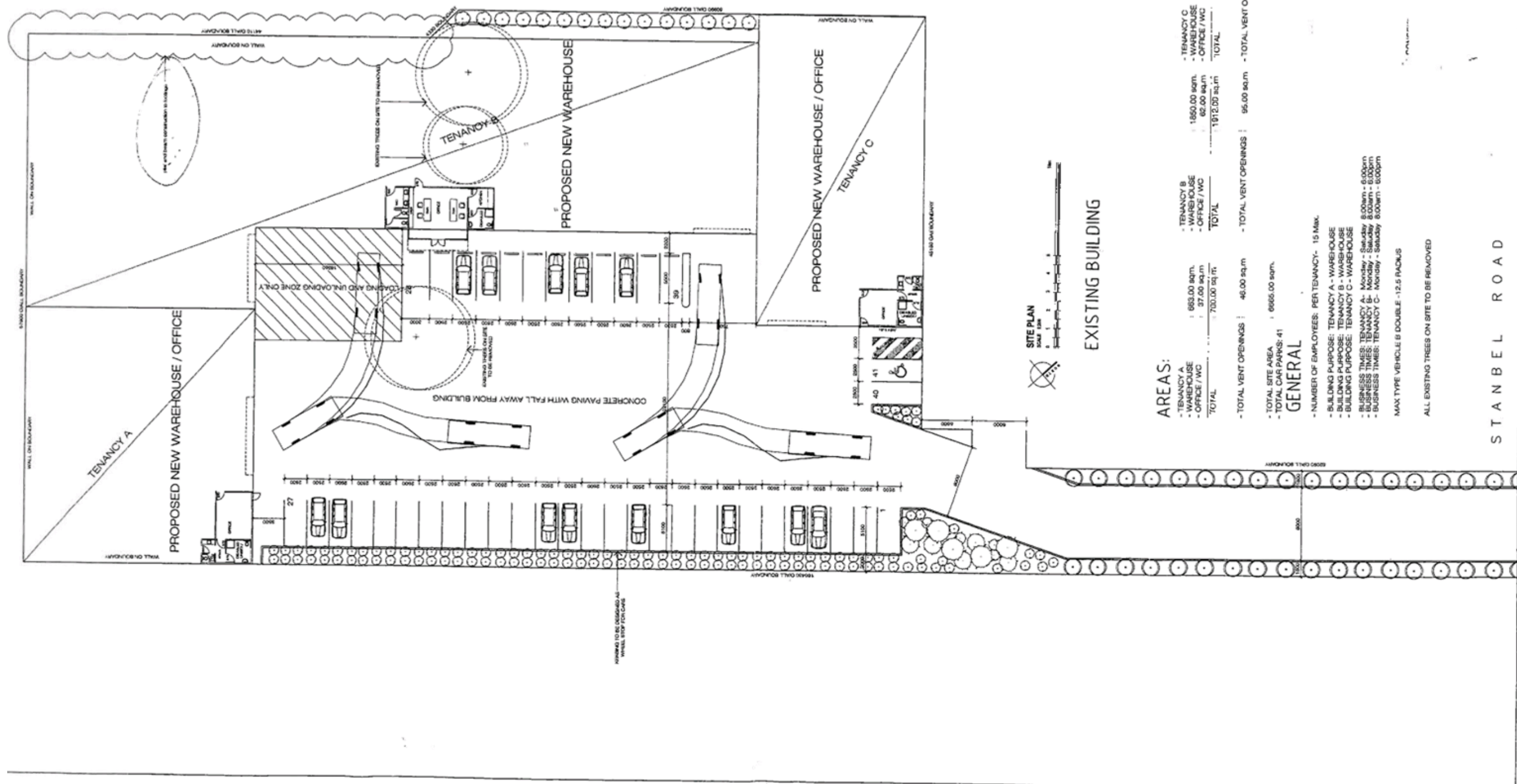
Please use BLOCK LETTERS and Black or Blue Ink

APPLICANT NAME: Vatroslav Saric		
POSTAL ADDRESS: 22 St Peters St St Peters		
OWNER NAME: (This must be completed) Vatroslav Saric		<input checked="" type="checkbox"/> as above
OWNER POSTAL ADDRESS:		<input checked="" type="checkbox"/> as above
OWNER PHONE NO: 0419216314	OWNER FAX NO: 83625090	OWNER EMAIL: vate@saricobuilding.com.au
CONTACT PERSON FOR FURTHER INFORMATION <input type="checkbox"/> as above		
NAME: Vatroslav Saric		TELEPHONE (W): 82830166 (M): 0419216314
EMAIL: admin@megaprestige.com.au		FAX: 8283 0166
BUILDER NAME: Vatroslav Saric		BUILDERS EMAIL: vate@saricobuilding.com.au
BUILDER POSTAL ADDRESS: 22 St Peters St Peters 5069		CONTACT NO.: 0419216314 LICENCE NO.: BUD171206
CURRENT USE OF PROPERTY: Vacant Land		
DESCRIPTION OF PROPOSAL: Variation to DA 361/343/15 - CHANGE OF USE FOR TENANCY/ B FROM WAREHOUSE TO INDUSTRY (POWDER COATING)		DEVELOPMENT COST \$3500
LOCATION OF PROPOSAL		
Street No: 59	Street: Stanbel Rd	Suburb: Salisbury
Lot No: 102	Section:	Plan: D94574 Volume: 6148 Folio: 21
OFFICE USE ONLY		
Registration Date: 12 / 4 /2016	Zone: IN	Ward: Central
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:		

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:

DATE: 6 / 4 / 2016













ATTACHMENT 2: Supporting Information



29 April 2016

To whom it may concern:

Dear Sir/Madam

**Information Request for the change of use to industrial involving powder coating - Application Number 361/343/15**

The purpose of this letter is to provide information for the application for the change of use from warehouse to industry (Powder Coating) for Tenancy B for the property located at 59 Stanbel Road, Salisbury Plain SA 5109, Title Volume 6148, Folio 21.

The business proposing to move to Tenancy B is currently operating at Unit 1, 84 Stanbel Road Salisbury Plain. For reference, the current council approval pertaining to this business is Development Number 361/1606/2011/3B. Current EPA Licence is 31982.

**Description of what we do:**

Powder coating is a type of coating that is applied as a free-flowing, dry powder. The main difference between a conventional liquid paint and a powder coating is that the powder coating does not require a solvent to keep the binder and filler parts in a liquid suspension form. The coating is typically applied electrostatically and is then cured under heat to allow it to flow and form a "skin". The powder may be a thermoplastic or a thermoset polymer. It is usually used to create a hard finish that is tougher than conventional paint. Powder coating is mainly used for coating of metals, such as household appliances, aluminum extrusions, drum hardware, and automobile and bicycle parts.

OPC uses an overhead conveyor system for powder coating. This system encompasses a conveyor drive that powers the product through the oven with a fixed or adjustable speed. Hooks are used to attach the product to the overhead conveyor which then carry the product through the 18 meter long oven.

It is anticipated that the new premises we will consume more than 10 kilograms of dry powder per day, as the business expands. It is very difficult to estimate the proposed usage of the new facility at this early stage.

I advise that it is not envisaged that there will be any abrasive blasting carried out at the proposed premises.





### Employees and Hours of Operation

#### Current staff

In addition to the two directors, I advise that the business currently employees 9 casual employees.

	Job Title	Name	Drivers Licence	Skills or strengths
1	Powder Coater	Jeffrey Reidy	Yes	<i>Significant years of experience in the powdercoating industry as well as automotive coating.</i>
2	Powder Coater/currently Labourer	Joseph Howe	No	<i>Joseph is the son of Jeff and has learnt first-hand the skills required for a quality powdercoating finish. Joseph is the succession plan for Jeff should Jeff consider retirement.</i>
3	Powder Coater	Matthew Frick	No	<i>At least 4 years' experience in the powdercoating industry.</i>
4	Acid Dipping / Forklift	Kostantinos Kyriakou	Yes	<i>Kosta joined the business over 3 years ago, departed overseas but has since re-joined the business with the view of establishing a longer term career with the company.</i>
5	Quality Assurance / Labourer	Damian Tywoniuk	No	<i>Damian has worked in the powdercoating industry for over 10 years. Damian will be a lifetime employee of the company.</i>
6	Labourer	Dennis Tywoniuk	No	<i>Dennis has worked with the company for over 10 years. Dennis views a long term career with the company</i>
7	Labourer	Dylan Thomsen	No	<i>Dylan has worked in the powdercoating industry for over nine years and sees a long term future with the company.</i>
8	Labourer	Paul Hardy	Yes	<i>Paul has been working in the powdercoating industry for more than seven years and also sees a long term future with the company.</i>
9	Administrative staff	Pamela Lupoi	Yes	<i>Pamela performs administrative tasks, pricing, quoting and day to day office administration. She has worked with the previous owner and has been with the business for 2 years and is committed to a long term career with omega coaters.</i>



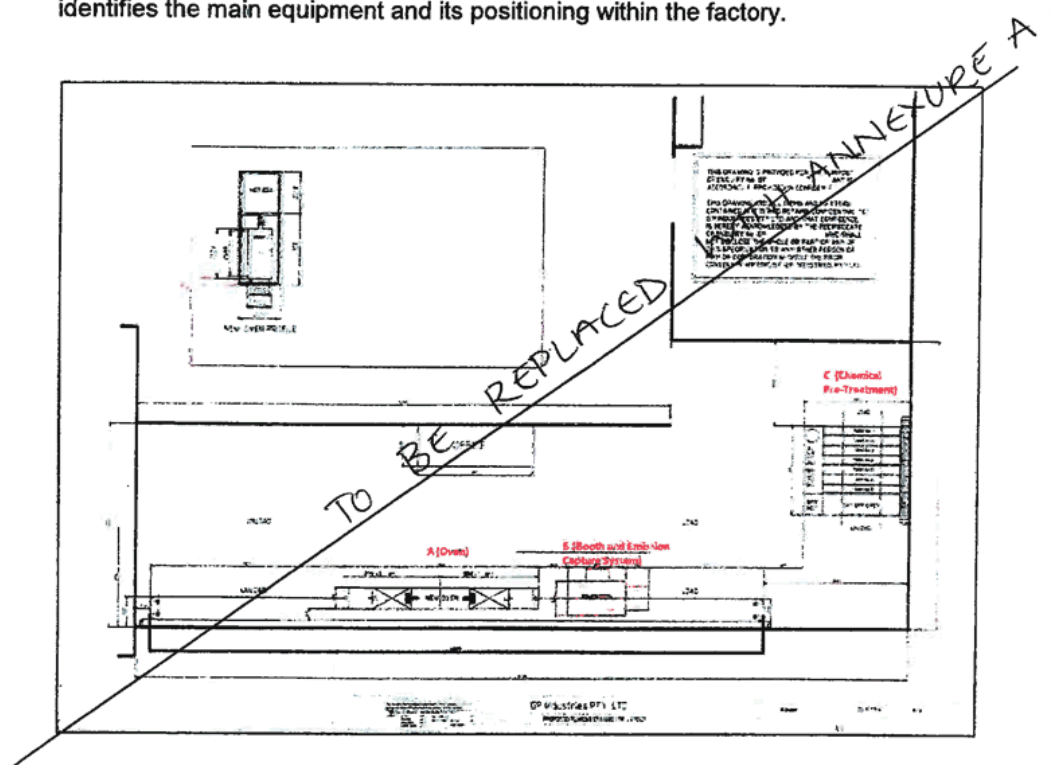




The hours of operation at our current location is 7am to 6pm from Monday to Saturday with no activities on Sunday and Public Holidays.

#### Equipment and Proposed Layout of New Facility

Please refer to the below factory site layout which illustrates the process and identifies the main equipment and its positioning within the factory.



#### A. New Oven Facility:

I advise that GP Industries is manufacturing a new conveyer oven system which is labelled A on the site plan. The oven size is 20 meters long x 2.2meters in width and 3.7m high. The oven temperature at all times is kept slightly above 200 degrees Celsius to ensure that all material is cured. The oven is powered by gas.





**B. Chemical Pre Treatment:**

There are six tanks in the pre-treatment area comprising of 4 rinses, 1 acid etch and 1 chromatic acid. The pre-treatment area will have bunting surrounding the tanks, in accordance with EPA requirements. The dispatch in the current facility is monitored by SA Water, to ensure that the discharged water to the sewer meets requirements. In the new facility, the pre-treatment process will differ as we will not discharge to sewer as there will be an automated DI plant which will be managed both internally and externally. Please refer to above for illustrative purposes as to how we are proposing to set the pre-treatment tanks.



**C. Booth and Emission Capture System:**

I advise that GP Industries is manufacturing a new enclosed powder booth by 50mm cool room panels assembled to form an enclosure sized at (6000mm(L)x3000mm(W)x4000mm(H)).

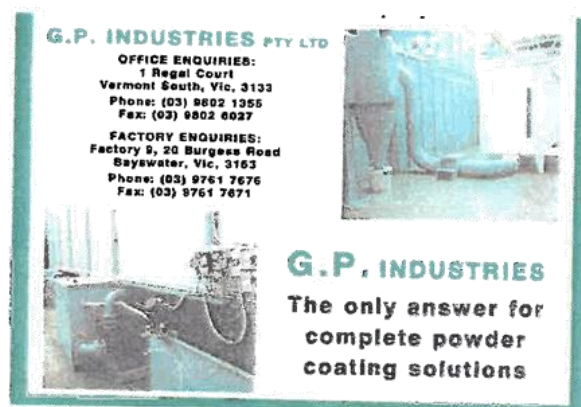
The emission capture unit will be located internally as opposed to externally as in the current facilities. The extraction unit will pull the majority of the spent powder which is taken through the cyclones, filtered and collected for future





use where appropriate. Any noise from the equipment is very minimal and will be contained within the building.

Please refer to below picture for illustrative purposes detailing the type of extraction unit and how it will be connected to the powder booth.



I trust that this is sufficient for your purposes. Should you require any further information please do not hesitate to contact either Vat Saric or Katina Demetriou.

Early attention to the above would be greatly appreciated.

Yours faithfully

Vat Saric  
Director

**OMEGA**  
—  
PRESTIGE COATERS

Unit 1, 84 Stanbel Road,  
Salisbury Plain SA 5109

Phone: (08) 8283 0166  
Fax: (08) 8281 4268

Email: [admin@omegaprestige.com.au](mailto:admin@omegaprestige.com.au)  
Website: [www.omegaprestige.com.au](http://www.omegaprestige.com.au)







31 May 2016



Development Applications  
Environmental Protection Authority  
GPO Box 2607  
ADELAIDE SA 5001

By Email: Mike.Russell@sa.gov.au  
Peter.Reilly@sa.gov.au  
Hayley.Riggs@sa.gov.au

CC: sgallarello@salisbury.sa.gov.au

Dear Sir/Madam

**Current EPA Licence: 31982**

**Current Facility: Unit 1, 84 Stanbel Road, Salisbury Plain SA 5109**

**New Proposed Facility: 59 Stanbel Road, Salisbury Plain SA 5109**

The purpose of this letter is to document in detail how Omega Prestige Coaters will meet the relevant EPA criteria at 59 Stanbel Road, Salisbury Plain. Through demonstrating that all criteria is adequately met, we trust that the change in use at 59 Stanbel Road, Salisbury Plain from warehousing to Industry (Powdercoating) will not pose any threats to neighbouring properties in the vicinity of the warehouse.

Key environmental areas of consideration in order for an adequate assessment by EPA are as follows:

1. Noise
2. Air Quality
3. Water Quality and Waste Management
  - a. Wastewater Containment and Disposal;
  - b. Chemical Storage and Work Areas;
  - c. Storm water Pollution Prevention;
  - d. Solid Waste Storage and Disposal

Details in relation to the specific equipment will also be provided, namely in relation to:

1. Powder Booths;
2. Capture of Powder and Extraction System;
3. Chemical Pre Treatment; and
4. Powder Cure Oven.







## ENVIRONMENTAL ASSESSMENT

### 1. Noise

Specific consideration was given in relation to the activities required to be undertaken in the powder coating facility. This includes equipment and activities required such as:

- Sanding of material;
- Drilling of material;
- Compressor;
- Dust Extraction Unit;
- Oven Fan;

The construction of the building has been fabricated out of solid concrete precast panels. These panels are 150mm in thickness. Precast concrete provides one of the highest levels of acoustic separation of any construction system for both internal and external walls. 150mm thick concrete wall panels can have an  $R_w$  rating as high as 55.  $R_w$  is the weighted sound reduction index in decibels. The minimum rating required by the Building Code of Australia (BCA) is  $R_w45$ . An increase in the  $R_w$  of a wall by 6-10 points has the ability to reduce the perceived loudness of sounds passing through the wall be about half. Please refer to below table outlining the high performance of solid concrete precast panels in relation to the weighted sound reduction index.

*Calculated  $R_w$  Values (dB) for some Common Concrete Walls*

Type of wall and thickness	$R_w$	$C_{tr}$	$R_w + C_{tr}$
<b>125-mm Concrete Panel (300 kg/m<sup>2</sup>)</b>			
Plain off-form concrete	52	-4	48
10-mm PB screw-fixed to 25-mm furring on one side	52	-5	47
As above + fibreglass insulation	59	-7	52
As above but with acoustic clips to furring + 10 mm PB direct fixed to other side	63	-8	55
12-mm wet-area PB screw-fixed to 25-mm furring with acoustic clips + paint finish on one side	57	-7	50
As above but with ceramic tiles instead of paint	61	-7	54
<b>150-mm Concrete Panel (360 kg/m<sup>2</sup>)</b>			
Plain off-form concrete	54	-4	50
10-mm PB screw-fixed to 25-mm furring on one side	55	-5	50
As above + fibreglass insulation	61	-5	56
As above but with acoustic clips to furring + 10-mm PB direct fixed to other side	64	-5	59
12-mm wet-area PB screw-fixed to 25-mm furring with acoustic clips + paint finish on one side	59	-7	52
As above but with ceramic tiles instead of paint	63	-8	55

Sourced from Fact Sheet provided by National Precast Concrete Association Australia.

Furthermore, there is also an insulated blanket that is installed over the entire roof of the warehouse to provide further containment of any general noise.





All equipment (compressors, fans, bag house filters and extraction system) will be housed entirely within the building itself. There will be no equipment housed outside the concrete structure.

I attach for your reference **Annexure A** the proposed layout of the plant which identifies the location of the compressor on the Eastern side of the building (furthest from the neighbouring properties on the western side of the building).

Detailed in **Annexure B** is specific information in relation to the type of compressor being installed. You will note that we have opted to install an Ingersoll-Rand Rotary Screw Compressor. The major benefit with this system is its quiet operation with sound levels at only 65 dBA. It is important to note that given the weighted sound reduction properties provided by the 150mm concrete panels, it is estimated that only half of the dBA will be heard outside of the building itself (if that).

It should be further noted that whilst there is drilling and sanding of material at varying times during the day it is only for very short spurts and not prolonged consistent periods.

There are two recirculation centrifugal fans on the curing oven which is run by two 15kW TEFC 1450rpm electric motors. I advise that these fans will also have a sound density enclosure over them to reduce any noise.

The criteria required to be met under Environmental Protection (Noise) policy 2007 is that the nearest existing sensitive receiver in predominately industrial have a LAmax of circa 65 dBA between the hours of 7am and 10pm. The subject property is zoned Industrial. As the property is less than 50m to the closest sensitive receiver we are aiming to far exceed the maximum dBA recommended levels for Urban residential with some manufacturing (i.e. 53dBA)

Our predictions indicate that for daytime periods all noise sources within the facility as the potential worst case scenario, including loading operations at the front of the facility will not exceed the above recommended dBA.

You should note that a sound acoustic report was prepared on our old facility and old machinery (most of which will not be used at the new proposed facility) and whilst it slightly exceeded recommended dBA requirements, the main causes were the bag house filters which were external to the metal clad warehouse. It is our belief that our new and advanced equipment combined with the quality solid concrete building will put us well within the recommended noise levels.

Great lengths have been taken to ensure that there is additional noise reduction on all new equipment that will minimise greatly the noise within the factory, and as such any noise will be fully contained and insulated within the concrete building.

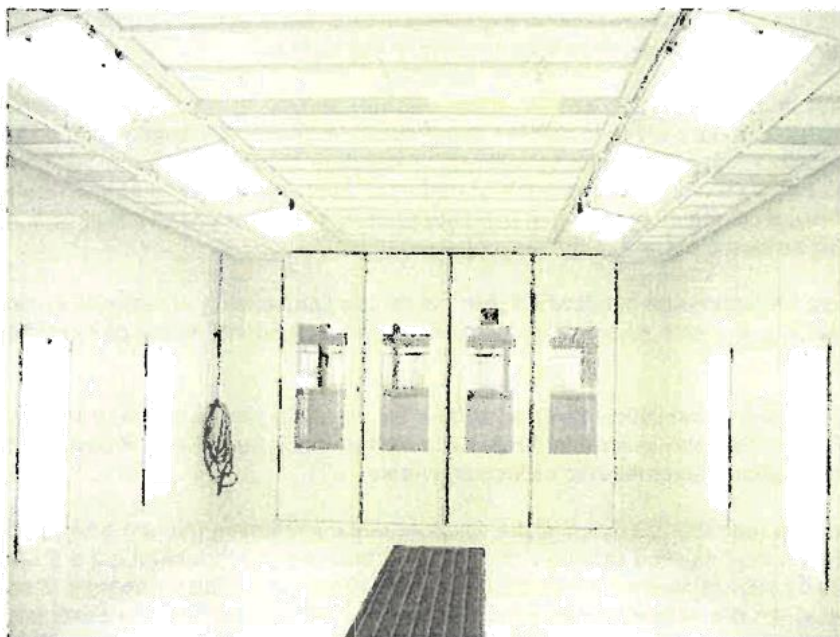






## 2. Air Quality

We advise that the two new fully enclosed powder booths are being manufactured. Figure 1 below is for illustration purposes only (as the actual booths are in the process of manufacture), but is indicative of the powder booths in the new facility.



All powder coating activity will be conducted *entirely* within the confines of a fully enclosed powder booth ("Emissions Capture System"). The fully contained power booths will be exhausted through a twelve (12) cartridge filter unit and exhausted internally within the factory. Each unit will be fitted with final filtration units for exhausting into the factory.

I advise that concrete pits are being formed into the concrete floor of the factory under each powder booth with dimensions 500mm wide, 500mm deep by 8000mm long. The main pits have a side pit connecting the extraction Cartridge Filter.

These pits are the entire length of the booth and will capture 100% of any surplus powder through a grated floor. This powder will be filtered through the extraction system. The units are fitted with airflow indicators which instantly advises if airflow was to drop.

I confirm that there are no stacks to atmosphere (from booths) (S.A standard bulletin TB 11 Feb 1991).

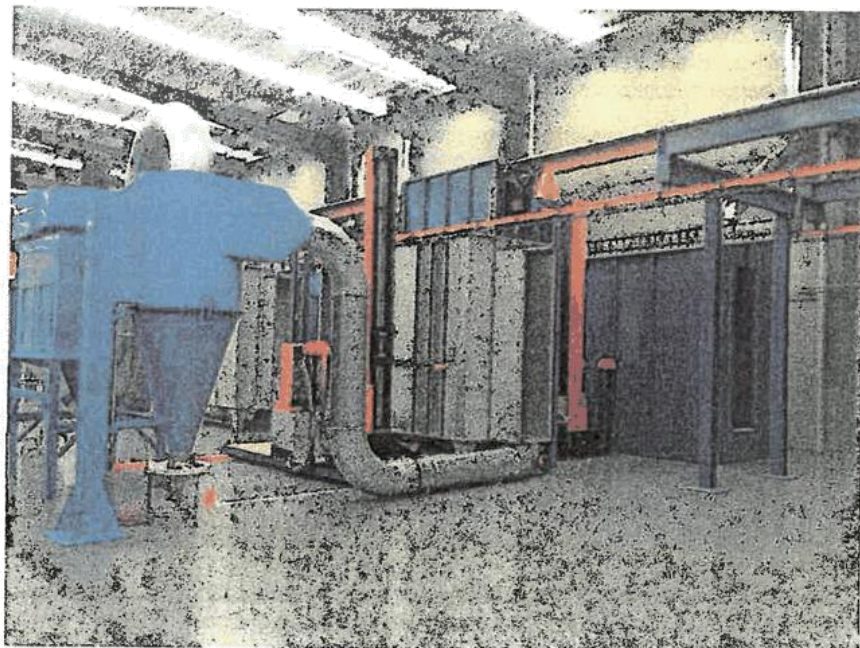




Please find detailed below specific information in relation to the type of emission capture system that is being installed by GP Industries

- Fully automated Pulse solenoid valves and timer blocks and the system operates as in fully automated reverse pulse mode
- Fans rated and sized correctly with t 12' wg pressure
- GP Industries guarantees the Filtration efficiency to be exceptional at 99% on 0.5'm Dust particles. Startup efficiency of 99% on 0.2-2'm dust particles reflects highest industry standard (BIA Class C)
- The dust collectors are designed to exhaust external of the building or through a post filter internal into the factory to prevent dust displacement within the work area.
- Air receivers are built to Australian pressure vessel standards
- A hopper is supplied on the base to collect powder under a vacuum seal

Please refer to the illustration below that indicates the setup of the proposed Emission Capture System.



Please refer to **Annexure C** which is information provided by GP Industries in relation to the powder booths.







It is noted that pursuant to EPA Guideline Spray Painting booths: control of air and noise emissions (2003) It is **recommended** ('emphasis added') that the minimum separation distance for air quality purposes between any spray booth and the nearest sensitive receptor (e.g. residential premises) is 50 meters. Our understanding is that this is a recommendation and that should there be adequate preventative and mitigation measures in place this could be considered on a case by case basis.

Please refer to the map below referencing the nearest sensitive receptors. It should be noted that the property in question is marked with a red star and we confirm that it is zoned Industrial by the Salisbury City Council. The subject property is also facing Stanbel Road, Salisbury Plains which is clearly majority industrial.

The map below indicates that the properties to the south-western corner of the proposed facility (i.e. on Warringa Street) do not meet the minimum recommended distance suggested by this guideline.

That said there will be no direct access to the western side of the building. The only doors from the building from the western side (nearest to those properties) are fire exit doors. All business will be conducted from the eastern side of the building and the only access is from Stanbel Road. Given the thickness of the full concrete pre cast panels, insulated roof and the Emission extraction system detailed above, there will be no effect to the nearest receptors.



It should be further noted that immediately north east of the subject building is another industrial building which also has the same residential neighbours.

We advise that there is a council easement of approximately 5 meters in width between the subject building at 59 Stanbel Road and the boundary of the residents on Warringa Street. We have consulted with the Salisbury City Council and have agreed to plant a row of mature trees to the Western side of the boundary (along the easement) which will provide the residents with a further degree of separation from the building.





The operation will include two curing ovens. Please refer to **Annexure D** which is the detailed specifications provided by GP Industries in relation to the curing oven. We advise that there are two (2) 300 diameter stacks to atmosphere on each oven emitting only Hot air and will meet all officer of gas safety requirements and approvals. These stacks will be installed to a height of 3000mm above the highest point for the building. They will also be fitted with an EPA cowl and guy wire connections to the roof.

We have specifically requested that these stacks be diverted from the oven to appear on the Eastern side of the building as to minimise any visual impact to the residents and also to allow maximum distance from neighbours.

### 3. Water Quality and Waste Management

The business intends on having a pre-treatment process in relation to aluminium material. The chemical pre-treatment will be based on 6 fiberglass tanks. The external dimensions of the tanks are 8.2 meters long, 1.3 meters wide, and 2.4 meters high, which hold approximately 19,000 litres of liquid per tank.

The tanks will comprise of:

- Tank 1: Acid – Chemical: Metal Etch
- Tank 2: Rinse
- Tank 3: Rinse
- Tank 4: Chrome – Chemical: Chromicoat T3A (Replenisher T3B / Chromicoat L26 Accelerator)
- Tank 5: Rinse
- Tank 6: Rinse



Please refer to the site plan in **Annexure A** which identifies the location of the pre-treatment tanks.

We advise that an SA Water discharge permit is being sought for the premises, however we do not envisage using it to discharge any liquid to sewer whatsoever. This has merely been done as a precautionary measure in the extremely unlikely event that there be a requirement to discharge. The reason is that the business is in the process of finalising a rinse water Closed Loop System (CLS) that is based entirely on regeneration for ion exchange resin.

The CLS system is advanced technology designed for the removal of cations and anions from AL pre-treatment line rinse waters. This is accomplished by first pumping the processed rinse water through a filtration system to remove suspended solids, then through a carbon system designed to remove organics. Next, water passes through the cation resin followed by the anion resin contained within the individual columns.



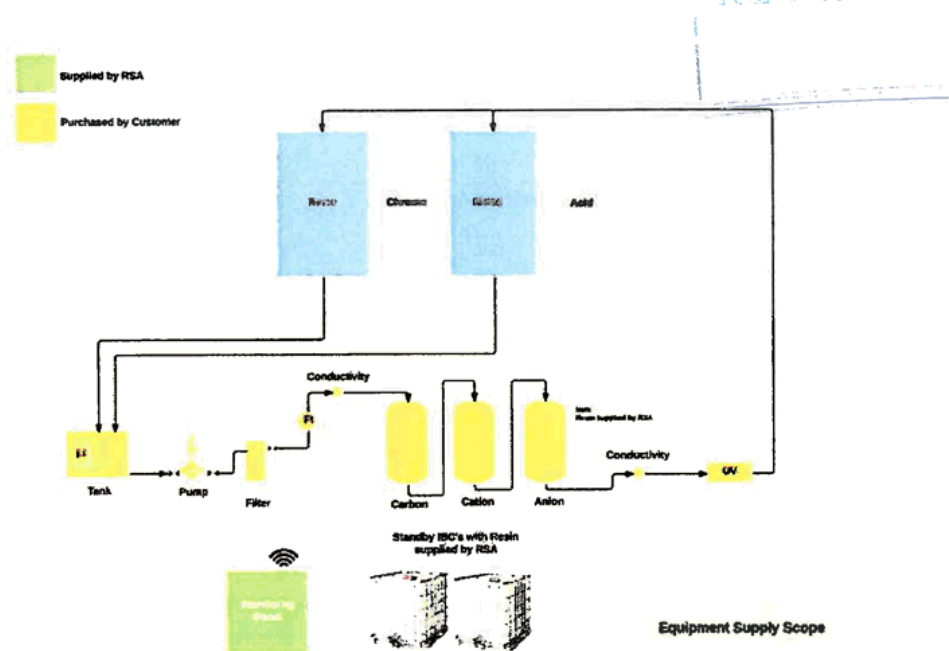




Water that has been treated through the CLS is typically less than 5 uS/cm. The final treatment step is disinfection of the water using a UV system to kill any bacteria present.

This closed loop system offers an absolute efficient water management system and is an entirely environmentally friendly system that delivers 100% recycled DI water. This system eliminates the need for any in house waste water treatment, discharge to trade waste, reduces water usage and requires minimum operator interface. A system that very few powder coaters in Adelaide use. We have visited facilities in Victoria that have successfully been using this system and are seeking to implement such a system in this location.

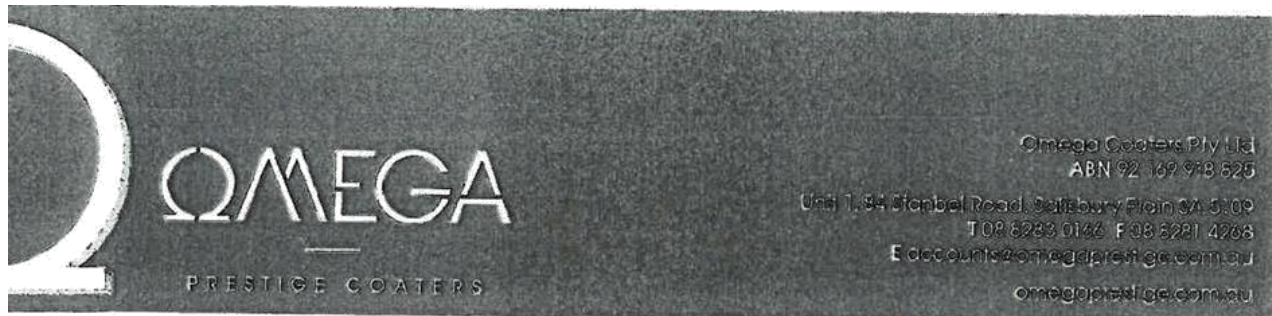
I attach below a diagram of the proposed CLS system



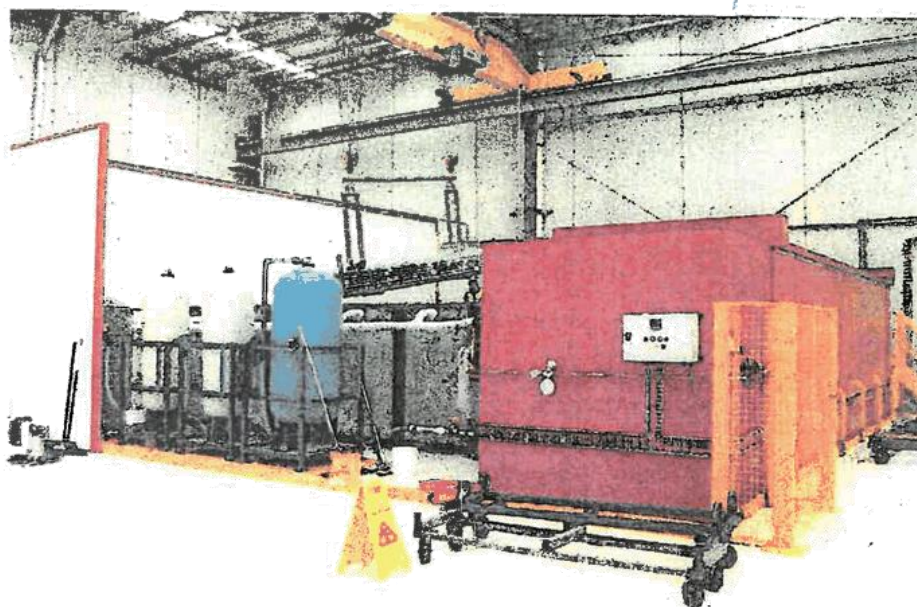
I further advise that only small quantities of chemicals will be held on site to service the Metal Etch and Chromicoat pre-treatment tanks. One drum of 200L Premium R55 Thinners will also be held on site which will be used to wipe any grease or residue off material prior to being powder coated.

We confirm that a 300mm high bunding will be surrounding the pre-treatment tanks and chemicals which will cover approximately 90sqm. This bunding will hold 27,000L which is 140 % of the volume of one tank.





An example of the pre-treatment setup and bunding is shown below:



We advise that due to the implementation of the advanced CLS system and adequate measures taken in relation to bunding there will be no pollution or disposal of any kind to the sewer.

We attach as **Annexure E** information provided by G.P Industries in relation to our Energy Schedule Estimate.

We trust that the information provided is sufficient for your assessment. We ask that early attention to this matter be given as the Salisbury City Council meeting is scheduled for 21 June 2016 and we are hoping to not have to delay this matter until the July meeting.

I thank you kindly in advance for your assistance.

Vat Saric  
Director

**ΩMEGA**  
PRESTIGE COATERS

Alex Demetriou  
Director

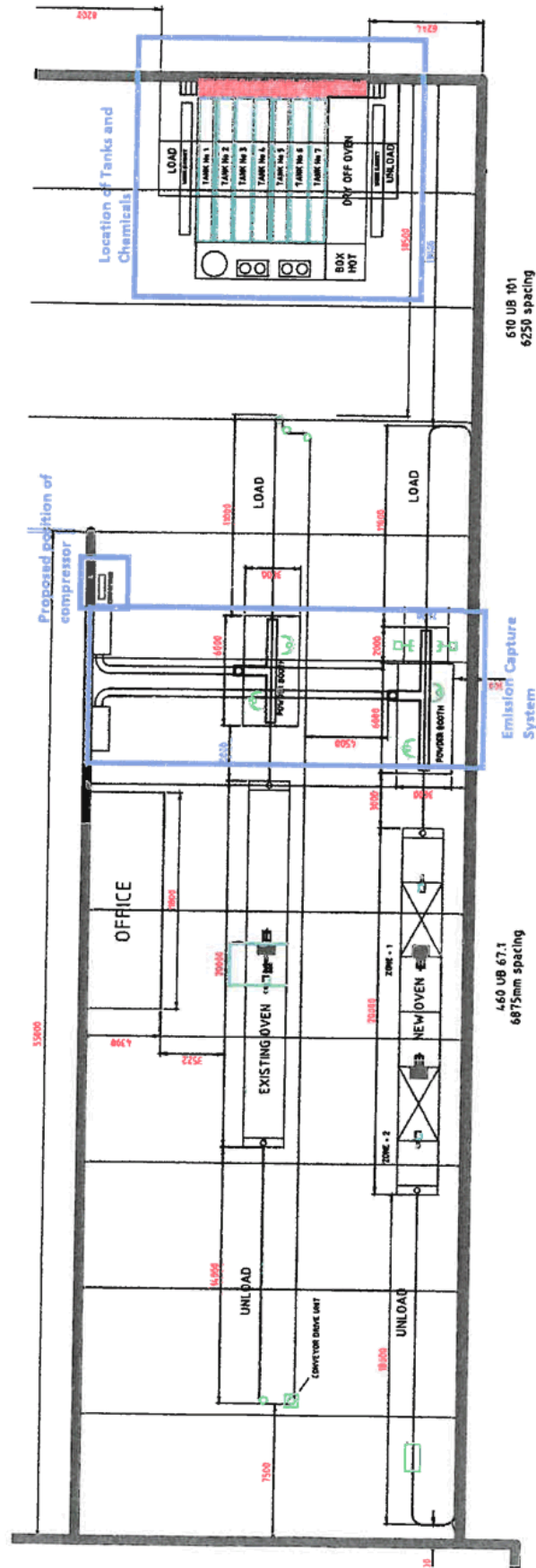
**ΩMEGA**  
PRESTIGE COATERS





Item 5.1.2 - Attachment 2 - Supporting Information

ANNEXURE A : PROPOSED LAYOUT OF PLAN  
59 STANBEL ROAD SALISBURY PLAIN







Rotary Screw Compressors  
UP-Series 4-11 kw

## A new standard of performance

### Boost Your Profitability

Boosting your company's profits was the main goal that Ingersoll-Rand had in mind when it designed the revolutionary UP-Series line of integrated rotary screw air solutions.

The UP-Series is more than an integrated air system, it's a complete air solution designed to maximize the key drivers of profitability in today's business:

- Uptime Reliability
- Shop Productivity
- Flexibility Of Operation
- Energy Efficiency & Savings

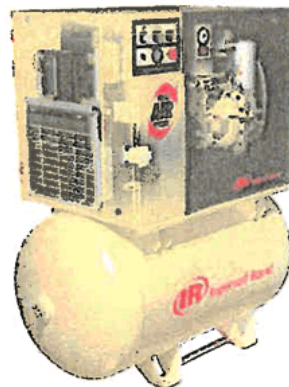
Welcome to Ingersoll-Rand's UP-Series Rotary Air Solutions, a new standard of performance.

Achieve **highest productivity** and **lowest total cost** of ownership

Exceptional  
**value**

### Ultimate Reliability

- **70% Fewer Connections**  
Smart integration eliminates leaks and pressure drops maximizing reliability.



## Ultimate Flexibility

- **Compact Footprint Design**  
Small footprint frees up valuable floor space and reduces install costs.
- **Installation Close To Point-of-use**  
Whisper quiet operation allows for installation closer to point-of-use, reducing costs and ensuring a better & safer work environment.

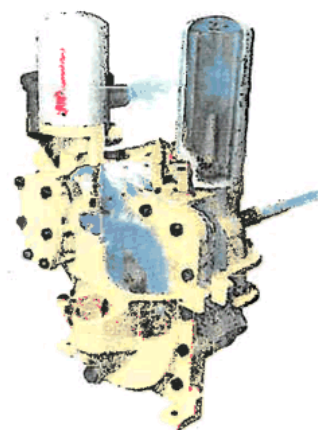
## Innovation

- **High Efficiency Integrated Compression Module**  
To provide maximum performance, efficiency and ease of service, the airend, interconnecting piping and separation system have all been integrated into one simple design. Integration of the compression module eliminates leaks and pressure losses to increase efficiency and performance.

Service and maintenance are made extremely easy through spin-on oil and separator cartridges.

## Ultimate Productivity

- **Closely Maintained Pressure**  
Closely maintained discharge pressure avoids excessive pressure bands & increases downstream tool and equipment life.



## Real world advantages

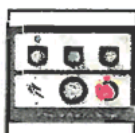
- **Whisper Quiet Operation**  
Oversized, high efficiency motor mount blower. Sound levels as low as 65 dBA.



- **Dual Control Operation**  
Auto start/stop operation with constant speed control for maximum flexibility.



- **Simple Diagnostics**  
Visual indication of operating status, hours & fault warnings for ease of operation and reduced downtime.



- **Poly-V Belt Drive**  
Premium drive system to minimize belt stretching and increase air output.



- **Advanced Cooling**  
High efficiency, oversized combination cooler with roof mount discharge for ease of ducting.



- **Generous Serviceability**  
Spacious design for ease of serviceability.






## Rotary Screw Compressors UP-Series 4-11 kw



**Ingersoll-Rand's  
Total Air System**

### The UP Series Fully Integrated Air System

*The right choice to maximize  
productivity*

At the same time as eliminating your task of selecting separate components, and reducing the extensive space requirements of the traditional compressed air system, the Total Air System  will provide your business with maximum efficiency, reliability, flexibility, and productivity.

### Smart Integration


*A revolutionary advancement & Internal  
air treatment*

- Simplified piping- elimination of potential leaks and vulnerable interconnecting piping.
- Spacious design promoting serviceability and cooling.
- Integrates the compressor, dryer and controls into an energy reducing optimized system. Integrally cooled with common blower to ensure cooling is achieving 100% of time the compressor is running.
- Patented segregated package cooling compartment provides advanced cooling flow management, and reduces noise level enabling installation virtually anywhere.
- Single points condensate drain system instead of separate points - eliminates leaks.
- Package pre-filter for longer cooler life and lower pressure drops.

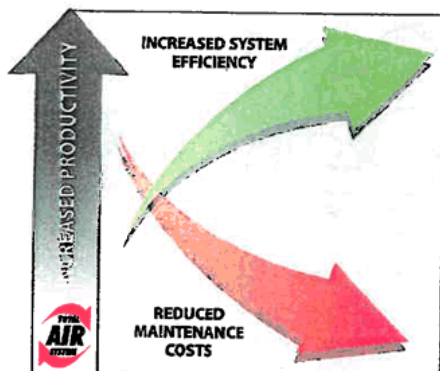


## The high efficiency **compressor room** ...without the need for an actual room



### Dry & Clean Compressed Air *The right air quality to do the job*

All  packages come fully equipped with an integral, energy saving air treatment center including high performance air dryer and filtration pack to remove water, oil and particles from the air stream.

All components are perfectly matched to deliver the right air quality to increase air powered tool and system equipment life.



### High Efficiency Components *Setting the standard in system design*

The UP Series  incorporates only the highest quality components to ensure that both system efficiency and productivity are maximized. A high efficiency compressor room without the hassle, complexity and costs of the traditional compressor room.  packages come fully equipped with...

- High Efficiency rotary screw air compressor.
- Energy Saving, Cycling Refrigerated Air Dryer.
- High Efficiency Coalescing filter.
- High Efficiency Particulate filter.
- Integral air receiver storage tank.
- Integrated compressor and dryer controls.
- Low pressure drop piping.
- High Efficiency moisture separator.
- Whisper quiet, low sound operation.

Choosing the  
**right air solution**  
has never been  
**easier...**

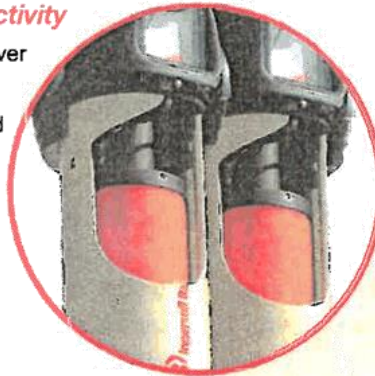


## Rotary Screw Compressors UP-Series 4-11 kw

### Dual Filtration Pack

#### Clean air to drive productivity

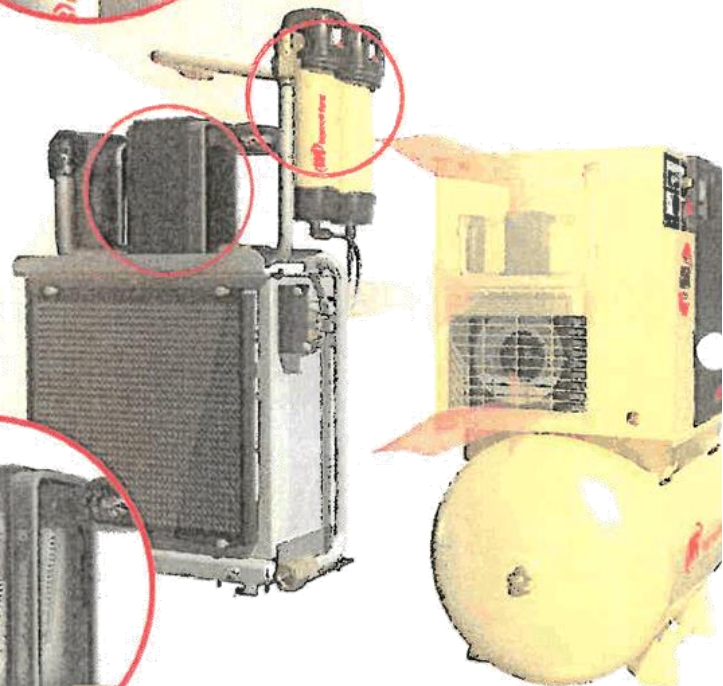
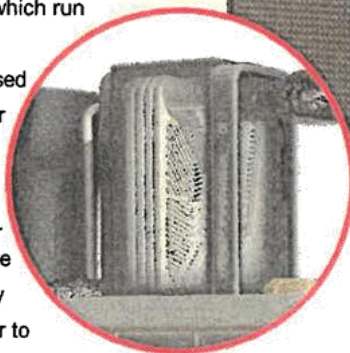
- Two stages of filtration deliver best performance, reduce pressure losses and extend operating life.
- Particulate removal to industry leading 1 micron.
- Oil removal down to .01 micron.
- Longer element life, lower pressure drop.
- Better air quality delivered to tools and equipment results in longer life.



### Energy Savings Refrigerated Air Dryer

#### Dry air to drive productivity

- Cycling dryer – automatically shuts off with the compressor, saving energy compared to traditional dryers which run continuously.
- Stainless steel braised heat exchanger for low losses, high thermal efficiency and long service life.
- Solenoid drain valve and high efficiency moisture separator to permanently discharge condensate.
- Eliminates corrosion of piping, a cause of premature wear of tools and seals.





# 机组的维护保养

## Leading Warranty As Standard

1 Year Warranty Protection

## AirCare Extended Coverage



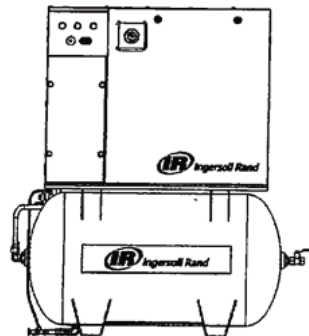
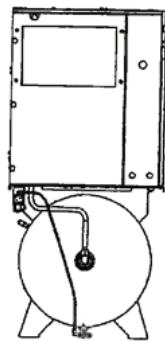
In addition to the standard package warranty, all UP-Series compressors are available for extended AirCare coverage. Ask your authorized IR representative for more details.

## Ultra-Plus Coolant

All units come standard with Ingersoll-Rand's Ultra-Plus advanced synthetic coolant:




- 9,000 hour extended coolant life
- Simple condensate separation
- High level of biodegradability




## Industry Leading Performance

60 Hertz Total Air System Specifications							80 Hertz Specifications - Without Air Treatment System						
Model No.	HP	Discharge pressure Compressor PSIG	Package PSIG	Capacity* CFM	m <sup>3</sup> /min	dB(A)†	Model No.	HP	Discharge pressure PSIG	Capacity* CFM	m <sup>3</sup> /min	dB(A)†	
UPG-5TAS-125	5	125	115	18.5	0.52	65	UPG-5-125	5	125	18.5	0.52	65	
UPG-5TAS-150	5	150	140	16.0	0.45	65	UPG-5-150	5	150	16.0	0.45	65	
UPG-7TAS-125	7.5	125	115	28.0	0.79	65	UPG-7-125	7.5	125	28.0	0.79	65	
UPG-7TAS-150	7.5	150	140	25.0	0.25	65	UPG-7-150	7.5	150	25.0	0.25	65	
UPG-7TAS-210	7.5	210	200	17.5	0.50	65	UPG-7-210	7.5	210	17.5	0.50	65	
UPG-10TAS-125	10	125	115	38.0	1.08	68	UPG-10-125	10	125	38.0	1.08	68	
UPG-10TAS-150	10	150	140	34.0	0.96	68	UPG-10-150	10	150	34.0	0.96	68	
UPG-10TAS-210	10	210	200	24.0	0.68	68	UPG-10-210	10	210	24.0	0.68	68	
UPG-15cTAS-125	15	125	115	55.0	1.55	69	UPG-15c-125	15	125	55.0	1.55	69	
UPG-15cTAS-150	15	150	140	50.0	1.42	69	UPG-15c-150	15	150	50.0	1.42	69	
UPG-15cTAS-210	15	210	200	38.0	1.08	69	UPG-15c-210	15	210	38.0	1.08	69	




Dimensions & Weight

50 & 80 Hertz baseplate and receiver mounted units



Without Air Treatment System

Base mount	Length		Width		Height		Weight		Weight	
	inch	mm	inch	mm	inch	mm	pounds	kg	pounds	kg
272 Liter Receiver Tank	41	1042	28.9	734	36	914	725	330	650	295
500 Liter Receiver Tank	81	2059	28.9	734	60.7	1541	1080	490	1005	455



50 Hertz Total Air System Specifications

50 Hertz Specifications - Without Air Treatment System

Model No.	KW	Discharge pressure Compressor bar(g)	Package bar(g)	Capacity* m <sup>3</sup> /min	CFM	dB(A)†	Model No.	KW	Discharge pressure bar(g)	Capacity* m <sup>3</sup> /min	CFM	dB(A)†
UPS-4TAS-8	4	8	7.3	0.55	19.5	65	UPS-4-8	4	8	0.55	19.5	65
UPS-4TAS-10	4	10	9.3	0.45	16	65	UPS-4-10	4	10	0.45	16	65
UPS-5TAS-8	5.5	8	7.3	0.82	29	65	UPS-5-8	5.5	8	0.82	29	65
UPS-5TAS-10	5.5	10	9.3	0.74	26	65	UPS-5-10	5.5	10	0.74	26	65
UPS-5TAS-14	5.5	14.5	13.8	0.51	18	65	UPS-5-14	5.5	14.5	0.51	18	65
UPS-7TAS-8	7.5	8	7.3	1.08	38	68	UPS-7-8	7.5	8	1.08	38	68
UPS-7TAS-10	7.5	10	9.3	0.96	34	68	UPS-7-10	7.5	10	0.96	34	68
UPS-7TAS-14	7.5	14.5	13.8	0.68	24	68	UPS-7-14	7.5	14.5	0.68	24	68
UPS-11cTAS-8	11	8	7.3	1.60	56.5	69	UPS-11c-8	11	8	1.60	56.5	69
UPS-11cTAS-10	11	10	9.3	1.42	50	69	UPS-11c-10	11	10	1.42	50	69
UPS-11cTAS-14	11	14.5	13.8	1.08	38	69	UPS-11c-14	11	14.5	1.08	38	69

\* Performance in accordance with ISO 1217 1996 annex C

† Measured in accordance with CAGI-presurp test code PHNRTC2.3





## G.P. INDUSTRIES PTY. LTD.

ACN 065 653 063 ABN 83 065 653 063

Office  
1 REGAL COURT  
VERMONT SOUTH, VIC. 3133  
Phone: (03) 9802 1355  
Fax: (03) 9802 6027

Factory  
FACTORY G, 20 BURGESS RD,  
BAYSWATER, VIC. 3153  
Phone: (03) 9761 7676  
Fax: (03) 9761 7671

### QUOTATION NO. G.P. 734 Rev 1

3<sup>rd</sup> December, 2015

CLIENT     Omega Prestige Coaters

### POWDER BOOTH

#### TYPE

:Cool room panel assembly  
50mm panels assembled to  
form an enclosure:

Length:     8400mm  
Width:      3600mm  
Height:     4000mm

With product entry and exit

Width:      1200mm  
Height:     3000mm

G.P. Industries suggest that a pit is formed into the concrete floor 500mm wide, 500mm deep by 8000mm long. With a side pit connecting the extraction Cartridge Filter unit mounted as per layout. ( Omega to form this at your cost)

We will install and set to work your second hand unit. Omega to bring this unit to a required working state under our instruction.

Roof lighting, mounted external complete with safety glass 1200mm x 300mm fluors x 14 off.

# G.P. INDUSTRIES PTY. LTD.

ACN 065 653 063 ABN 83 065 653 063

Office  
1 REGAL COURT  
VERMONT SOUTH, VIC. 3133  
Phone: (03) 9802 1355  
Fax: (03) 9802 6027

Factory  
FACTORY G, 20 BURGESS RD,  
BAYSWATER, VIC. 3153  
Phone: (03) 9761 7676  
Fax: (03) 9761 7671

## QUOTATION NO. G.P. 734 Rev 1

3<sup>rd</sup> December, 2015

Client: Omega Prestige Coaters

### POWDER CURE OVEN

#### TYPE

:Direct fired, natural gas, continuous process convection oven with product entry and exit from oven via air seals. Oven shall be designed to cure, EPOXY AND POLYESTER POWDERS.

The oven offered has been sized to accommodate a maximum product dimension of:

		OVEN OPENING
Width across conveyor:	1000mm	1200MM
Vertical height	: 2400mm	2600MM
Length along line	: 10000mm	

The process cycle of 13 minutes total is based on a conveyor line speed of 1.5 metres/minute for coatings requiring product temperatures of up to 240° Celsius. The oven will have the capacity to operate at 260° Celsius.

#### DIMENSIONS

:The oven shall be floor mounted with product entering the oven via air seals.

External (overall):

Length	Width	Height
20000mm	2000mm	3700mm

#### EQUIPMENT

:All equipment items will be of proprietary manufacture selected for operational longevity, minimal maintenance requirements and availability of service and spare parts support.

#### GAS BURNER

:Type S & J Cone Burners. (TWO (2) EACH 1500MJ SUPPLIED) Gas load: 3000MJ/HR.

./.2

-2-

**POWDER CURE OVEN (Cont'd):**

**RECIRCULATION  
FAN**

: (TWO) (2) only centrifugal fans each handling 20000 C.F.M. per min. of air at 240° Celsius against 2" W.C. multi V- belt driven by **TWO (2)** 15kW TEFC 1450 rpm electric motor. Fifteen (15) volume changes per minute.

**OVEN EXHAUST**

: From each end of oven through 300mm exhaust stack.

**OVEN PURGE**

: This would be provided by means of the oven exhaust system to provide the flow rate during the purge cycle period.

**OVEN CONSTRUCTION**

: A robust construction of preformed oven panels consisting of outer skins of 1.6mm M.S. Panels sheeting 100m thick standard L.E.I. Bradford insulation batts. These panels are reinforced internally and the inner panels have a 1mm zinc aluminium inner skin. The panels would be mounted over a robust merchant steel fabricated supporting structure fastened to the floor.

**TEMPERATURE  
CONTROL**

: Hi/Lo operation of the gas burner by means of R.K.C. or equivalent indicating temperature controller mounted in main cubicle.

**SAFETY  
INTERLOCKS**

: All requisite safety interlocks have included:

Oven pre-purge cycle.  
Electrical and mechanical interlock of airflow.  
Design to meet A.S. 1375 requirements.



**G.P. INDUSTRIES PTY. LTD.**ACN 065 653 063 ABN 83 065 653 063

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Phone: (03) 9802 1355  
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BAYSWATER, VIC. 3153  
Phone: (03) 9761 7676  
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**QUOTATION NO. G.P. 734 Rev 1**3<sup>rd</sup> December, 2015**Client:     Omega Prestige Coaters****ENERGY SCHEDULE ESTIMATE**

<u>EQUIPMENT</u>	<u>CONNECTED</u> <u>MOTORS (KW)   HEATING MJ   ROOF DUCTS</u>
------------------	--

<u>CONVEYOR DRIVE</u>	-75
-----------------------	-----

<u>SPRAY EQUIPMENT</u> <u>&amp; LIGHTING</u>	<u>FRACTIONAL</u>
<u>EXHAUST (POWDER BOOTH)</u> <u>EXISTING</u>	15

<u>CURING OVEN (CONVECTION)</u> <u>HEATING ZONE 1500MJ X 2</u>	3000MJ
<u>RECIRCULATING FANS</u> <u>EACH 15KW</u>	30
	2

<u>TOTAL CONNECTED LOAD</u>	<u>45.75KW (MOTOR LOAD)</u>
<u>TOTAL CONNECTED LOAD (NATURAL GAS)</u>	<u>3000MJ AT 4 KPA PRESSURE</u>
<u>ROOF PENETRATIONS</u>	<u>TWO     2</u>

**THESE FIGURES SUBJECT TO FINAL DESIGN ENGINEERING ARE  
INTENDED TO BE CONSIDERED AS A GUIDE ONLY AND SHOULD NOT  
BE USED TO ESTABLISH SUB-MAIN CAPACITIES WITHOUT FURTHER  
REFERENCE TO G.P. INDUSTRIES PTY. LTD.**

All mains connections to equipment are the responsibility of Omega Prestige Coaters. Gas, Electricity and Air.

# G.P. INDUSTRIES PTY. LTD.

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## QUOTATION NO. G.P. 734 Rev 1

3<sup>rd</sup> December, 2015

Client: Omega Prestige Coaters

## ENERGY SCHEDULE ESTIMATE

EQUIPMENT	CONNECTED		ROOF DUCTS
	MOTORS (KW)	HEATING MJ	

CONVEYOR DRIVE	75		
----------------	----	--	--

SPRAY EQUIPMENT & LIGHTING	FRACTIONAL EXHAUST (POWDER BOOTH)	EXISTING

CURING OVEN (CONVECTION)		
HEATING ZONE 1500MJ X 2	3000MJ	
RECIRCULATING FANS		
EACH 15KW	30	2

TOTAL CONNECTED LOAD	45.75KW (MOTOR LOAD)
TOTAL CONNECTED LOAD (NATURAL GAS)	3000MJ AT 4 KPA PRESSURE
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**QUOTATION NO. G.P. 734 Rev 1**3<sup>rd</sup> December, 2015**Client:    Omega Prestige Coaters****ENERGY SCHEDULE ESTIMATE**

<u>EQUIPMENT</u>	<u>CONNECTED</u> <u>MOTORS (KW)</u>	<u>HEATING MJ</u>	<u>ROOF DUCTS</u>
------------------	--	-------------------	-------------------

<u>CONVEYOR DRIVE</u>	75		
-----------------------	----	--	--

<u>SPRAY EQUIPMENT</u> <u>&amp; LIGHTING</u>	<u>FRACTIONAL</u>
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TOTAL CONNECTED LOAD 45.75KW (MOTOR LOAD)  
TOTAL CONNECTED LOAD (NATURAL GAS) 3000MJ AT 4 KPA PRESSURE  
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**QUOTATION NO. G.P. 734 Rev 1**3<sup>rd</sup> December, 2015**Client: Omega Prestige Coaters****ENERGY SCHEDULE ESTIMATE**

<u>EQUIPMENT</u>	<u>CONNECTED</u> <u>MOTORS (KW)</u>	<u>HEATING MJ</u>	<u>ROOF DUCTS</u>
------------------	--	-------------------	-------------------

<u>CONVEYOR DRIVE</u>	75		
-----------------------	----	--	--

<u>SPRAY EQUIPMENT</u> <u>&amp; LIGHTING</u>	<u>FRACTIONAL</u>
<u>EXHAUST (POWDER BOOTH)</u> <u>EXISTING</u>	15

<u>CURING OVEN (CONVECTION)</u>		
<u>HEATING ZONE 1500MJ X 2</u>	3000MJ	
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<u>EACH 15KW</u>	30	2

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 Coaters. Gas, Electricity and Air.**





6 June 2016

Ms Sonia Gallarello  
Development Officer - Planning  
City of Salisbury  
12 James Street  
Salisbury SA 5108



By Email: [development@salisbury.sa.gov.au](mailto:development@salisbury.sa.gov.au)  
[SGallarello@salisbury.sa.gov.au](mailto:SGallarello@salisbury.sa.gov.au)

**SUBJECT SITE:** 59 Stanbel Road, Salisbury Plain SA 5109

**PROPOSED DEVELOPMENT:** Change of use (Unit 2) from warehouse (Approved via DA 361/343/2015) to Industry (Powder coating)

**APPLICATION NO:** 361/743/2016/2B

The purpose of this letter is to respond to your request for further information dated 3 June 2016 pursuant to Section 39 of the Development Act 1993.

I address responses to your questions below:

**1 Please explain the type, size, and volume of products that are to be powder coated;**

Omega Prestige Coaters specialise in the powder coating of a large range of metal and aluminium products (steel, aluminium, zinc coated and stainless steel). Powder coating is an advanced method of applying a decorative and protective finish which is a more durable finish than liquid paints can offer, while providing a uniform, durable, high quality and attractive finish.

The type of products typically vary but include the following products:

- Security doors;
- Aluminium extrusions (for doors and windows both for residential and commercial purposes);
- Carports and Verandahs;
- Fencing;
- Furniture (outdoor settings/table frames);
- Automotive and Bicycle Parts.

It is difficult to comment on the size of these products as they typically vary in length, width, height and volume. This being said, our current oven size is 18 meters long x 2.1 meters high x 1.2 meters wide.



As such, this is the limitation imposed with regards to the length/width and height of products we can powder coat. The new oven will have similar limitations in relation to the size of the product.

Our business is built mostly on repeat customers and referrals and include some of South Australian's most respected businesses, such as Stan Bond, Burns for Blinds, Ozroll and Olympic Industries, to mention a few.

**2 The name, type and model of the machinery that is required to be used for this business;**

The Machinery to be used in the new facility includes the following:

- **2 x Curing Ovens:**
  - Oven # 1 (new oven) = Manufactured by GP Industries. See Annexure D for the details and specifications relating to this equipment.
  - Oven # 2 (existing oven - which will be refurbished and installed after a period of approximately 1-2 months) = overhead conveyor system 18m in length x 1.1 meters in width and 2.1 meters in height.
- **2 x 12 cartridge filter unit extractors (Emission Capture System):** Please find detailed below specific information in relation to the type of emission capture system that is being installed by GP Industries;
  - Fully automated Pulse solenoid valves and timer blocks and the system operates as in fully automated reverse pulse mode;
  - Fans rated and sized correctly with t 12' wg pressure;
  - GP Industries guarantees the Filtration efficiency to be exceptional at 99% on 0.5'm Dust particles. Start-up efficiency of 99% on 0.2-2'm dust particles reflects highest industry standard (BIA Class C)
  - The dust collectors are designed to exhaust external of the building or through a post filter internal into the factory to prevent dust displacement within the work area.
  - Air receivers are built to Australian pressure vessel standards
  - A hopper is supplied on the base to collect powder under a vacuum seal

Please refer to the illustration below that indicates the setup of the proposed Emission Capture System.

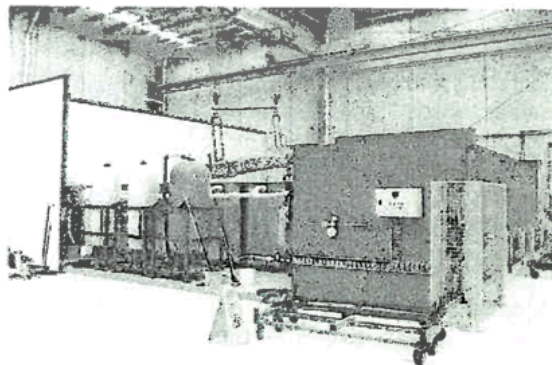




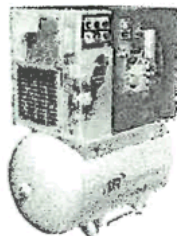
- **6 x pre-treatment tanks:** The pre-treatment tanks will be based on 6 stainless steel tanks coated externally in fiberglass. The external dimensions of the tanks are 8.2 meters long, 1.3 meters wide, and 2.4 meters high, which hold approximately 19,000 litres of liquid per tank. I note that on the site map provided there is a provision for 7 tanks, however I confirm that only 6 tanks are owned and will be installed into the new facility.
- **Water Management system: Closed Loop System (CLS).** This is a rinse water system that is based entirely on regeneration for ion exchange resin. The CLS system is advanced technology designed for the removal of cations and anions from AL pre-treatment line rinse waters. This is accomplished by first pumping the processed rinse water through a filtration system to remove suspended solids, then through a carbon system designed to remove organics.

Next, water passes through the cation resin followed by the anion resin contained within the individual columns. Water that has been treated through the CLS is typically less than 5 uS/cm. The final treatment step is disinfection of the water using a UV system to kill any bacteria present. This CLS offers an absolute efficient water management system and is an entirely environmentally friendly system that delivers 100% recycled DI water.

This system eliminates the need for any in house waste water treatment, discharge to trade waste, reduces water usage and requires minimum operator interface. A system that very few powder coaters in Adelaide use. We have visited facilities in Victoria that have successfully been using this system and we are seeking to implement such a system in this location. An example of the pre-treatment setup and bunding is shown below:



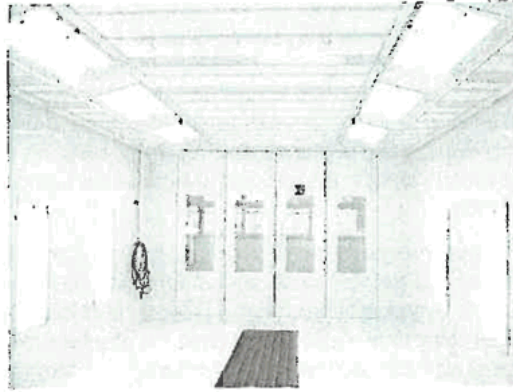
- **1 x Compressor & Dryer:** Ingersoll-Rand Rotary Screw Compressor model number UP5-15-8-500 15kw. See **Annexure B** for further details.







- **2 x Powder coating paint booths:** Fully enclosed powder booths are being manufactured. The Figure below is for illustration purposes only (as the actual booths are in the process of manufacture), but is indicative of the powder booths in the new facility. Please refer to **Annexure C** for further details of the paint booths.



### 3 The impacts of change in use of residents in terms of noise, odour and dust and how these impacts will be managed, especially given the site is on the residential interface;

Please refer to below which outlines the impact on noise, odour and dust and how these impacts are being carefully managed.

#### 1. Noise

Specific consideration was given in relation to the activities required to be undertaken in the powder coating facility. This includes equipment and activities required such as:

- Sanding of material;
- Drilling of material;
- Compressor;
- Dust Extraction Unit;
- Oven Fan;

The construction of the building has been fabricated out of solid concrete Precast panels. These panels are 150mm in thickness. Precast concrete provides one of the highest levels of acoustic separation of any construction system for both internal and external walls. 150mm thick concrete wall panels can have an Rw rating as high as 55. Rw is the weighted sound reduction index in decibels. The minimum rating required by the Building Code of Australia (BCA) is Rw45. An increase in the Rw of a wall by 6-10 points has the ability to reduce the perceived loudness of sounds passing through the wall be about half.

Please refer to the table on the next page, outlining the high performance of solid concrete Precast panels in relation to the weighted sound reduction index.





*Calculated  $R_w$  Values (dB) for some Common Concrete Walls*

Type of wall and thickness	$R_w$	$C_p$	$R_w + C_p$
<b>125-mm Concrete Panel (300 kg/m<sup>2</sup>)</b>			
Plain off-form concrete	52	-4	48
10-mm PB screw-fixed to 25-mm furring, on one side	52	-5	47
As above + fibreglass insulation	59	-7	52
As above, but with acoustic clips to furring + 10-mm PB direct-fixed to other side	63	-8	55
12-mm wet-area PB screw-fixed to 25-mm furring with acoustic clips + paint finish, on one side	57	-7	50
As above, but with ceramic tiles instead of paint	61	-7	54
<b>150-mm Concrete Panel (360 kg/m<sup>2</sup>)</b>			
Plain off-form concrete	54	-4	50
10-mm PB screw-fixed to 25-mm furring, on one side	55	-5	50
As above + fibreglass insulation	61	-6	55
As above, but with acoustic clips to furring + 10-mm PB direct-fixed to other side	64	-6	58
12-mm wet-area PB screw-fixed to 25-mm furring with acoustic clips + paint finish, on one side	58	-7	51
As above, but with ceramic tiles instead of paint	63	-6	57

Sourced from Fact Sheet provided by National Precast Concrete Association Australia.

Furthermore, there is also an insulated blanket that is installed over the entire roof of the warehouse to provide further containment of any general noise.

All equipment (compressors, fans, bag house filters and extraction system) will be housed entirely within the building itself. There will be no equipment housed outside the concrete structure.

Detailed in **Annexure B** is specific information in relation to the type of compressor being installed. You will note that we have opted to install an Ingersoll-Rand Rotary Screw Compressor. The major benefit with this system is its quiet operation with sound levels at only 65 dBA. It is important to note that given the weighted sound reduction properties provided by the 150mm concrete panels, it is estimated that only half of the dBA will be heard outside of the building itself (if that).

It should be further noted that whilst there is drilling and sanding of material at varying times during the day it is only for very short spurts and not prolonged consistent periods.

There are two recirculation centrifugal fans on the curing oven which is run by two 15kW TEFC 1450rpm electric motors. I advise that these fans will also have a sound density enclosure over them to reduce any noise.

The criteria required to be met under Environmental Protection (Noise) policy 2007 is that the nearest existing sensitive receiver in predominately industrial have a L<sub>Amax</sub> of circa 65 dBA between the hours of 7am and 10pm. The subject property is zoned Industrial. As the property is less than 50m to the closest sensitive receiver we are aiming to far exceed the maximum dBA recommended levels for Urban residential with some manufacturing (i.e. 53dBA)

Our predictions indicate that for daytime periods all noise sources within the facility as the potential worst case scenario, including loading operations at the front of the facility will not exceed the above recommended dBA.



You should note that a sound acoustic report was prepared on our old facility and old machinery (most of which will not be used at the new proposed facility) and whilst it slightly exceeded recommended dBA requirements, the main causes were the bag house filters which were external to the metal clad warehouse. It is our belief that our new and advanced equipment combined with the quality solid concrete building will put us well within the recommended noise levels.

Great lengths have been taken to ensure that there is additional noise reduction on all new equipment that will minimise greatly the noise within the factory, and as such any noise will be fully contained and insulated within the concrete building.

## 2. Air Quality

We advise that the two new fully enclosed powder booths are being manufactured. All powder coating activity will be conducted entirely within the confines of a fully enclosed powder booth. The fully contained power booths will be exhausted through a twelve (12) cartridge filter unit and exhausted internally within the factory ("Emissions Capture System"). Each unit will be fitted with final filtration units for exhausting within the factory.

I advise that concrete pits are being formed into the concrete floor of the factory under each powder booth with dimensions 500mm wide, 500mm deep by 8000mm long. The main pits have a side pit connecting the extraction Cartridge Filter.

These pits are the entire length of the booth and will capture 100% of any surplus powder through a grated floor. This powder will be filtered through the extraction system. The units are fitted with airflow indicators which instantly advises if airflow was to drop.

I confirm that there are no stacks to atmosphere (from the powder booths) (S.A standard bulletin TB 11 Feb 1991).

It is noted that pursuant to EPA Guideline Spray Painting booths: control of air and noise emissions (2003) It is recommended ('emphasis added') that the minimum separation distance for air quality purposes between any spray booth and the nearest sensitive receptor (e.g. residential premises) is 50 meters. Our understanding is that this is a recommendation and that should there be adequate preventative and mitigation measures in place this could be considered on a case by case basis.

Please refer to the map below referencing the nearest sensitive receptors. It should be noted that the property in question is marked with a red star and we confirm that it is zoned Industrial by the Salisbury City Council. The subject property is also facing Stanbel Road, Salisbury Plains which is clearly majority industrial.

The map on the next page indicates that the properties to the south-western corner of the proposed facility (i.e. on Warringa Street) do not meet the minimum recommended distance suggested by this guideline.





That said, there will be no direct access to the western side of the building. The only doors from the building from the western side (nearest to those properties) are fire exit doors. All business will be conducted from the eastern side of the building and the only access is from Stanbel Road. Given the thickness of the full concrete pre cast panels, insulated roof and the Emission extraction system detailed above, there will be no effect to the nearest receptors.

It should be further noted that immediately north east of the subject building is another industrial building which also has the same residential neighbours.

We advise that there is a council easement of approximately 5 meters in width between the subject building at 59 Stanbel Road and the boundary of the residents on Warringa Street.

The operation will include two curing ovens. Please refer to **Annexure D** which is the detailed specifications provided by GP Industries in relation to the curing oven. We advise that there are two (2) 300 diameter stacks to atmosphere on each oven emitting only Hot air and will meet all officer of gas safety requirements and approvals. These stacks will be installed to a height of 3000mm above the highest point for the building. They will also be fitted with an EPA cowl and guy wire connections to the roof.

We have specifically requested that these stacks be diverted from the oven to appear on the Eastern side of the building as to minimise any visual impact to the residents and also to allow maximum distance from neighbours.

### 3. Water Quality and Waste Management

The business intends on having a pre-treatment process in relation to aluminium material. The chemical pre-treatment will be based on 6 fiberglass tanks. The external dimensions of the tanks are 8.2 meters long, 1.3 meters wide, and 2.4 meters high, which hold approximately 19,000 litres of liquid per tank.

The tanks will comprise of:

- Tank 1: Acid – Chemical: Metal Etch
- Tank 2: Rinse
- Tank 3: Rinse
- Tank 4: Chrome – Chemical: Chromicoat T3A (Replenisher T3B / Chromicoat L26 Accelerator)
- Tank 5: Rinse
- Tank 6: Rinse



Please refer to the site plan in **Annexure A** which identifies the location of the pre-treatment tanks.

We advise that an SA Water discharge permit has been sought for the premises (see attached in **Annexure E**), however we do not envisage using it to discharge any liquid to sewer whatsoever. This has merely been done as a precautionary measure in the extremely unlikely event that there be a requirement to discharge. The reason is that the business is in the process of finalising a rinse water Closed Loop System (CLS) that is based entirely on regeneration for ion exchange resin. You should note that SA Water is aware of the fact that we do not intend on discharging to Trade Waste and as such please refer to their specific conditions as outlined in the license.

I further advise that only small quantities of chemicals will be held on site to service the Metal Etch and Chromicoat pre-treatment tanks. One drum of 200L Premium R55 Thinners will also be held on site which will be used to wipe any grease or residue off material prior to being powder coated.

We confirm that a 300mm high bunding will be surrounding the pre-treatment tanks and chemicals which will cover approximately 90sqm. This bunding will hold 27,000L which is 140 % of the volume of one tank.

We advise that due to the implementation of the advanced CLS system and adequate measures taken in relation to bunding there will be no pollution or disposal of any kind to the sewer.

I advise that the powder boxes are sealed and will be stored inside the factory premises. Any powder residual in the empty powder boxes and empty plastic will be emptied into a sealed container and will be disposed by Adelaide Eco Bins. The boxes are then flattened, recycled and used by our customers to protect their material once collected and put on trailer/truck etc.

Any powder removed from the emission extraction system will be similarly put into a sealed container and disposed by Adelaide Eco Bins.

**A floor plan layout which demonstrates the machinery and processes within the tenancy and their impacts on residents;**

Please see **Annexure A** for a copy of the floor plan layout.

I outline the processes within our business:

- All deliveries will be received at the rear of the factory;
- If material is required to be pre-treated (aluminium) it enters the acid bath (currently for ten minutes);
- The product is then removed from the acid and is rinsed prior to being submerged in the chrome tank for a further period of ten minutes;
- The material is rinsed again and removed where the material is dried for a period of 24 hours, ready for the powder coating process;
- The materials are stored on trolleys accompanying the job sheet/purchase order which details at all times the colour of the powder coating required and who the job is for;
- All steel products (which do not require pre-treatment) are solvent wiped to remove any oils from the material just prior to hanging;
- All materials are hung on the conveyer belt on hooks/racks/jigs which takes the materials through the booth and oven where the powder is applied and cured;

8





- The trained powder applicators apply the powder to the materials using electrostatic powder coating guns. The application of the powder is conducted in the powder booth area.
- The material then makes its way to the curing oven (still attached to the conveyer). The oven temperature at all times is kept slightly above 180 degrees Celsius to ensure that all materials are cured appropriately.
- Once the materials have exited the oven, an employee removes the product from the conveyer chain and inspects the product to ensure the highest of quality;
- The goods are then wrapped in plastic for protection during transport;
- The goods are then collected by the customer within 24-48 hours of completion.

**Council suggests that it may be of benefit that you seek independent planning and or acoustic information in support of your application and attendance at the upcoming DAP meeting.**

This has been noted and we have sought to engage an acoustic consultant to provide an independent opinion and model the relevant concerns noted.

Should you require any further information please do not hesitate to contact either Alex or myself.

Vat Saric  
Director



Alex Demetriou  
Director



The diagram illustrates the process flow of a chemical plant. It begins with a 'Location of Tanks and Chemicals' section containing six tanks (TANK No. 1 to TANK No. 6) and a 'BOX HOT' unit. Material flows from these tanks into a 'LOAD' unit. The flow then proceeds to a 'PROCESS BOOTH' where a 'LOAD' unit is shown. From the 'PROCESS BOOTH', the material moves to a 'NEW OVEN' and then to a 'DISTILLATION COLUMN'. The column has two sections labeled 'ZONE - 1' and 'ZONE - 2'. The final output is labeled 'UNLOAD'. The diagram also shows an 'OFFICE' area and a 'CONVEYOR DRIVE UNIT'.

RECEIVED  
- 7 JUN 2016



### Version History

Version	Review Date	Changes	Responsible Officer





### Glossary of Terms

Backflow	The reversal of flow in water supply pipes due to back pressure or back siphoning.
Bund	An impervious system for containing spilled or leaked materials. Further details can be found in "Trade Waste Guideline 4 – Bunding" and the South Australian Environment Protection Authority's "Bunding and Spill Management Guideline EPA 080/07".
Composite Sample	Sample taken in accordance with section 3.3.1 of this authorisation (involves series of samples collected over a period of time).
Grab Sample	Sample taken from a sample point representative of trade waste discharge to sewer. Represents discharge quality at time of collection only.
NATA	National Association of Testing Authorities. NATA is Australia's national laboratory accreditation authority. NATA accreditation recognises and promotes facilities competent in specific types of testing, measurement, inspection and calibration.
Pre-treatment device	Equipment that modifies, or removes contaminants from trade waste, so as to achieve acceptable discharge quality.
Risk index rating	The outcome of an assessment of the risk posed to SA Water from accepting trade waste from a Company. The assessment method uses standardised ratings for the Company's activities, its location within the sewerage network, any previous breaches and discharge volume/ contaminants/ load.
Trade Waste	The liquid waste from any industry, business, trade or manufacturing premises, other than domestic sewage, which is disposed of to the sewer. For the purposes of this Authorisation, the discharges from toilets, hand washing and showering facilities are domestic sewage.
WWTP	Waste Water Treatment Plant
The Framework	<a href="https://www.sawater.com.au/business/trade-waste">https://www.sawater.com.au/business/trade-waste</a>





#### 6.8 Confidentiality

The Corporation will treat the contents of this Authorisation and all data/information regarding activities at the Company's site as confidential. Disclosure to a third party may only occur after express approval being given by both the Company and the Corporation, except as required by law or to Parliament, a Minister of the Crown, a Parliamentary or Cabinet Committee or a government agency. If any such disclosure is required, the Corporation will notify the Company prior to making that disclosure.

#### 6.9 Miscellaneous

In exercising any power, right or authority under this Authorisation and its activities on the Company's property, the Corporation will at all times act reasonably and in good faith.



- a) the reason(s) for the notice;
- b) what the Company shall do; and
- c) the likely duration of the suspension period

6.3.3 The period of suspension under Section 5.3.1 will be of a duration that in the opinion of the Corporation is consistent with the circumstances.

6.3.4 The Company shall comply with any notice given under Section 5.2.1, subject only to any delay that may be required to safeguard the health or life of any person.

6.3.5 The Corporation will reinstate authorisation to discharge trade waste once it is reasonably satisfied that the circumstances giving rise to suspension under Section 5.3.1 no longer exist.

6.3.6 The Corporation may terminate this Authorisation, on giving one month's notice in writing to the Company:

- a) on the ground that there has been a breach as defined in Section 5.2.2; or
- b) on such other ground as the Corporation thinks fit and the Company has not, within the one month notice period, demonstrated to the satisfaction of the Corporation that the ground for termination specified in the Corporation's notice is erroneous or that reasonable grounds exist for continuing the Authorisation.

6.3.7 In instances where the Company intends to cease making discharges into the Corporation's sewer, it may terminate its obligations under this Authorisation upon giving one month's notice in writing to the Corporation and making payment to the Corporation of all outstanding amounts that have become payable to the Corporation in relation to this Authorisation. This Authorisation shall terminate at the later of the expiration of the one-month notice period or the payment to the Corporation of all amounts payable in relation to the Authorisation. Termination shall not prejudice any rights that have accrued to either the Company or the Corporation in relation to this Authorisation prior to the time of termination.

#### 6.4 No transfer or assignment

The Company shall not transfer or assign any rights or obligations under this Authorisation to a third party without the Corporation's prior consent in writing.

#### 6.5 In the event of conflict

In the event of any conflict occurring between the provisions of this Authorisation and other requirements set by the Corporation, the provisions of this Authorisation shall prevail.

#### 6.6 Supersedes previous Authorisations

This Authorisation supersedes all previous Authorisations, approvals or other provisions for accepting trade waste discharges from the Company into the Corporation's sewer.

#### 6.7 Mains water protection

Backflow protection at the connection to our mains water supply to your company must at all times comply with the relevant plumbing and building standards as regulated by the Office of the Technical Regulator, telephone (08)8303 2233.



## 6 General Terms

### 6.1 Variation and renewal

- 6.1.1 Conditions within this Authorisation may be varied from time to time as specified in this Section. In such an event, the Corporation will consult with the Company and issue an amended Authorisation for the remainder of this Authorisation period.
- 6.1.2 The Corporation bases acceptance of trade waste into its sewer on the Company's operating conditions prevailing when this Authorisation is issued. Where the Company intends to make changes that would affect the quality or quantity of its trade waste discharges, it shall give the corporation 10 business days' notice before making any changes, to allow the Corporation to consider the proposal and issue an appropriate response. If the Company intends major alterations or additions, it shall submit a new completed Trade Waste Discharge Application form.
- 6.1.3 Variations to conditions of this Authorisation may be necessary due to circumstances beyond the Corporation's control, such as changes in law or varying regulatory requirements on the corporations discharge licences. Where practicable to do so, the Corporation will give reasonable advance notice in writing of such variations.
- 6.1.4 In addition to the provisions under Sections 5.1.2 and 5.1.3, variations to the conditions of this Authorisation may be made by agreement between both parties.

### 6.2 Non Compliance and Breaches

- 6.2.1 Where a non-compliance with any condition of this Authorisation has been determined, the Corporation may issue a Non-Compliance Notice to the Company specifying:
- the nature of the non-compliance;
  - the clause or section of this Authorisation that has not been complied with;
  - appropriate remedial action to be taken by the Company; and
  - the deadline for completion of remedial action.
- 6.2.2 A breach of this Authorisation occurs if the Company fails to:
- fulfil the requirements of a Non Compliance Notice;
  - meet conditions of payment for all related fees and charges related to this Authorisation; or
  - comply with a Notice given in accordance with Section 5.2.1

### 6.3 Suspension or Termination of Authorisation

- 6.3.1 The Corporation may suspend authorisation to discharge into the Corporation's sewer at any time and require the Company to cease discharge of part or all of its trade waste, in circumstances where this material:
- cannot be safely accepted into the Corporation's sewer;
  - cannot be effectively treated at the Corporation's Wastewater Treatment Plant; or
  - is likely to cause the failure to meet a product specification of any of the Corporation's residual products.
- 6.3.2 In serving Notice to the Company under Section 5.2.1, the Corporation will specify:

Page 14 – Omega Prestige Coaters [Authorisation # 649647]



## 5 Charges

### 5.1 Fees & Charges

- 5.1.1 We will bill you for inspections relating to the administration of this permit, the cost of laboratory analysis of final discharge samples (if they indicate non-compliance with acceptable discharge quality) and other periodic charges (if applicable). These accounts are independent of those for water and sewerage rates. The Corporation will use the recorded flow value from the trade waste discharge flow meter.
- 5.1.2 You must pay for all charges by the due date given in our account.
- 5.1.3 Our fees and charges are reviewed annually. You may seek information from us regarding the current charge amounts applicable to your permit.



### 5.2 Billing

- 5.2.1 The billing frequency will be in arrears and completely separate from the normal water and sewerage accounts.
- 5.2.2 GST will apply to sampling/monitoring and audits. Other charges and fees are not subject to GST.





### 4.3 Monitoring Protocol

#### 4.3.1 Wastewater Sampling Procedure

- 4.3.1.1 Sample wastewater in accordance with the principles set out in AS/NZS 5667. 1 & 10: 1998 Water Quality – Sampling – Guidance on sampling of waste waters.
- 4.3.1.2 A sample will be collected
- As required by the Trade Waste Officer, during any representative Trade Waste production day
  - From the trade waste discharge point;
  - As a grab sample or
  - As agreed by both parties from time to time.
- 4.3.1.3 If requested, provide a duplicate sample split to the Corporation for independent analyses.
- 4.3.1.4 Refrigerate (or pack in ice water) the sample until analysis occurs.
- 4.3.1.5 Take the sample to an analytical laboratory, which has NATA certification for the specific analyses required in line with the holding times listed below.
- 4.3.1.6 Analyse the sample (using Standard Methods as per "Standard Methods for the Examination of Water and Wastewater", APHA, AWWA, WPCF, 22nd Edition, 2012.) as follows:

Parameter	Method	Maximum Holding time
Suspended Solids	2540D&E	24 hours
Biochemical Oxygen Demand (BOD)	5210B	24 hours
Total Dissolved Solids	2510B#	24 hours
Grease	5520D	24 hours
Total Kjeldahl Nitrogen	4500-N (org B or C)	24 hours
Total Phosphorus	4500-P B.4, 4500-P E, 4500P-I, 4500-P F	24 hours
Metals (Cr, Ni, Cu, Zn)	3030E/K or 3030F/G/H where necessary 311D or 3120B or 3125B	24 hours
Fluoride	4500B/C/D/E/F	24 hours
Cyanide	4500 – CN G&E	24 hours

# Note: Conductivity (EC in  $\mu\text{S}/\text{cm}$ ) using Method 2510B is converted to Total Dissolved Solids (TDS in  $\text{mg}/\text{L}$ ) by using the following equation.

$$\text{TDS} = (0.548 \times \text{EC}) + (2.2 \times 10^{-6} \times \text{EC}^2) - (2.06 \times 10^{-12} \times \text{EC}^3)$$

#### 4.3.2 Repeat Samples

- 4.3.2.1 Where sample results do not meet the specific discharge limits as outlined in section 1.3, the Company will investigate contributing factors and report these to the Corporation within 5 days of non-compliance being identified.
- 4.3.2.2 Where the corporation considers necessary to obtain further sample results to give a fair representation of discharge performance (e.g. when an unusual analytical result is obtained, or to reflect changes from normal production/discharge circumstances), additional sampling shall be undertaken.

Fact Sheet [Electronic Monitoring and Data Collection](#) provides specific technical details.



**4.2 The Company**

The Company (or its contractor) shall, at its expense:

- 4.2.1 Perform routine self-monitoring of trade waste discharge performance, in accordance with Section 3.3 – Monitoring Protocol.
- 4.2.2 Record:
  - a) metered trade waste volume discharge for each month;
  - b) metered mains water consumption for each month;
  - c) production volume for each month; and
  - d) variations in production or other factors that could significantly influence trade waste quality, quantity or rate of discharge from time to time.
- 4.2.3 Report to the Corporation's Trade Waste & Network Branch the following:
  - a) laboratory test results within 7 days of receipt; and
  - b) recorded information as specified in Section 3.2.2 in a format acceptable to the Corporation, no more than seven days after the end of each quarter.
- 4.2.4 Retain receipts for removal of prohibited material, as stated in Section 1.4.
- 4.2.5 Keep required records or data for a period of two years.





## 4 Monitoring

### 4.1 The Corporation

- 4.1.1 The Corporation may perform 2 site audits per calendar year in accordance with the site's risk index rating, to ensure compliance with the conditions of this Authorisation. The Corporation may conduct additional audits where a significant non-compliance is identified and remedial action is needed. The Company shall pay to the Corporation an audit fee for each such site audit in accordance with the Corporation's charging protocol.
- 4.1.2 Where the Corporation does not act as the contractor for the Company with respect to Section 3.2.1, it may perform 1 independent sample per financial year without notice to the company to verify the validity of the monitoring process. The Company may request a copy of analytical results from the Corporation. The corporation will communicate these costs as early as possible in each financial year.
- 4.1.2.1 In the event that the independent sample identifies a disparity between results being represented by the company. The corporation will perform an investigation on the company's monitoring procedures to ensure compliance with section 3.3. The corporation may recover costs associated with this investigation if it is determined that the monitoring practices of the company are in contravention of section 3.3 of this authorisation.
- 4.1.3 In the event that the Corporation is required to respond to an incident, monitoring alarm (refer 3.3.5.2) or other unusual event at the Company's operation, it may recover its costs in doing so (including the cost of laboratory analysis of any samples that it collects) from the Company.
- 4.1.4 Sections 3.1.1, 3.1.2 and 3.1.3 in no way limit the Corporation's statutory power of inspection.





### 3.3 Batch Discharge Procedure

- 3.3.1 A Batch Treated Waste Notification Form must be submitted to Trade Waste by e-mail or fax for each batch of effluent that is to be discharged to sewer
- 3.3.2 A minimum notice of one business day must be given prior to each proposed batch discharge.
- 3.3.3 In the event a Trade Waste Officer asks the Batch Discharge to be delayed the Batch must be held for up to 48hrs before being discharged.
- 3.3.4 The Batch Treated Waste Notification Form must include;
  - 3.3.4.1 The type of waste water treated
  - 3.3.4.2 Treatment method used
  - 3.3.4.3 Analysis Results
  - 3.3.4.4 Volume (L)
  - 3.3.4.5 Date & Time of proposed discharge
  - 3.3.4.6 Signature of person responsible for Trade Waste.
- 3.3.5 Batches shall be randomly tested by Trade Waste officers to ensure compliance with acceptance standards before release.
- 3.3.6 Effluent considered unsuitable for discharge to sewer is required to be removed from site by a licenced liquid waste removal contractor.



### 3.4 Protection of Sewer

- 3.4.1 The Company shall protect sewer entry points on its premises from potential entry of non-authorized substances and stormwater by appropriate physical segregation barriers, such as bunds and roofing.
- 3.4.2 The Company shall take all precautions reasonably practical to prevent discharge of material into the Corporation's sewer from its premises by any person or persons in contravention with the provisions of this Authorisation.
- 3.4.3 For the purposes of this Authorisation, any discharge of material into the Corporation's sewer by any person or persons on the Company's premises will be taken to have been done with the Company's consent.





### 3 Operating Conditions

#### 3.1 Sources of Trade Waste

This Authorisation relates only to discharges from the following individual activities generating trade waste at the time of Authorisation issue.

- 3.1.1 Process Rinse Waters
- 3.1.2 Passivation of Aluminium & Steel with Chromate
- 3.1.3 Steel & Aluminium surface treatment with Acid
- 3.1.4 Reverse osmosis bleed



#### 3.2 Pre-treatment

- 3.2.1 The following pre-treatment standards are acceptable for the duration of this Authorisation providing consistently acceptable trade waste quality is achieved.
  - 3.2.1.1 **Batch treatment** of all wastes discharged to sewer through Chrome Conversion and solubility curve manipulations.
  - 3.2.1.2 No resultant sludge shall be discharged to sewer.
  - 3.2.1.3 All Chemical Containers, Batch Treatment Tanks and Equipment shall be contained in a bunded compound.
  - 3.2.1.4 Equipment must have the facility to separate the pollutants before the discharge of the supernatant before discharge.
  - 3.2.1.5 Equipment must have the facility to take a sample of the effluent for testing before discharge to sewer
  - 3.2.1.6 Equipment must not be permanently connected to sewer by gravity connection.
  - 3.2.1.7 No resultant sludge shall be discharged to sewer.
- 3.2.2 The company may vary its pre-treatment device/s (2.2.1) upon agreement with the Corporation.



Government  
of South Australia



- 2.5.1.3 On a yearly basis, the Company shall review and if necessary update its Batch Treatment Plan, with respect to factors having the potential for adversely affecting the quality of the Company's trade waste discharges. Upon completion, the Company shall convey the outcome of the review to the Corporation.

Trade Waste Guideline 'Batch Treatment' contains further information.



**2.6 Emergency Response**

If any spill or discharge occurs which has the potential to damage the Corporation's infrastructure, the Company will activate its contingency plan (refer Section 1.5). The Company shall also contact the Corporation's Trade Waste & Networks Branch immediately, once it is aware of the occurrence.

**24 HOUR EMERGENCY TRADE WASTE NUMBER – 0439 888 164**



- 2.3.3 The Company shall not discharge trade waste exceeding the discharge limits specified in this Authorisation into the Corporation's sewer without obtaining prior approval from and under the conditions specified by the Corporation.
- 2.3.4 Where the Company cannot consistently achieve compliance, the Corporation may require the Company to modify or upgrade existing processes and/or pre-treatment devices.
- 2.3.5 Intentional dilution with clean water, groundwater or stormwater is not permitted as a means of achieving discharge quality (refer to the [Framework](#) for more information).

#### 2.4 Prohibited Material

All liquid wastes, sludge's, spent process liquors etc. that:

- a) if discharged would exceed the maximum discharge rate specified in Section 1.1 or the maximum discharge volume specified in Section 1.2;
- b) do not meet the conditions set out in Section 1.3;
- c) come from sources other than the activities specified in Section 2.1;
- d) have not been treated by the appropriate pre-treatment devices that are described in Section 2.2.1 and that have been maintained as described in Section 2.2.2;

shall be removed for offsite disposal.

#### 2.5 Batch Treatment Plan

2.5.1.1 By commencement of discharging by Batch to sewer, the Company shall submit a Batch Treatment Plan for approval by the Trade Waste Branch. This must include the following;

- The nature of the waste water(s) to be treated, pollutant type and concentration, presence of any interfering agents which may inhibit treatment or analysis.
- The maximum quantity of waste water which can be treated in each batch.
- The method to be used in treating pollutants.
- Appropriate checks and safeguards to ensure correct treatment/discharge quality.
- Details of the equipment to be used in the batch treatment process.
- Removal and subsequent handling of any unacceptable portion(s).
- Backflow protection measures, if mains water is to be used.

2.5.1.2 Each different type of waste water will require a different Batch Treatment Plan.





## 2. Trade Waste Discharge to Sewer

The following limits are specific to the operation and take precedence over the general limits for these parameters given in the Restricted Wastewater Acceptance Standards.

### 2.1 Maximum Discharge Rate

2 Litres per second

### 2.2 Maximum Discharge Volume

100 kilolitres per month

### 2.3 Acceptable Trade Waste Quality

Specific discharge limits for the following parameters are:

Parameter	Limits	Compliance determination method
Suspended Solids (SS)	500 mg/L	Grab Sample (refer section 3)
Biochemical Oxygen Demand (BOD)	500 mg/L	Grab Sample (refer section 3)
Grease	100 mg/L	Grab Sample (refer section 3)
Total Dissolved Solids (TDS)	2000 mg/L	Grab Sample (refer section 3)
Total Kjeldahl Nitrogen (TKN)	10 mg/L	Grab Sample (refer section 3)
Total Phosphorus (TP)	10 mg/L	Grab Sample (refer section 3)
TDS Charges apply from	650 mg/L	Grab Sample (refer section 3)
pH	6.5-11.0	Grab / electronic monitoring
Temperature	38°C	Grab / electronic monitoring
Chrome Total (Cr)	10 mg/L	Grab Sample (refer section 3)
Aluminium	100mg/L	Grab Sample (refer section 3)
Copper (Cu)	10 mg/L	Grab Sample (refer section 3)
Fluoride (F)	10 mg/L	Grab Sample (refer section 3)
Zinc (Zn)	10 mg/L	Grab Sample (refer section 3)

*Note: These limits are specific to your operation and take precedence over the general limits for these parameters given in the Restricted Wastewater Acceptance Standards (<https://www.sawater.com.au/business/trade-waste>).*

2.3.1 The limits for all other parameters that might arise from activities listed in Section 2.1 shall be in accordance with the Restricted Wastewater Acceptance Standards.

2.3.2 Compliance with all other limits will be determined using the analysis results from grab samples (refer glossary of terms).







**TRADE WASTE DISCHARGE AUTHORISATION  
SPECIFIC TERMS AND CONDITIONS**



**1. Condition of Authorisation**

**1.1 Expected Discharge**

- 1.1.1 The company is not expected to discharge Trade Waste. The company will initiate production using a proprietary advanced recycling system to treat running rinses.

**1.2 Initialisation of Authorisation**

- 1.2.1 In the event the proprietary advanced recycling system fails the company will notify SA Water Trade Waste of their intention to utilise a batch discharge treatment system as stipulated by this authorisation.
- 1.2.2 The company may not commence discharge into the corporations' sewers until agreed to by Trade Waste.

**1.3 Protection of Sewer**

- 1.3.1 Trade Waste sewer discharge points will be plugged with an approved seal by the company and tagged by the corporation until such time as discharge under the conditions stipulated below is necessary and agreed by Trade Waste.
- 1.3.2 The seal may only be removed by or under the supervision of a Trade Waste officer
- 1.3.3 The corporation will inspect Omega Prestige Coaters at a rate determined by the risk analysis for the site. This will change according to the possibility of discharge to sewer.



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## Trade Waste Batch Discharge Authorisation

Pursuant to section 56 of the Water Industry Act 2012, the **South Australian Water Corporation** (the Corporation) hereby authorises **Omega Prestige Coaters** (the Company) to discharge trade waste, as defined in the Corporation's policy document, *Restricted Wastewater Acceptance Framework* ([the Framework](#)), into the Corporation's sewer in accordance with the specific terms and conditions set out in this authorisation and the general terms and conditions for discharging contained in the Framework.

Company Name: **Omega Prestige Coaters**

Authorisation Number: **649647**

Property Address: **59 Stanbel Road  
Salisbury Plain, SA, 5109**

Property Account Numbers: **4422025011**

Risk Index Rating: **Medium**

Date Authorisation issued: **03/06/2016**

Authorisation duration: **Ongoing – subject to general conditions as outlined in section 5 of this authorisation**

SA Water Contact Details: **Trade Waste & Networks Branch  
Level 6, 242 – 260 Victoria Square  
Adelaide SA 5000**

Phone (08) 7424 1336  
Facsimile (08) 7003 3366  
Internet [www.sawater.com.au](http://www.sawater.com.au)



**24 HOUR EMERGENCY TRADE WASTE NUMBER – 0439 888 164**



This Authorisation version issued 03/08/2015 on behalf of the South Australian Water Corporation by


Mrs. Lisa Hannant  
Senior Manager Wastewater Operations

The Corporation will provide details about this Authorisation for the purposes of complying with information requirements of Regulation 12 of the Water Industry Act 2012.

Page 2 – Omega Prestige Coaters [Authorisation # 649647]

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**BATCH DISCHARGE TRADE WASTE AUTHORISATION**

**FOR**

**OMEGA PRESTIGE COATERS**

Page 1 – Omega Prestige Coaters [Authorisation # 649647]





-2-

**POWDER CURE OVEN (Cont'd):**

**RECIRCULATION  
FAN**

:(TWO) (2) only centrifugal fans each handling 20000 C.F.M. per min. of air at 240° Celsius against 2" W.C. multi V- belt driven by **TWO (2)** 15kW TEFC 1450 rpm electric motor. Fifteen (15) volume changes per minute.

**OVEN EXHAUST**

:From each end of oven through 300mm exhaust stack.

**OVEN PURGE**

:This would be provided by means of the oven exhaust system to provide the flow rate during the purge cycle period.

**OVEN CONSTRUCTION**

:A robust construction of preformed oven panels consisting of outer skins of 1.6mm M.S. Panels sheeting 100mm thick standard L.E.I. Bradford insulation batts. These panels are reinforced internally and the inner panels have a 1mm zinc aluminium inner skin. The panels would be mounted over a robust merchant steel fabricated supporting structure fastened to the floor.

**TEMPERATURE  
CONTROL**

:Hi/Lo operation of the gas burner by means of R.K.C. or equivalent indicating temperature controller mounted in main cubicle.

**SAFETY  
INTERLOCKS**

:All requisite safety interlocks have included:

Oven pre-purge cycle.  
Electrical and mechanical interlock of airflow.  
Design to meet A.S. 1375 requirements.

# G.P. INDUSTRIES PTY. LTD.

ACN 065 653 063 ABN 83 065 653 063

Office  
1 REGAL COURT  
VERMONT SOUTH, VIC. 3153  
Phone: (03) 9862 3355  
Fax: (03) 9862 6027

Factory  
FACTORY G, 20 BURGESS RD,  
BAYSWATER, VIC. 3153  
Phone: (03) 9761 7676  
Fax: (03) 9761 7671

## QUOTATION NO. G.P. 734 Rev 1

3<sup>rd</sup> December , 2015

**Client:** Omega Prestige Coaters

### POWDER CURE OVEN

#### TYPE

:Direct fired, natural gas, continuous process convection oven with product entry and exit from oven via air seals. Oven shall be designed to cure, EPOXY AND POLYESTER POWDERS.

The oven offered has been sized to accommodate a maximum product dimension of:

		OVEN OPENING
Width across conveyor:	1000mm	1200MM
Vertical height	: 2400mm	2600MM
Length along line	: 10000mm	

The process cycle of 13 minutes total is based on a conveyor line speed of **1.5 metres/minute** for coatings requiring product temperatures of up to 240° Celsius. The oven will have the capacity to operate at 260° Celsius.

#### DIMENSIONS

:The oven shall be floor mounted with product entering the oven via air seals.

External (overall):

Length	Width	Height
20000mm	2000mm	3700mm

#### EQUIPMENT

:All equipment items will be of proprietary manufacture selected for operational longevity, minimal maintenance requirements and availability of service and spare parts support.

#### GAS BURNER

:Type S & J Cone Burners. **(TWO (2) EACH 1500MJ SUPPLIED)** Gas load: 3000MJ/HR.

./..2



# G.P. INDUSTRIES PTY. LTD.

ACN 065 653 063 ABN 83 065 653 063

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1 REGAL COURT  
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**Factory**  
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BAYSWATER, VIC. 3153  
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## QUOTATION NO. G.P. 734 Rev 1

3<sup>rd</sup> December, 2015

**CLIENT**     Omega Prestige Coaters

## **POWDER BOOTH**

### **TYPE**

:Cool room panel assembly  
50mm panels assembled to  
form an enclosure:

Length:     8400mm  
Width:      3600mm  
Height:     4000mm

With product entry and exit

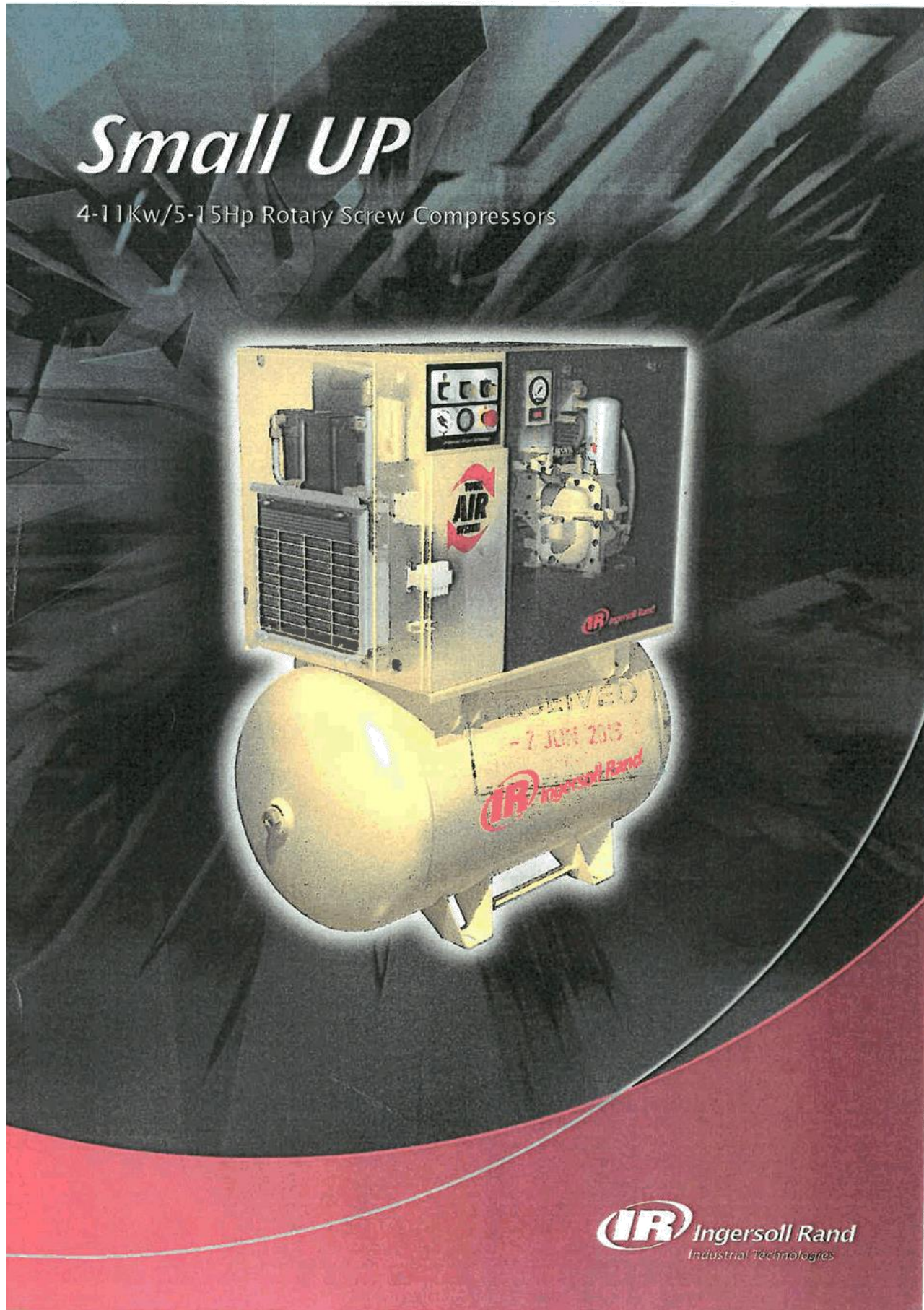
Width:      1200mm  
Height:     3000mm

G.P. Industries suggest that a pit is formed into the concrete floor 500mm wide, 500mm deep by 8000mm long. With a side pit connecting the extraction Cartridge Filter unit mounted as per layout. ( Omega to form this at your cost)

We will install and set to work **your second hand unit.** Omega to bring this unit to a required working state **under our instruction.**

Roof lighting, mounted external complete with safety glass **1200mm x 300mm fluoro x 14 off.**







Rotary Screw Compressors  
UP-Series 4-11 kw

RECEIVED

- 7 JUN 2013

## A new standard of performance

### Boost Your Profitability

Boosting your company's profits was the main goal that Ingersoll-Rand had in mind when it designed the revolutionary UP-Series line of integrated rotary screw air solutions.

The UP-Series is more than an integrated air system, it's a complete air solution designed to maximize the key drivers of profitability in today's business:

- Uptime Reliability
- Shop Productivity
- Flexibility Of Operation
- Energy Efficiency & Savings

Welcome to Ingersoll-Rand's  
UP-Series Rotary Air Solutions, a  
new standard of performance.

Achieve **highest productivity** and  
**lowest total cost** of ownership

Exceptional  
**value**

### Ultimate Reliability

- **70% Fewer Connections**  
Smart integration eliminates leaks and pressure drops maximizing reliability.



## Ultimate Flexibility

- **Compact Footprint Design**  
Small footprint frees up valuable floor space and reduces install costs.
- **Installation Close To Point-of-use**  
Whisper quiet operation allows for installation closer to point-of-use, reducing costs and ensuring a better & safer work environment.



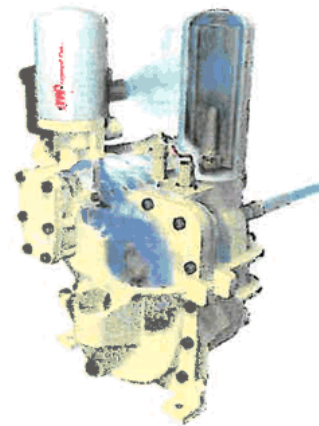
## Ultimate Productivity

- **Closely Maintained Pressure**  
Closely maintained discharge pressure avoids excessive pressure bands & increases downstream tool and equipment life.

## Innovation

- **High Efficiency Integrated Compression Module**  
To provide maximum performance, efficiency and ease of service, the airend, interconnecting piping and separation system have all been integrated into one simple design. Integration of the compression module eliminates leaks and pressure losses to increase efficiency and performance.

Service and maintenance are made extremely easy through spin-on oil and separator cartridges.



## Real world advantages

- **Whisper Quiet Operation**  
Oversized, high efficiency motor mount blower. Sound levels as low as 65 dBA.



- **Poly-V Belt Drive**  
Premium drive system to minimize belt stretching and increase air output.



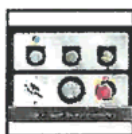
- **Dual Control Operation**  
Auto start/stop operation with constant speed control for maximum flexibility.



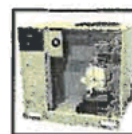
- **Advanced Cooling**  
High efficiency, oversized combination cooler with roof mount discharge for ease of ducting.



- **Simple Diagnostics**  
Visual indication of operating status, hours & fault warnings for ease of operation and reduced downtime.



- **Generous Serviceability**  
Spacious design for ease of serviceability.




## Rotary Screw Compressors UP-Series 4-11 kw



**Ingersoll-Rand's  
Total Air System**

### The UP Series Fully Integrated Air System

*The right choice to maximize  
productivity*

At the same time as eliminating your task of selecting separate components, and reducing the extensive space requirements of the traditional compressed air system, the Total Air System  will provide your business with maximum efficiency, reliability, flexibility, and productivity.

### Smart Integration

*A revolutionary advancement & Internal  
air treatment*

- Simplified piping- elimination of potential leaks and vulnerable interconnecting piping.
- Spacious design promoting serviceability and cooling.
- Integrates the compressor, dryer and controls into an energy reducing optimized system. Integrally cooled with common blower to ensure cooling is achieving 100% of time the compressor is running.
- Patented segregated package cooling compartment provides advanced cooling flow management, and reduces noise level enabling installation virtually anywhere.
- Single points condensate drain system instead of separate points - eliminates leaks.
- Package pre-filter for longer cooler life and lower pressure drops.





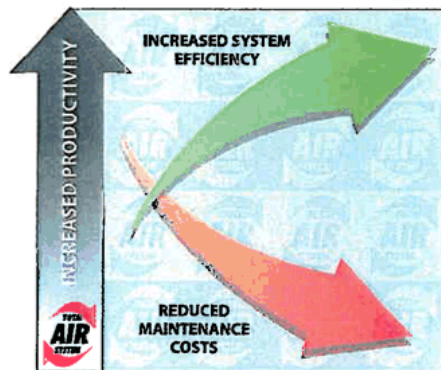
# The high efficiency **compressor room** ...without the need for an actual room



## Dry & Clean Compressed Air *The right air quality to do the job*

All **AIR** packages come fully equipped with an integral, energy saving air treatment center including high performance air dryer and filtration pack to remove water, oil and particles from the air stream.

All components are perfectly matched to deliver the right air quality to increase air powered tool and system equipment life.



## High Efficiency Components *Setting the standard in system design*

The UP Series **AIR** incorporates only the highest quality components to ensure that both system efficiency and productivity are maximized. A high efficiency compressor room without the hassle, complexity and costs of the traditional compressor room. **AIR** packages come fully equipped with...

- High Efficiency rotary screw air compressor.
- Energy Saving, Cycling Refrigerated Air Dryer.
- High Efficiency Coalescing filter.
- High Efficiency Particulate filter.
- Integral air receiver storage tank.
- Integrated compressor and dryer controls.
- Low pressure drop piping.
- High Efficiency moisture separator.
- Whisper quiet, low sound operation.

Choosing the  
**right air solution**  
has never been  
**easier...**



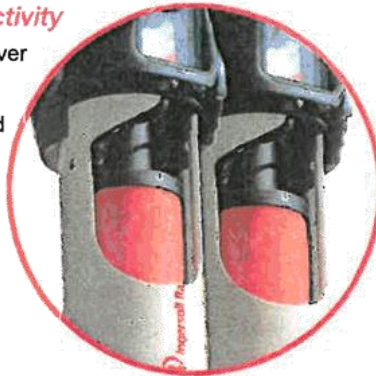
## Rotary Screw Compressors UP-Series 4-11 kw



### Dual Filtration Pack

#### Clean air to drive productivity

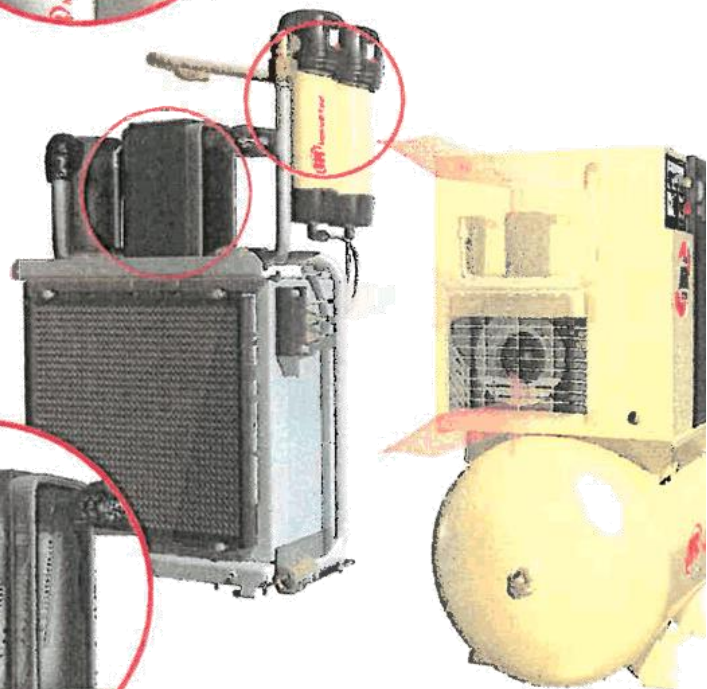
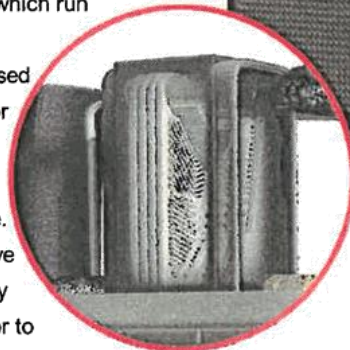
- Two stages of filtration deliver best performance, reduce pressure losses and extend operating life.
- Particulate removal to industry leading 1 micron.
- Oil removal down to .01 micron.
- Longer element life, lower pressure drop.
- Better air quality delivered to tools and equipment results in longer life.



### Energy Savings Refrigerated Air Dryer

#### Dry air to drive productivity

- Cycling dryer – automatically shuts off with the compressor, saving energy compared to traditional dryers which run continuously.
- Stainless steel braised heat exchanger for low losses, high thermal efficiency and long service life.
- Solenoid drain valve and high efficiency moisture separator to permanently discharge condensate.
- Eliminates corrosion of piping, a cause of premature wear of tools and seals.



# 机组的维护保养

**Leading Warranty  
As Standard  
1 Year Warranty Protection**

**AirCare Extended Coverage**



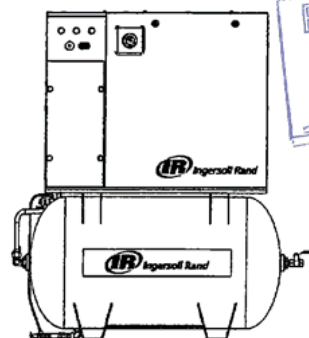
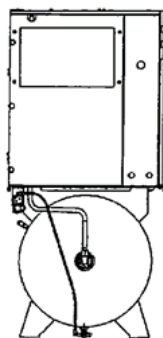
In addition to the standard package warranty, all UP-Series compressors are available for extended AirCare coverage. Ask your authorized IR representative for more details.

## Ultra-Plus Coolant






All units come standard with Ingersoll-Rand's Ultra-Plus advanced synthetic coolant:



- 9,000 hour extended coolant life
- Simple condensate separation
- High level of biodegradability



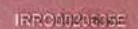
## Industry Leading Performance

 60 Hertz Total Air System Specifications								 60 Hertz Specifications - Without Air Treatment System							
Model No.	HP	Discharge pressure		Capacity*				Model No.	HP	Discharge pressure		Capacity*			
		PSIG	Package	CFM	m <sup>3</sup> /min	dB(A)†				PSIG	Package	CFM	m <sup>3</sup> /min	dB(A)†	
UP6-5TAS-125	5	125	115	18.5	0.52	65		UP6-5-125	5	125	18.5	0.52	65		
UP6-5TAS-150	5	150	140	16.0	0.45	65		UP6-5-150	5	150	16.0	0.45	65		
UP6-7TAS-125	7.5	125	115	28.0	0.79	65		UP6-7-125	7.5	125	28.0	0.79	65		
UP6-7TAS-150	7.5	150	140	25.0	0.25	65		UP6-7-150	7.5	150	25.0	0.25	65		
UP6-7TAS-210	7.5	210	200	17.5	0.50	65		UP6-7-210	7.5	210	17.5	0.50	65		
UP6-10TAS-125	10	125	115	38.0	1.08	68		UP6-10-125	10	125	38.0	1.08	68		
UP6-10TAS-150	10	150	140	34.0	0.96	68		UP6-10-150	10	150	34.0	0.96	68		
UP6-10TAS-210	10	210	200	24.0	0.68	68		UP6-10-210	10	210	24.0	0.68	68		
UP6-15cTAS-125	15	125	115	55.0	1.55	69		UP6-15c-125	15	125	55.0	1.55	69		
UP6-15cTAS-150	15	150	140	50.0	1.42	69		UP6-15c-150	15	150	50.0	1.42	69		
UP6-15cTAS-210	15	210	200	38.0	1.08	69		UP6-15c-210	15	210	38.0	1.08	69		
Dimensions & Weight								 Without Air Treatment System							
50 & 60 Hertz baseplate and receiver mounted units															
		Length		Width		Height				Weight		Weight			
		inch	mm	inch	mm	inch	mm			pounds	kg	pounds	kg		
Base mount		41	1042	28.9	734	36	914			725	330	650	295		
272 Liter Receiver Tank		51.6	1311	28.9	734	60.7	1541			1003	455	928	420		
500 Liter Receiver Tank		81	2059	28.9	734	60.7	1541			1080	490	1005	455		
 50 Hertz Total Air System Specifications								 50 Hertz Specifications - Without Air Treatment System							
Model No.	KW	Discharge pressure		Capacity*				Model No.	KW	Discharge pressure		Capacity*			
		bar(g)	Package	m <sup>3</sup> /min	CFM	dB(A)†				bar(g)	Package	m <sup>3</sup> /min	CFM	dB(A)†	
UP5-4TAS-8	4	8	7.3	0.55	19.5	65		UP5-4-8	4	8	0.55	19.5	65		
UP5-4TAS-10	4	10	9.3	0.45	16	65		UP5-4-10	4	10	0.45	16	65		
UP5-5TAS-8	5.5	8	7.3	0.82	29	65		UP5-5-8	5.5	8	0.82	29	65		
UP5-5TAS-10	5.5	10	9.3	0.74	26	65		UP5-5-10	5.5	10	0.74	26	65		
UP5-5TAS-14	5.5	14.5	13.8	0.51	18	65		UP5-5-14	5.5	14.5	0.51	18	65		
UP5-7TAS-8	7.5	8	7.3	1.06	38	68		UP5-7-8	7.5	8	1.06	38	68		
UP5-7TAS-10	7.5	10	9.3	0.96	34	68		UP5-7-10	7.5	10	0.96	34	68		
UP5-7TAS-14	7.5	14.5	13.8	0.68	24	68		UP5-7-14	7.5	14.5	0.68	24	68		
UP5-11cTAS-8	11	8	7.3	1.60	56.5	69		UP5-11c-8	11	8	1.60	56.5	69		
UP5-11cTAS-10	11	10	9.3	1.42	50	69		UP5-11c-10	11	10	1.42	50	69		
UP5-11cTAS-14	11	14.5	13.8	1.08	38	69		UP5-11c-14	11	14.5	1.08	38	69		

\* Performance in accordance with ISO 1217 1996 annex C

† Measured in accordance with CAGI-pneurop test code PN6NTC2.3

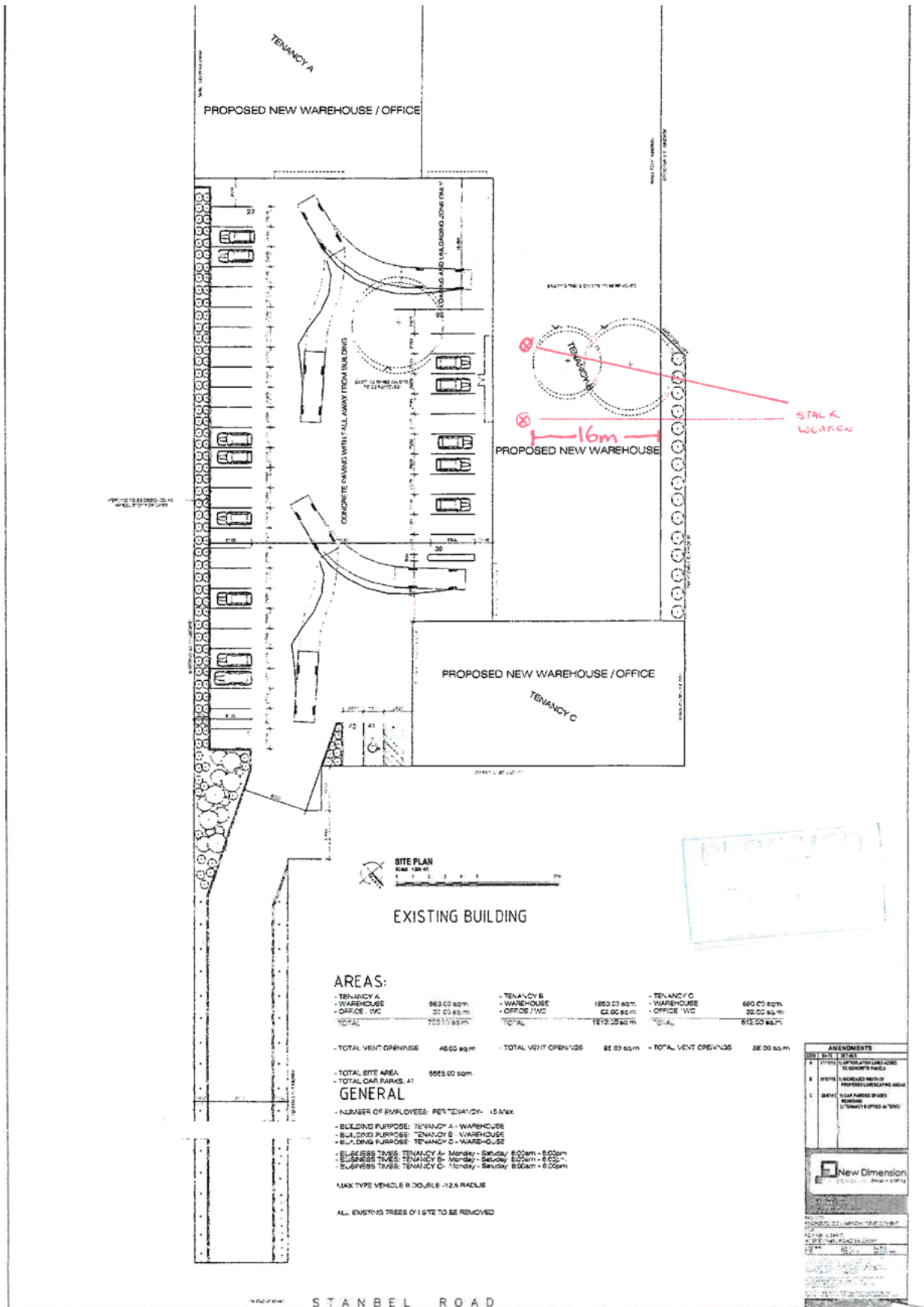




Rec'd 6/7/201







**Sonia Gallarello**

---

**From:** Vat Saric <admin@omegaprestige.com.au>  
**Sent:** Tuesday, 5 July 2016 5:10 PM  
**To:** Sonia Gallarello  
**Subject:** 59 Stanbel Road Salisbury Plain  
**Attachments:** Building and Stack Location.pdf

**Importance:** High

Hi Sonia

Apologies on the delay of response from me. I am still awaiting the internal drawing from GP Industries however will get it to you as soon as I have it. I have been promised that I will receive it in the next hour.

Please find attached a 3D plan of Tenancy B which outlines the approximate location of the stack on the Eastern side of the building.

I advise that on average I advise that approximately 15 vehicles (cars/utilities/trucks) would visit the premises for delivery or pick up of materials on any given day.

I will forward the other drawing as soon as I have it.

If you require anything further, please do not hesitate to contact me.

Kind Regards

Vat Saric  
**Director**



Unit 1, 84 Stanbel Road,  
Salisbury Plain SA 5109

Phone: (08) 8283 0166  
Fax: (08) 8281 4268

Email: [admin@omegaprestige.com.au](mailto:admin@omegaprestige.com.au)  
Website: [www.omegaprestige.com.au](http://www.omegaprestige.com.au)

Sonus Pty Ltd  
17 Ruthven Avenue  
ADELAIDE SA 5000  
Phone: +61 8 8231 2100  
www.sonus.com.au  
ABN: 67 882 843 130  
Contact: Chris Turnbull  
Mobile: +61 417 845 720  
Email: ct@sonus.com.au



## **OMEGA PRESTIGE COATERS**

### **Relocation to 59 STANBEL ROAD**



### **Environmental Noise Assessment**

**S4948C2**  
**15 June 2016**



Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
Environmental Noise Assessment  
S4948C2  
15 June 2016

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**Document Title** : Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
Environmental Noise Assessment

**Reference Number**: S4948C2

**Date** : 15 June 2016

**Project Number** : S4948

	Prepared by	Reviewed by
<b>Signature</b>		
<b>Name</b>	Jason Turner (MAAS)	Chris Turnbull (MAAS)
<b>Position</b>	Senior Associate	Principal
<b>Date</b>	15 June 2016	15 June 2016

Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
Environmental Noise Assessment  
S4948C2  
15 June 2016

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## INTRODUCTION

An environmental noise assessment has been made of the proposed relocation of Omega Prestige Coaters (Omega) to 59 Stanbel Road, Salisbury Plain. Omega currently operates a power coating facility at 84 Stanbel Road and it is proposed to relocate this to 'Tenancy B' of a shared use facility, as shown on the layout drawing in Appendix A.

The assessment has been based upon:

- *New Dimension Design and Drafting* drawings "2015/312/02E", "2015/312/01C", and "2015/312/03E" all dated February 2015;
- noise measurements conducted at the existing Omega facility on 10<sup>th</sup> June 2016;
- proposed facility capacity and layout as per email received on 7<sup>th</sup> June 2016; and
- the understanding that the facility will operate between the hours of 7am and 6pm.

The subject site is located in an Industry Zone of the Salisbury Council Development Plan. The nearest residences are located along the north-west boundary of the subject site, and are in a Residential Zone.

Noise sources associated with the development include:

- forklifts moving within the facility and unloading trucks in the carpark area;
- mechanical equipment such as spray booths, curing ovens, a compressor and filtration units within the facility; and
- vehicle movements within the carpark including truck deliveries.

The proposed building is well designed from an acoustic perspective, with a full height concrete panel wall facing residences and the building separating the car park and loading activities from residences.



Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
Environmental Noise Assessment  
S4948C2  
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## CRITERIA

### Development Plan

The subject site is located in an Industry Zone of the Salisbury Council Development Plan<sup>1</sup>, while the nearest residences are located in a Residential Zone. The Development Plan has been reviewed and particular regard given to the following relevant provisions:

#### *Council Wide Provisions*

##### Interface Between Land Uses

#### OBJECTIVES

- Objective 1: Development located and designed to minimise adverse impact and conflict between land uses.*
- Objective 2: Protect community health and amenity from adverse impacts of development.*
- Objective 3: Protect desired land uses from the encroachment of incompatible development.*

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1. Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*
  - ...*
  - (b) noise*
  - ...*
- 6. Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.*

<sup>1</sup> Consolidated 5 May 2016

Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
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7. *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant "Environment Protection (Noise) Policy" criteria at the nearest existing noise sensitive premises.*
8. *Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.*

#### **Environment Protection (Noise) Policy 2007**

Council Wide Interface Between Land Uses Principle of Development Control 7 references the *Environment Protection (Noise) Policy 2007* (the Policy). The Policy provides goal noise levels based on the land use category in which the noise source (the development) and noise sensitive receiver (the nearest residence) are located. The following goal noise levels apply for daytime operation of a new noise source in Industry and Residential zones:

##### *Industry Zone:*

- an average ( $L_{eq}$ ) noise level of 60 dB(A) during the day (7am to 10pm);

##### *Residential Zone:*

- an average ( $L_{eq}$ ) noise level of 47 dB(A) during the day (7am to 10pm);

When the noise source and receiver are located in different zones, the policy stipulates that the levels should be averaged to determine the effective goal level. Averaging the above, results in a final goal noise level of 54 dB(A) during the day.

When measuring or predicting levels for comparison with the Policy, penalties may be applied to the average ( $L_{eq}$ ) goal noise levels for each characteristic of tone, impulse, low frequency and modulation of the noise source. In order to apply a penalty, the characteristic must be dominant when considered within the context of the existing acoustic environment. In this circumstance, noise from the development is dominated by the continually operating and non-tonal mechanical equipment; therefore no penalty has been applied.



Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
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## ASSESSMENT

Noise levels at the nearest residences to the proposed facility have been predicted based on the following noise measurements:

- mechanical equipment noise at the existing facility, as measured on 10<sup>th</sup> June 2016, and including the existing curing oven, compressor, and powder booth filtration units;
- previous measurements of vehicle noise from a delivery truck; and
- measurements of vehicle noise from a forklift on the site.

The assessment has been based on the 'worst-case' operating scenario, which equates to a 15-minute period<sup>2</sup> during which a delivery truck arrives, departs and is loaded and unloaded with a forklift, all doors are open, and the following mechanical equipment operates continually within the facility:

- two curing ovens with ventilation stacks ducted to the eastern side of the roof, which are not fan assisted;
- an air compressor; and
- powder spray booths and associated filtration units.

Based on the above, the maximum predicted noise from the proposed development will be 49 dB(A) at the nearest residences, thus achieving the goal noise level of the Policy, being 54 dB(A) for daytime operation.

<sup>2</sup> Default assessment period of the Policy.

Omega Prestige Coaters  
Relocation to 59 Stanbel Road  
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## CONCLUSION

An environmental noise assessment has been made of the proposed relocation of Omega to 59 Stanbel Road, Salisbury Plain.

The assessment considers noise from the facility and vehicle activity based on the currently operating facility at 84 Stanbel Road and the proposed capacity, operation and layout of the new facility. The predicted noise level from the facility will achieve the requirements of the *Environment Protection (Noise) Policy 2007* during the proposed operating hours of 7am to 6pm.

Based on the above, it is considered that the proposal has been sited and designed such that it will not *detrimentally affect the amenity of the locality or cause unreasonable interference* through the emission of noise, thereby achieving the relevant provisions of Salisbury Council Development Plan.

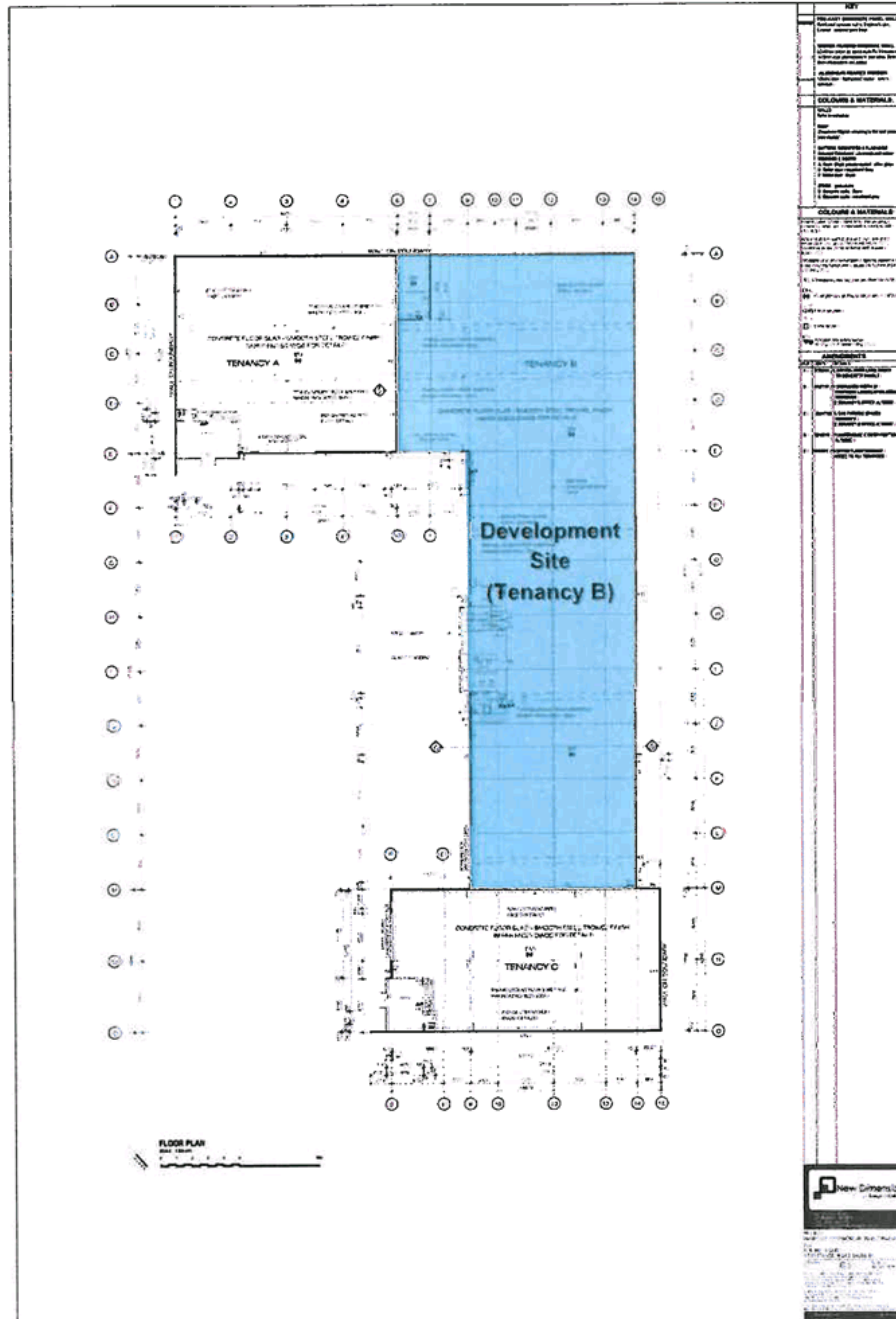
Omega Prestige Coaters  
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15 June 2016



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## APPENDIX A: DEVELOPMENT SITE LAYOUT



ATTACHMENT 3 : Notice of Category 2 Application and Representations (valid)



**DEVELOPMENT ACT 1993  
CITY OF SALISBURY**

**NOTICE OF APPLICATION FOR CATEGORY 2 DEVELOPMENT**  
Pursuant to Section 38(4) 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>	361/743/2016/2B
<b>APPLICANT:</b>	V Saric 22 St Peters St ST PETERS SA 5069
<b>NATURE OF THE DEVELOPMENT:</b>	CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)
<b>LOCATED AT:</b>	59 Stanbel Road, Salisbury Plain SA 5109
<b>CERTIFICATE OF TITLE:</b>	CT-6148/21
<b>ZONE:</b>	INDUSTRY

The application may be examined at the Office of the Council located at 12 James Street, Salisbury during normal 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 [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 Thursday 5<sup>th</sup> May 2016**.

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.

This development is classified as a Category 2 development under the Development Act. Please be aware that there is no right of appeal against Council's decision.

Signed: Sonia Gallarello, Development Officer

Date: 18 April 2016

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



6 April 2016

To whom it may concern:

Dear Sir/Madam

**Information Request for the change of use to industrial involving powder coating - Application Number 361/343/15**

The purpose of this letter is to provide information for the application for the change of use from warehouse to industry (Powder Coating) for Tenancy B for the property located at 59 Stanbel Road, Salisbury Plain SA 5109, Title Volume 6148, Folio 21.

The business proposing to move to Tenancy B is currently operating at Unit 1, 84 Stanbel Road Salisbury Plain. For reference, the current council approval pertaining to this business is Development Number 361/1606/2011/3B. Current EPA Licence is 31982.

**Description of what we do:**

Powder coating is a type of coating that is applied as a free-flowing, dry powder. The main difference between a conventional liquid paint and a powder coating is that the powder coating does not require a solvent to keep the binder and filler parts in a liquid suspension form. The coating is typically applied electrostatically and is then cured under heat to allow it to flow and form a "skin". The powder may be a thermoplastic or a thermoset polymer. It is usually used to create a hard finish that is tougher than conventional paint. Powder coating is mainly used for coating of metals, such as household appliances, aluminum extrusions, drum hardware, and automobile and bicycle parts.

OPC uses an overhead conveyor system for powder coating. This system encompasses a conveyor drive that powers the product through the oven with a fixed or adjustable speed. Hooks are used to attach the product to the overhead conveyor which then carry the product through the 18 meter long oven.

We currently use less than 10 kilograms of dry powder per day. It is anticipated that the new premises will consume the same initially with the expectation that it will increase as the business grows over time. It is very difficult to estimate the proposed usage of the new facility at this early stage.

I advise that it is not envisaged that there will be any abrasive blasting carried out at the proposed premises.



RECEIVED

- 5 MAY 2016

CATEGORY 2



# 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: 361/743/2016/2B  
Applicant: V Saric  
Location: 59 Stanbel Road, Salisbury Plain SA 5109  
Proposed Development: CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)

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

NAME(S): MAKINE LOUISE Armentado + Remigio Armentado

ADDRESS: 17 WARRINGA STREET Salisbury Plain 5109

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

☒ The owner/occupier of the property located at: .....

☐ 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 OPPOSED TO THE

proposed development Due to effects  
of Cerebral of Asthma & Due to  
other effects of other illness & many more  
can follow Due to closeness & not being

PTO

361/743/2016/2B

ables to see life outside of these premises  
Due not to see Hills trees we are  
all <sup>isolated</sup> ~~assisted~~, confined, & controlled with  
all virus & diseases no free air  
contains our families & loss of  
our Value of Property

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

PTO



Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard. 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: ..... SELF - MAXINE .....

Contact details: ..... [REDACTED] .....

*(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 Thursday 5<sup>th</sup> May 2016, 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: ..... [Signature] .....

Date: 3 / 5 / 16

#### 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 **Thursday 5<sup>th</sup> May 2016**.

- 5 MAY 2016

CATEGORY 2

DOC No.

# 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: 361/743/2016/2B  
 Applicant: V Saric  
 Location: 59 Stanbel Road , Salisbury Plain SA 5109  
 Proposed Development: CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)

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

NAME(S): ROSMARIE (ROSIE) ROWAN

ADDRESS: 8 WARRINGA STREET, SALISBURY PLAIN

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

☒ The owner/occupier of the property located at: AS ABOVE

☐ 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.**

See ATTACHED

PTO

361/743/2016/2B

I strongly oppose of this building being constructed and used for toxic Powder Coating Painting as I live directly across from it. I am extremely concerned about my health and my sons ~~to~~ being so close and exposed to harmful and poisonous toxins. We are both Asthmatics as it is and I have problems with Migraines and my Sinus too. My father worked in this Industry and now has breathing problems, has Emphysema, Asthma and permanent lung damage. He did spray painting at home also. My mum also got Emphysema and died of Lung Cancer. I do not want to be exposed to fumes, dust or sprays. It is very harmful to everyone around.

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

I just believe that no Industrial Constructions should be built and constructed right next to community & public housing. Unless they want to claim liability for illnesses and deaths. You are in serious denial if you think factories like this have no risk to people who live near by. Take your blinders off and be a realist. All paint fumes are TOXIC. Toxins cause permanent damage, that risks lives. Why put us at risk? Can prevent many law suits in the future by just stopping this NOW!

NOT happy ☹️

PTO



I oppose the application for a change of use (Unit 2) from warehouse to industry (powder coating) at 50 Stanbel Road Salisbury Plain SA 5109 – development application **361/743/2016/2B** for the following reasons:

- 1) Loss of amenity due to previous development application criteria not being adhered to. The previous development application for this warehouse to be built noted that the southern section of the wall was screened by mature trees (Aleppo Pines) and were considered to provide a good screen effect to the wall when the application was considered by Council. These trees have however since been removed and a severe loss of amenity has resulted for residents in Warringa Street as a result of this occurring. Until this loss of amenity has been remedied and the original screening (upon which the original approval was based) is replaced no further applications should be approved at this time.
- 2) Application states the following: "It is very difficult to estimate the proposed usage of the new facility at this early stage" and that "It is not envisaged that there will be any abrasive blasting carried out at the proposed premises". This means the applicant is unable to provide neither a quantifiable measure of what is going to be produced at this site per day nor can they specify precisely what the means of production are going to be.'

Given this lack of information, it is impossible for a thorough environmental assessment to be carried out taking into consideration the impact on local residents of noise, air quality, waste management and waste water and water management – all of which are considered key environmental issues identified by the EPA guidelines when assessing powder coating.

- 3) As this Category 2 application has occurred as the proposed site adjoins a residential zone, with residential properties abutting the site directly, the amenity and potential safety of local residents will be directly impacted.
- 4) I respectfully request that the City reject this application in the interests of those living in the Residential Zone abutting this Industry Zone.



Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard. 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 Thursday 5<sup>th</sup> May 2016, 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: 3 / 5 / 16

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

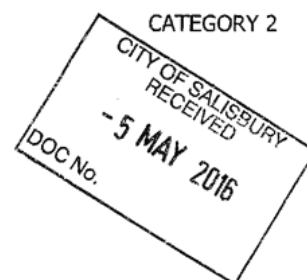
- ☒ Name and address of person (or persons).
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- ☒ Detail of reasons for making the representation.
- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 5<sup>th</sup> May 2016.**



# 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: 361/743/2016/2B  
Applicant: V Saric  
Location: 59 Stanbel Road, Salisbury Plain SA 5109  
Proposed Development: CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)

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

NAME(S): Anthony Simpson  
ADDRESS: 12 Warringa Street, Salisbury Plain, 5109  
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 12 Warringa Street Salisbury Plain  
☐ 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.**

See ATTACHED  
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PTO

361/743/2016/2B

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

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PTO

I oppose the application for a change of use (Unit 2) from warehouse to industry (powder coating) at 50 Stanbel Road Salisbury Plain SA 5109 – development application **361/743/2016/2B** for the following reasons:

- 1) Loss of amenity due to previous development application criteria not being adhered to. The previous development application for this warehouse to be built noted that the southern section of the wall was screened by mature trees (Aleppo Pines) and were considered to provide a good screen effect to the wall when the application was considered by Council. These trees have however since been removed and a severe loss of amenity has resulted for residents in Warringa Street as a result of this occurring. Until this loss of amenity has been remedied and the original screening (upon which the original approval was based) is replaced no further applications should be approved at this time.
- 2) Application states the following: "It is very difficult to estimate the proposed usage of the new facility at this early stage" and that "It is not envisaged that there will be any abrasive blasting carried out at the proposed premises". This means the applicant is unable to provide neither a quantifiable measure of what is going to be produced at this site per day nor can they specify precisely what the means of production are going to be.'

Given this lack of information, it is impossible for a thorough environmental assessment to be carried out taking into consideration the impact on local residents of noise, air quality, waste management and waste water and water management – all of which are considered key environmental issues identified by the EPA guidelines when assessing powder coating.

- 3) As this Category 2 application has occurred as the proposed site adjoins a residential zone, with residential properties abutting the site directly, the amenity and potential safety of local residents will be directly impacted.
- 4) I respectfully request that the City reject this application in the interests of those living in the Residential Zone abutting this Industry Zone.



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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 Thursday 5<sup>th</sup> May 2016, 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: 9 / 5 / 16

**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 **Thursday 5<sup>th</sup> May 2016.**

# 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)



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Development Number: 361/743/2016/2B  
Applicant: V Saric  
Location: 59 Stanbel Road , Salisbury Plain SA 5109  
Proposed Development: CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)

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

NAME(S): MRS. MARION MARK

ADDRESS: 160 PARK TCE. SALISBURY PLAIN

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 160 PARK TCE. SALISBURY PLAIN.
- ☐ 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.**

See ATTACHED

PTO

361/743/2016/2B

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

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PTO

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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: .....

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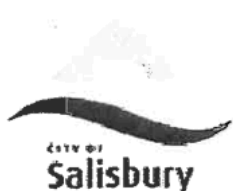
Signature: Abdullah

Date: 4 / 5 / 16

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

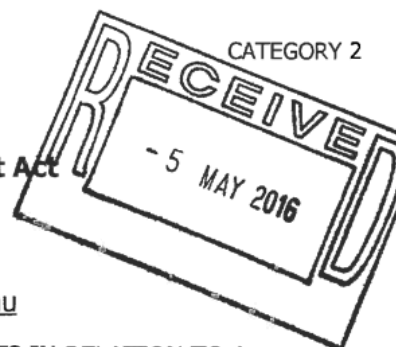
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- ☒ Indication whether or not the person (or persons) wishes to be heard.
- ☒ Submitted no later than 11.59pm on **Thursday 5<sup>th</sup> May 2016**.

URGENT!!!!



# 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)

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Development Number: 361/743/2016/2B  
Applicant: V Saric  
Location: 59 Stanbel Road , Salisbury Plain SA 5109  
Proposed Development: CHANGE OF USE (UNIT 2) FROM WAREHOUSE (APPROVED VIA DA 361/343/2015) TO INDUSTRY (POWDER COATING)

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

NAME(S): Rachael Harward & Peter Harward

ADDRESS: 21 WARRINGA STREET SALISBURY PLAIN

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 21 WARRINGA STREET SALISBURY PLAIN.
- ☐ 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 Rachael Harward of 21 Warringa Street Salisbury Plain. I completely oppose the erecting of this building at the back of my place due to the no. MY HEALTH and well being, the health of my two

PTO

361/743/2016/2B

children what we all may be breathing in. I have severe heart and lung problems which is called Pulmonary Hypertension with severe right heart failure. The structure has blocked all my views and the hills. The sun blocked first thing in the morning. My son is an asthmatic like I said before we all don't need to be breathing it in. I do not want to make my condition worse by what I will be breathing in. It would be no good installing solar panels. The noise from the work going on in the building was not impressed with the underhanded way the extension of the gym was mentioned then this building goes up without notice it should be taken down. And the only notice was once it was up on still building we receive a letter about it.

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

The changes <sup>es</sup> take the building down. Exhaust ~~emissions~~ to be in their factory not out into the air.

I oppose to the building being there full stop for my above statement and they look ugly and all we are surrounded by nothing but buildings. I bought the house due to location and the view of the hills and sun light that I could see straight out my kitchen window.

I can also get a medical certificate from my doctor at Flinders Medical Centre PTO if needed. Thanks.



Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard. 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:

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

☐ Appearing personally,

**OR**

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

Contact details: .....

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Signature: .....

Date:        /        /

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- ☐ 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 **Thursday 5<sup>th</sup> May 2016**.





ATTACHMENT 4: Applicant Response to Representations



**Private and confidential**

13 May 2016

Dear Sir/Madam

**SUBJECT SITE:** 59 Stanbel Road, Salisbury Plain SA 5109

**PROPOSED DEVELOPMENT:** Change of use (Unit 2) from warehouse (Approved via DA 361/343/2015) to Industry (Powder coating)

**APPLICATION NO:** 361/743/2016/2B

**Response to valid objections:**

Further to Council's recent correspondence on 6 May 2016 we provide the following response that goes some way to responding the valid objections put forward to the change of use of Unit 2 from warehouse to industry (powder coating).

In this response we aim to provide details regarding the advanced manufacturing equipment that will be used at this site. We strongly believe that once those who have objected to the proposed change of use understand and are better informed of the technology that will be implemented that this may go some way to curbing the concerns put forward.

We also note that this response will not look to address concerns relating to the actual construction of the building given this has already received approval from council.

**Background:**

Omega Coaters ("Omega") is a family owned business that has been in operation for almost 10 years. Staff have significant experience in the application of surface coating. The business more recently has gone through some changes with the second generation taking office over the business. This has led to the shift of the operation to the new facility and the drive to implement advanced manufacturing processes and equipment. Powder coating processes and practices have advanced considerably over the past 10 years. This has been especially important given the need to ensure companies meet relevant regulations.

In attempting to respond to the objections below, Omega believe that it is important that the residents understand the strict EPA regulations imposed on powder coaters to ensure that they conform with regulations such as AS3754 (Safe application of powder coatings by electrostatic spraying) as well as other local regulations. Companies are required to also meet health and safety regulations under the Occupational Health and Safety Regulations 2007. Omega will be seeking to ensure that it continues to comply & exceed expectations in relation to these regulations in its transition to the new facility.



This means that the organisation cannot undertake the application of powder in an environment that could cause harm to individuals. Some of the examples that will be provided below of the advanced technology and equipment that will be used and implemented in the new facility will go some way to ensuring that residents are fully informed about the fact that there will be no dust and/or harmful chemicals exhausted into the atmosphere.

These comments are made specifically in response to your request to provide a response within 10 days of the objections put forward.

***Health concerns (Noise, Air, Water and Waste Management and General Well Being):***

**Noise:**

It should be noted that the construction of the physical structure of the building has been fabricated out of solid concrete precast panels. These panels are 150mm in thickness. Furthermore, there is an insulated blanket that will be installed over the entire roof of the warehouse to provide further containment of any general noise.

It should also be noted that all equipment will be entirely housed within the building itself. There will be no equipment housed outside of the concrete structure. This includes the bag house filters, fans, compressor and extraction systems. Great lengths have been taken to ensure that there is noise reduction on all the new equipment which will minimise greatly the noise within the factory, and as such any noise will be fully contained and insulated within the concrete building.

**Air:**

The objections indicated concerns regarding dust and air pollution. It is important to note that all powder coating activity will be conducted *entirely* within the confines of a fully enclosed powder booth. All articles to be coated will be placed entirely inside the powder booth. The fully contained powder booths will be exhausted through a twelve (12) cartridge filter unit and recycled where practical. The fully enclosed downdraft booths (that are 6m in length) will capture any surplus powder through a grated floor, and direct it through the filtered extraction system that is located within the factory. It should be stressed that there will be in no way any powder or dust emitted to the atmosphere as a result of any surface coating conducted (emphasis added). There are no stacks to atmosphere (SA Standard Bulletin TB 11 Feb 1991). Each unit will be fitted with final filtration units for exhausting into the factory.

Figure # 1 – The picture below is for illustration purposes only, but is indicative of the proposed powder booths in the new facility.





The only external emission that is likely to occur from the facility is through the exhausting of hot air via 300mm diameter stacks to atmosphere on each oven. It must be understood by the residents that these stacks will only emit HOT AIR into the atmosphere and not paint, powder, fumes or any toxins. Furthermore any heat emissions will meet the strict guidelines of all officer of gas safety requirements and approvals. The sole use of these stacks is to release hot air pressure from the oven. These stacks will be installed to a height of 3000mm above the highest point of the building. They will also be fitted with EPA cowl and guy wire connection to the roof. I confirm that the stacks will be located on the eastern side of the building to try and minimise any visual impact from the residents.

**Water and Waste Management:**

The business is intending on having a pre-treatment process in relation to aluminium material. In traditional powder coating factories this is normally managed by SA Water and chemical treatment is undertaken so that it can be discharged to sewer.

The chemical pre-treatment proposed in this factory will be based on a Regeneration System. This fully self-sufficient auto-dosing plant will be a complete water recycling system for pre-treatment. The process eliminates waste water treatment, discharge that conventional powder coating businesses may implement and is entirely compliant to trade waste. The system will provide Deionised (DI) water ensuring warranty approvals.

Surrounding the tanks there will be compliant bunting in accordance with EPA guidelines, and in addition the concrete floor and walls are graded to 40MPA concrete with a 200mm thickness for the floor and 150mm thickness to wall. This is technically classified as waterproof concrete. As such, all measures have been considered to ensure that the pre-treatment area is completely managed.

**General Well Being:**

The advanced manufacturing and innovative state of the art equipment that will be commissioned specifically for this plant has been designed to ensure absolute compliance with Environmental Regulations and goes above and beyond what is required to ensure that no emissions are extracted into the atmosphere.

I confirm that there will be no wet paint or spray painting in the warehouse. The business solely focuses on providing advanced powder coating services to the public – there are absolutely no poisonous toxins emitted to the atmosphere by powder. There will be no dust, fumes or sprays which will be emitted into the atmosphere or that will affect the residents located nearby.

***Proximity to community and public housing:***

The warehouse in question is located on property zoned as Industrial by Salisbury Council. As stated in the introduction no response will be provided in relation to the actual construction of the building given that formal approval has been received from council.

Due to the proximity of community and public housing, specific consideration was made at the design phase of the warehouse to ensure that the material used would be in the best interest of neighbouring properties, specifically in relation to noise and general wellbeing. The view of the building from Warringa Street, will be specifically discussed below in "Screening of Southern Section of Wall".

The implementation of the equipment proposed indicates that significant measures have been implemented to ensure that any risk measures of dust or powder being emitted and harm residents is mitigated.

***Screening of Southern Section of Wall:***

The development application for the warehouses noted that the southern section of the wall was screened by mature trees (Aleppo Pines). It should be noted that the trees were not removed as part of the construction of the warehouses. Despite this, we are aware of the large wall and how it appears from Warringa Street. Discussions are in place with the Salisbury Council and we are in the process of attempting to come up with a solution to the appearance from Warringa Street. We have advised the Salisbury Council that we are happy to reinstate mature trees in order to provide screening to the appearance of the wall. We are also prepared to paint the southern side of the wall in any colour (of the residence choice) to minimise the impact of the concrete wall. We are proposing a shade of green to mimic the natural surrounding landscape.

***Usage of Facility:***

In relation to quantifying the measure of what is going to be produced at this site per day and specifying precisely what the means of production are going to be, I confirm that there is no way of measuring this accurately at this point in time (as a guide the current facility is using approximately 10kg per day of dry powder). It should be noted that any powder coating business using less than 10kg of dry powder per day is not under any obligation to obtain an EPA Licence. In anticipating the growth that we may have, we are being proactive in attempting to obtain an EPA Licence prior to commencement of the business at the new facility. The factory is designed to adequately deal with the powder coating process and even in the case that the business increases there will be no effect on neighbouring properties. This is due to the fact that there will still be no exterior emissions or increased noise.

***Potential Safety of local residents:***

We have not identified any potential safety issues for local residence. The main access is from a private driveway off Stanbel Road, and as such there will be no increase in local traffic to Warringa Street. The estate has adequate parking. It should also be noted that all adequate measures will be taken to ensure that there are no risks to local residents or neighbouring industrial business'.

***General Statement***

We are young second generation family business owners who are striving to make a difference in the powder coating industry. It is fundamental to us to ensure that powder coating continues in this State. We understand that this may be an unknown industry to some, however we are striving to provide state of the art facilities, not only for our employees, but generally as an improvement to the industry as a whole. Given current economic times and the recent closures to so many local manufacturing business in South Australia generally, but more so in the northern suburbs, we are motivated to progress and continue to employ local staff. It should be noted that all our employees are from the Northern Suburbs and we are dedicated to hopefully continuing to provide more jobs in the Northern suburbs.

We strongly wish to be a valued contributing member of the community and as such invite you to contact us directly should you wish to clarify any matters raised in this letter. Alternatively, we are happy to meet with you to inspect the warehouse first hand in the hope of getting a better understanding of our process and business generally.

Yours Faithfully

Vat Saric & Alex Demetriou  
Directors



ATTACHMENT 5: EPA Referral Advice



Environment Protection Authority  
www.epa.sa.gov.au



GPO Box 2607 Adelaide SA 5001  
250 Victoria Square Adelaide SA  
T (08) 8204 2000 F (08) 8204 2020  
Country areas 1800 623 445



EPA Reference: 33798

27 June 2016

Ms Sonia Gallarello  
Development Officer - Planning  
City Of Salisbury  
PO Box 8  
SALISBURY SA 5108

Dear Ms Gallarello

#### DIRECTION - Activities of Major Environmental Significance

Development Application No.	361/743/2016/1B
Applicant	Mr Vatroslav Saric
Location	A102 DP94574, Hundred Yatala, 59 Stanbel Road, Salisbury Plain SA 5109.
Activity of Environmental Significance	Schedule 8 Item 11; Schedule 22 Part A Activities, Item 22-2(12).
Proposal	Change of use (Unit 2) from Warehouse (approved via DA 361/343/2015) to Industry (powder coating).
Decision Notification	A copy of the decision notification must be forwarded to: Client Services Officer Environment Protection Authority GPO Box 2607 ADELAIDE SA 5001

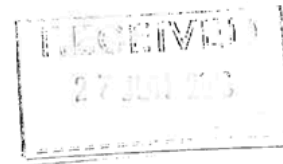
I refer to the above development application forwarded to the Environment Protection Authority (EPA) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves an activity of major environmental significance as described above.

The following response is provided in accordance with Section 37(4)(b)(ii) of the *Development Act 1993* and Schedule 8 Item 11 of the *Development Regulations 2008*.

In determining this response the EPA had regard to and sought to further the objects of the *Environment Protection Act 1993*, and also had regard to:

- the General Environmental Duty, as defined in Part 4, Section 25 (1) of the Act;

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- and
- relevant Environment Protection Policies made under Part 5 of the Act.

Please direct all queries relating to the contents of this correspondence to Mike Russell on telephone (08) 8204 2098 or facsimile (08) 8124 4673 or email Mike.Russell@epa.sa.gov.au.

#### THE PROPOSAL

The proposal is to construct a purpose built powder coating facility to replace the existing EPA licensed facility (EPA Licence #31982) at 1/84 Stanbel Road, Salisbury Plain.

The new facility would include pre-treatment of the material to be coated, the powder coating step and "curing" of the powder coated items.

#### SITE DESCRIPTION

The site of the proposed development is Allotment 102 DP94574, 59 Stanbel Road, Salisbury Plain and is registered under Certificate of Title Volume 6148 Folio 21. The property is within an Industrial Zone with Residential and Commercial land on the north west and south west boundaries.

#### CONSIDERATION

Advice in this letter includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality. Such advice does not take into account zoning or future development.

In support of the application the applicant has provided the following:

- a site layout plan New Dimension Design and Drafting dated February 2015
- responses to Council's request for further information dated 6 April, and 29 April 2016
- response in regard to Council's receipt of objections
- a leaflet on the chosen Ingersoll Rand rotary screw compressor
- information in regard to the design of the powder cure oven and powder booth
- an environmental impact report from the applicant dated 31 May 2016
- emails between the applicant and the EPA dated 7, 8 and 9 June 2016 (copies sent to Council)
- an acoustic report - Sonus S4948C2 dated 15 June 2016

#### ENVIRONMENTAL ISSUES

##### Separation Distances

The *Guidelines for Separation Distances* published in 2007 [http://www.epa.sa.gov.au/files/47787\\_sepguidepcd.pdf](http://www.epa.sa.gov.au/files/47787_sepguidepcd.pdf) recommends a separation distance between a powder coater and a sensitive receiver of 300 metres for powder coaters using more than 10 kg per day of powder. This proposal abuts residences on Warringa Street and the actual activity (within the building) is estimated to be approximately 50 metres from these residences.

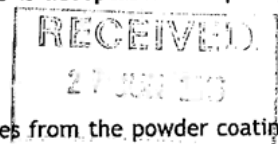
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The proposal as presented differs from most other powder coaters in South Australia in that instead of the powder coaters baghouse/cyclone being located outside of the building and exhausting to the atmosphere, the captured extracted air is exhausted inside the factory. This means that there would be no delay in detecting a damaged or full cartridge. The only chimney/flue that would exit through the roof would be from the oven and this flue has been located as far as practicable from Warringa Street for aesthetic reasons.

Due to the design of the proposal and the location of all equipment within the existing building, the EPA considers that the proposed separation distance is acceptable. Air quality and noise are also discussed in more detail below.

#### Air Quality

The principle air quality impacts of powder coating are particulates from the powder coating step and oxides of nitrogen from the curing ovens.



#### Particulates

Powder coating involves the spraying of fine powder onto the items to be coated. The items are electrically charged to attract the powder, however not all of the powder would adhere to the items being coated.

To prevent surplus paint powder escaping to the atmosphere, the powder coating would take place within one of two fully enclosed booths. These booths would be maintained under suction by a vent running the length of the floor. Dusty air would pass through baghouse filter fitted with twelve removable cartridges; the pressure drop over this filter would be monitored to detect either blockages or leaks. The clean air from the baghouse filter would exhaust within the new building and this exhaust would be fitted with a second smaller filter device.

Based on the above, it is considered that the potential for unacceptable offsite particle impacts is unlikely with this proposal.

#### Oxides of Nitrogen

The applicant proposes to install a new gas fired curing oven rated at 3000 MJ/hour (0.8 MW) and relocate the curing oven currently installed at 1/84 Stanbel Road, Salisbury rated at 971 MJ/hour (0.3 MW) also included is the "dry off" enclosure rated at 1000 MJ/hour (0.3MW).

Combustion of gas results in the formation of oxides of nitrogen. From the National Pollutant Inventory manual *Estimation Technique Manual for Combustion in Boilers* v3.6, oxides of nitrogen formation in a small (less than 30 MW oven) is estimated to be 0.05 grams per MJ natural gas burnt (Table 21, page 37). The total oxides of nitrogen emission from the proposal is therefore estimated to be less than 0.1 gram per second.

Section 25 of the *Environment Protection Act 1993* requires any person emitting pollutants to atmosphere to take reasonable and practicable measures to ensure such pollutants are adequately dispersed. In this case the applicant has proposed to vent oven exhaust to atmosphere through a stack discharging no less than three metres above the highest point of the roof within a thirty metres radius and with an exit velocity of not less than ten metres per second.

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This stack would not be fitted with any device such as a conical rain protector that inhibits upward flow of the combustion gases.

In the case of minor sources such as this proposal, the EPA allows the '*simplified approach*' to be applied, whereby a stack three metres above the highest point within thirty metres, having an exit velocity of no less than ten metres per second (and not fitted with a conical rain protector) is considered to provide adequate dispersion without the need for emission modelling. This is satisfactory to the EPA and a condition in regard to the oven exhaust stack is directed below.

Based on the above, it is considered that the potential for unacceptable offsite impacts from oxides of nitrogen emissions are unlikely with this proposal.

The EPA Guideline 386/06 Air Quality Impact Assessment [http://www.epa.sa.gov.au/files/47713\\_guide\\_airquality.pdf](http://www.epa.sa.gov.au/files/47713_guide_airquality.pdf) using design ground level pollutant concentrations (DGLCs) provides guidance to proponents on how stacks may be designed to provide adequate dispersion.

#### Other

The applicant intends to install a Dwyer Mark II manometer which would detect differential pressure across the cartridge filter fan. This would give an early indication of any issues with the cartridges and this is seen as best practice. This is therefore acceptable to the EPA.

#### **Noise**

Noise impact generated at powder coaters can include:

- noise from compressors, ovens, fans etc.
- use of overhead gantries, conveyor systems
- the activity of spraying powder
- vehicle and forklift noise
- 'people noise' - shouting and/or talking loudly.

The purpose built building is a thick concrete tilt-up structure with only two emergency fire doors on the side nearest to Warringa Street. There are no roller-doors or windows on the side nearest the residences. In addition the roof has an acoustic blanket to contain noise generated within the building. All equipment has been selected specifically because of low noise generation or with noise enclosures/shrouds. This is because the equipment is proposed to be located within the building and must comply with Work Health and Safety requirements.

An acoustic report Sonus S4948C2 dated 15 June 2016 states that "*The predicted noise level from the facility would achieve the requirements of Environment Protection Authority (Noise) Policy 2007 during the proposed operating hours of 7am to 6pm.*"

This is satisfactory to the EPA and conditions in regard to noise have not been directed.

#### **Waste Management**

There are two waste streams, solid waste and liquid waste.

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Solid waste would include surplus contaminated powder, cured powder, and cardboard and plastic from packaging.

Liquid waste and sludge would be derived from the cleaning process and pre-treatment of metal prior to powder coating.

At the end of each day the powder booths shall be cleaned using a dry vac which would be emptied into sealed containers and disposed of by Adelaide Eco Bins. This is acceptable to the EPA.

In regards to the closed loop water treatment system, the proponent has provided the following information:

- the filter element plus any suspended solids would be replaced on a monthly basis disposed by Adelaide Eco Bins
- the activated charcoal bed would be replaced on an annual basis and returned to the supplier for regeneration
- the cationic and anionic resins would be replaced on an estimated six monthly basis and returned to the supplier for regeneration
- the successful tenderer for the closed loop system would manage the removal and regeneration of the activated carbon and resin beds.

As the etching, chromate treatment and degreasing chemicals are all listed wastes under *Part B of Schedule 1 of the Environment Protection Act 1993*, any waste would need to be removed by a suitably licensed contractor. If this development application is approved, it is likely that this would be required through a condition of the EPA Authorisation for operation of this activity.

Based on the above, it is considered that wastes arising from this proposal would be managed so as to not result in unacceptable environmental impacts.

#### Water Quality

Powder coating differs from spray painting as there is no solvent involved. However, to ensure the powder 'flows' evenly over the metal and has a good electrostatic charge the metal needs to be thoroughly cleaned.

The proposed pre-treatment process would involve six steps; acid etching followed by two rinse steps and then chromate treatment followed by two rinse steps. The applicant has advised that the drawing provided with the development application indicating a seventh tank is incorrect.

The applicant has indicated that these tanks would be located within a 27,000 litre bund which would contain 140% of a single tank. This is acceptable to the EPA and a condition in regard to bunding is directed below.

The applicant has indicated that make up material for the etching and chrome treatment steps, plus thinners for degreasing jobs prior to pre-treatment, would be stored onsite. To ensure compliance with the *Environment Protection (Water Quality) 2015*, the EPA requires that all such material be stored within suitable bunds and a condition is directed below.

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Based on the above, it is considered that the potential for unacceptable impacts to surface or groundwater quality is unlikely with this proposal.

#### CONCLUSION

On the basis of the information supplied by the applicant the EPA is confident that the proposed powder coating facility, if installed and operated as proposed is unlikely to result in unacceptable impacts to local air, noise or water quality.

#### DIRECTION

The planning authority is directed to attach the following conditions to any approval:

1. All powder coating must be undertaken within the confines of the fully enclosed powder booths which must exhaust through a twelve cartridge filter unit (with reverse pulse cleaning) and a final filter prior to exhaust within the factory.
2. All combustion gases from the curing and drying ovens must vent to atmosphere through a stack discharging no less than three metres above the highest point within a thirty metres radius and with an exit velocity of not less than ten metres per second. This stack must not be fitted with any device such as a conical rain protector that inhibits upward flow of the combustion gases.
3. All liquid materials stored in the new facility must be stored undercover and in a bunded area. Flammable liquids must be in a bund of capacity 133% of the largest container, all other liquids must be in a bund with a capacity of at least 120% of the largest container. [http://www.epa.sa.gov.au/files/47717\\_guide\\_bunding.pdf](http://www.epa.sa.gov.au/files/47717_guide_bunding.pdf)

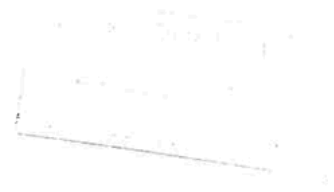
The following notes provide important information for the benefit of the applicant and are requested to be included in any approval:

- The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- An environmental authorisation in the form of a licence is required for the operation of this development. The applicant is required to contact the Environment Protection Authority before acting on this approval to ascertain licensing requirements.
- A licence may be refused where the applicant has failed to comply with any conditions of development approval imposed at the direction of the Environment Protection Authority.
- EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

Yours faithfully



Hayley Riggs  
Delegate  
ENVIRONMENT PROTECTION AUTHORITY



ATTACHMENT 6: Relevant Development Plan Extracts Consolidated  
7 January 2016



# Development Plan

## Salisbury Council

Consolidated – 7 January 2016

Please refer to the Salisbury Council page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Consolidated - 7 January 2016

## Industry Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Development that is compatible with existing and forecast noise nuisance from aircraft operations based at RAAF Edinburgh or Parafield Airport.
- 3 Provision of landscaped buffers adjacent to main roads and residential areas.
- 4 Water sensitive urban design and landscaping incorporated as an integral elements of development within the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - office in association with and ancillary to industry
  - transport distribution
  - warehouse.
- 2 Centre facilities such as shops, offices and consulting rooms should not occur unless it can be demonstrated that they primarily serve businesses in the zone and do not detract from the function of any centre zone or centres generally.
- 3 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 4 Development should be set back from any road frontage in accordance with Table Sal/1- Building Setbacks from Road Boundaries.
- 5 Industrial buildings should not occupy more than 50 per cent of the total area of the site upon which they are located.
- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 4 metres of the secondary street alignment.

- 7 Development involving the outdoor storage of goods or materials should:
  - (a) not be located adjacent to arterial roads and major roads, or facing residential properties unless it can be demonstrated that the amenity of the locality will be enhanced
  - (b) ensure that storage and service areas are effectively screened from public view.
- 8 Industrial buildings should present an attractive façade by incorporating offices of masonry or similar construction at the front of the building, and through the use of architectural elements that will enhance the appearance of the locality, such as surface treatments, form or decoration
- 9 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 10 Access points which are required to cross an open swale stormwater drain should:
  - (a) be minimised by limiting the number of allotments with frontage to swales
  - (b) serve 2 or more allotments where possible
  - (c) be designed to facilitate efficient stormwater management and drainage.
- 11 Open swale stormwater drainage should:
  - (a) be used in conjunction with roadways to cater for major stormwater flows and where practicable, for minor (2 to 10 year) stormwater flows
  - (b) be designed in an attractive form with grass-lined sides of no more than 1-in-5 gradient and a concrete base
  - (c) allow for the planting of trees and shrubs at either side of the channel.
- 12 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 13 Development should ensure that the following is achieved:
  - (a) at least 10 per cent of the site is landscaped
  - (b) landscaping along allotment boundaries that adjoin roads or public reserve and at least one side boundary, for a width of at least 3 metres
  - (c) landscaping within parking areas to break-up extensive areas of paving.
- 14 Freestanding structures should not exceed 6 metres in height and should be restricted to one such structure per 6 tenancies.
- 15 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 16 Advertisements and advertising hoardings that are internally illuminated should be unobtrusive and not conspicuous when viewed from adjacent residential properties.

**Salisbury Council**  
**Zone Section**  
**Industry Zone**

- 17 Advertisements should not cover more than 10 per cent of a total surface area of a wall which can be seen from a public road or reserve.
- 18 For sites accommodating a number of tenancies, advertisements should be graphically and colour co-ordinated and allow for display by each tenant.
- 19 Within the portion of Salisbury North bounded by Commercial Road to the north and railway lines to the east and west:
  - (a) development should incorporate a landscaped reserve:
    - (i) with a 5-metre width along the boundaries of the site abutting the railways
    - (ii) that consists of thick planting, designed for effective visual screening and noise attenuation, consistent along the length of the reserve
  - (b) land division should ensure that new allotments do not have direct access to Bagster Road or Commercial Road.

**Land Division**

- 20 Land division should create allotments that:
  - (a) are of a size and shape suitable for the intended use
  - (b) except where specified in a particular policy area, have an area of not less than 2500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) reserve sufficient land for the satisfactory disposal or detention of stormwater
  - (d) ensure roadways are designed to accommodate major stormwater flows in excess of the capacity of the underground drainage system.



Salisbury Council  
Zone Section  
Industry Zone

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Advertisement and/or Advertising hoarding	Except where it complies with all of the following: (a) it does not move, rotate or incorporate flashing lights (b) it does not wholly or partly consists of bunting, streamers, flags, wind vanes and the like (c) if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Animal keeping	
Builder's yard	Except where it achieves all of the following: (a) it is located on an allotment which does not adjoin an arterial, controlled-access arterial or proposed controlled-access arterial road (b) it is located at least 20 metres from an arterial, controlled-access arterial or proposed controlled-access arterial road.
Bus depot where it is located within the Infrastructure Policy Area 9	
Caravan park	
Community centre	
Consulting room	
Dairy	
Dwelling	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
General industry where it is located within the Pooraka Policy Area 11	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping where it is located in the Pooraka Policy Area 11	

Form of development	Exceptions
Motel	
Nursing home	
Office	Except where it achieves all of the following: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment</li> <li>(c) it achieves one of the following: <ul style="list-style-type: none"> <li>(i) it is located outside of the <b>Pooraka Policy Area 11</b></li> <li>(ii) it is located within the <b>Pooraka Policy Area 11</b> and it has a maximum floor area of no more than 250 square metres.</li> </ul> </li> </ul>
Place of worship	Except where it has a floor area greater than 500 square metres and is less than 60 metres from the boundary of the <b>Industry Zone</b> .
Pre-school	
Prescribed mining operations	
Primary school	
Residential flat building	
Road transport terminal where it is located in the <b>Infrastructure Policy Area 9</b> at Walkley Heights	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres and it is located in one of the following policy areas or suburb: <ul style="list-style-type: none"> <li>(a) <b>Greater Levels Policy Area 8</b></li> <li>(b) <b>Pooraka Policy Area 11</b></li> <li>(c) the suburb of Greenfields.</li> </ul>
Special industry	
Stock sales yard	Except where it is located outside of the <b>Pooraka Policy Area 11</b> .
Stock slaughter works	Except where it is a poultry slaughter works and it is located within the <b>Burton Poultry Processing Policy Area 5</b> .
Telecommunication facility where it is located within 100 metres of a State Heritage Place	
Tourist accommodation	
Waste reception, storage, treatment or disposal in <b>Infrastructure Policy Area 9</b>	Except where it is located outside of the <b>Pooraka Policy Area 11</b> and/or the <b>Infrastructure Policy Area 9</b> .
Wrecking yard	Except where it achieves all of the following: <ul style="list-style-type: none"> <li>(a) it is located on an allotment which does not adjoin an arterial, controlled-access arterial or proposed controlled-access arterial road</li> <li>(b) it is located at least 20 metres from an arterial, controlled-access arterial or proposed controlled-access arterial road.</li> </ul>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

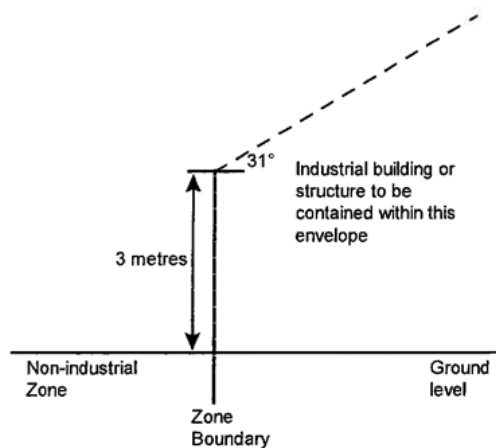
## Industrial Development

### OBJECTIVES

- 1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

**Salisbury Council  
General Section  
Industrial Development**

- 5 Building facades facing a non-industrial zone, public road, or public open space should:
  - (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) contain materials of low reflectivity
  - (d) incorporate design elements to add visual interest
  - (e) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Development within 50 metres of the **Residential Zone** boundary should:
  - (a) demonstrate appropriate acoustic performance
  - (b) ensure that all noise sources including machinery, outside loading, unloading and other service areas are located away from the **Residential Zone** boundary
  - (c) comprise buildings of masonry or equivalent construction to minimise the transmission of noise with openings located away from residential properties
  - (d) limit operating hours to between 7am and 6 pm
  - (e) where there is a railway on the boundary development should:
    - (i) ensure the rear walls of the industrial premises are sited on the rear boundary of the allotments
    - (ii) incorporate building materials that will minimise the reflection of railway traffic noise towards the residential area opposite
    - (iii) where a wall is not located on the boundary, landscaping, including mounding, land sculpting and/or thick planting, is to be established between the rear walls of the industrial premises and the railway in order to minimise the reflection of railway traffic noise.
- 8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 9 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
  - (a) in line with the building facade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.
- 10 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
  - (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
  - (b) be sited and designed with appropriate vehicular access arrangement
  - (c) include appropriate waste treatment and disposal.



## Interface between Land Uses

### OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

### Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

**Salisbury Council**  
**General Section**  
**Interface between Land Uses**

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ( $LA_{90,15min}$ ) for the overall (sum of all octave bands) A-weighted level
Adjacent <i>land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

#### Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
- (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
  - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

#### Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
- (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities
  - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

## Orderly and Sustainable Development

### OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.



## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public, community and private transport services for all people
  - (b) ensure a high level of safety
  - (c) effectively support the economic development of the State
  - (d) have minimal negative environmental and social impacts
  - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
  - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
  - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
  - (c) provides off street parking
  - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

**Salisbury Council**  
**General Section**  
**Transportation and Access**

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

**Cycling and Walking**

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
  - (a) open space networks, recreational trails, parks, reserves and recreation areas
  - (b) Adelaide's Metropolitan Open Space System.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities

- (c) secure bicycle parking facilities provided at the rate set out in Table Sal/3 - Off Street Bicycle Parking Requirements.
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

**Access**

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
  - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) provides appropriate separation distances from existing roads or level crossings
  - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
  - (a) limited to local roads
  - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
  - (a) follow the natural contours of the land
  - (b) minimise excavation and/or fill
  - (c) minimise the potential for erosion from run-off
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

**Access for People with Disabilities**

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.



**Salisbury Council**  
**General Section**  
**Transportation and Access**

**Vehicle Parking**

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Sal/2 - Off Street Vehicle Parking Requirements unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:
- (a) a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the 'Car Park Fund Areas' identified on Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area and Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area.
  - (b) it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.
- 36 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.



- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Salisbury Council  
General Section  
Waste

## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for re-use
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

**Wastewater**

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
  - (a) within land subject to a 1-in-100 year average return interval flood event
  - (b) within 50 metres of the top of the bank of a watercourse
  - (c) within 500 metres of the coastal high water mark
  - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

**Waste Treatment Systems**

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

**Salisbury Council  
General Section  
Waste**

- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
  - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
    - (i) seepage
    - (ii) infiltration
    - (iii) carriage by wind, rain, sea spray, or stormwater
    - (iv) the rising of the watertable.
- 17 Winery waste management systems should be designed to ensure:
- (a) surface runoff does not occur from the wastewater irrigation area at any time
  - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
  - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
  - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
  - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
  - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.



### Table Sal/2 - Off Street Vehicle Parking Requirements

The following vehicle parking requirements do not apply to the Mixed Use (Bulky Goods, Entertainment, Leisure) Zone except where the form of development is Light Industry whereby the rates for *Industry, warehouse, stores* are applicable.

Form of Development	Number of Required Car Parking Spaces
Accommodation	
Aged Care / retirement home	1 space per unit
Serviced apartment	1 space per unit plus 1 space per employee
Motel	1 space per unit
Commercial	
Bulky goods outlet	3 spaces per 100 square metres of gross leasable floor area
Cinema	1 space per 4 cinema seats
Hotel	1 space per 2 square metres of floor area available to the public
Public bar	1 space per 6 square metres of floor area available to the public
Lounge or beer garden	1 space per 6 square metres of floor area available to the public
Gaming room	1 space per 2 machines
Office	1 space per 25 square metres, with a minimum of 4 spaces per office
Restaurant	Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
Service trade premises	3 spaces per 100 square metres
Shop	7 spaces per 100 square metres of gross leasable area for shops outside of centre zones 5 spaces per 100 square metres of gross leasable area for shops within centre zones
Community/civic	
Child care centre	1 space per 4 children
Community centre	10 spaces per 100 square metres of total floor area
Library	4 spaces per 100 square metres
Place of worship	Greater of 1 space for every 3 seats or every 3 attendees
Dwellings	
Detached dwelling Semi Detached Dwelling Row Dwelling	2 spaces per dwelling, one of which is to be covered

**Salisbury Council**  
**Table Section**  
**Table Sal/2 - Off Street Vehicle Parking Requirements**

Form of Development	Number of Required Car Parking Spaces
Residential flat building Multiple dwelling Group dwelling	1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling
Industry, warehouses, stores	
Office component	1 space per 30 square metres
Plus	Plus
Non-office component	
Up to 200 square metres	1 space per 50 square metres
Plus 200-2000 square metres	1 additional space for every 75 square metres
Plus greater than 2000 square metres	1 additional space for every 150 square metres
Or	Or
For labour intensive industries, inclusive of office component (whichever ever is greater)	0.75 car parking spaces per employee
Medical	
Consulting room	10 per 100 square metres of total floor area, with a minimum of 3 spaces per tenancy
Hospital	2.5 spaces per bed
Nursing home	1 space for every 4 beds
The following vehicle parking requirements apply to development specifically within the <b>Mixed Use (Bulky Goods, Entertainment and Leisure) Zone</b> :	
Form of Development	Minimum number of required vehicle parking spaces
All forms of development (except Light Industry)	3 spaces per 100 square metres of gross leasable floor area



<b>ITEM</b>	5.1.3
	<b>DEVELOPMENT ASSESSMENT PANEL</b>
<b>DATE</b>	26 July 2016
<b>APPLICATION NO.</b>	361/700/2016/3X
<b>APPLICANT</b>	P Iwanyshyn
<b>PROPOSAL</b>	Demolition of existing freestanding pylon sign and construction of replacement freestanding pylon sign, replacement fascia signage and associated ancillary signage in association with existing petrol filling station (non-complying development)
<b>LOCATION</b>	263-267 Wright Road, Valley View
<b>CERTIFICATE OF TITLE</b>	Volume 6510 Folio 711
<b>AUTHOR</b>	Aaron Curtis, Team Leader - Planning, City Development

### 1. DEVELOPMENT APPLICATION DETAILS

<b>Zone/Policy Area</b>	Residential Zone
<b>Application Type</b>	Non-Complying (Minor)
<b>Public Notification</b>	Category 1 (Not subject to Public Notification)
<b>Referrals - Statutory</b>	None
<b>Referrals – Internal</b>	None
<b>Development Plan Version</b>	Salisbury (City) Development Plan Consolidated 20 March 2014
<b>Assessing Officer</b>	Aaron Curtis, Team Leader – Planning, City Development
<b>Recommendation</b>	Grant Development Plan Consent with Conditions
<b>Meeting Date</b>	26 July 2016

### 2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans
Attachment 2:	Supporting Information
Attachment 3:	Relevant Development Plan Extracts, Consolidated 7th January 2016

### 3. EXECUTIVE SUMMARY

The applicant seeks approval for replacement signage at 263-267 Wright Road, Valley View including a replacement freestanding pylon sign.

The subject site comprises three separate allotments, sited at the intersection of Wright Road and Rutherford Street, Valley View. The allotments have a combined site area in the order of 2,440m<sup>2</sup> and have road frontage to Wright Road of 75m and road frontage to Rutherford Street of 90m. The site is irregular in shape.



The site is occupied by the Shell petrol filling station, comprising a main retail building, store, carport and fuel canopy. A freestanding pylon sign is positioned in the north-eastern corner of the site. Eight fuel bowzers exist under the canopy, accessed by a concrete manoeuvring area, connected to two separate crossovers to Wright Road.

The site is located within the Residential Zone. In the Residential Zone, signage fixed above the fascia is non-complying. As the application incorporates a sign that will extend 350mm above the fascia, the application is non-complying. Due to the application being considered to be of a minor nature, the application was treated as a Category 1 form of development.

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

- a) Is an appropriate form of development in association with an existing lawful petrol filling station;
- b) Is appropriate having regard to the number of signs, their size, height, location and high standard of design;
- c) Will not have any unreasonable impact upon the character or amenity of the locality.

Accordingly, this report recommends that Development Plan Consent be granted, subject to conditions.

#### **4. SUBJECT SITE**

The subject site comprises three separate allotments, sited at the intersection of Wright Road and Rutherford Street, Valley View. The allotments have a combined site area in the order of 2,440m<sup>2</sup> and have road frontage to Wright Road of 75m and road frontage to Rutherford Street of 90m. The site is irregular in shape.

The site is occupied by a Shell petrol filling station, comprising a main retail building, store, carport and fuel canopy. A freestanding pylon sign is positioned in the north-eastern corner of the site. Eight fuel bowzers exist under the canopy, accessed by a concrete manoeuvring area, connected to two separate crossovers to Wright Road.

Seven car parking spaces are provided to the eastern side of the fuel canopy and another six car parking spaces exist to the western side of the fuel canopy, occupied by a trailer hire display area. The remaining 50% or so of the site comprises landscaped and grassed areas, including several trees which are Regulated. The site falls from north-east to south-west.

Site Photographs



Photo 1: *Looking west towards site from Rutherford Street*



Photo 2: *Looking south-east from Wright Road towards Shell site*





5. LOCALITY

The locality is defined principally by visual reference to the site. The locality extends either side of Wright Road for some 75m and also takes in properties fronting Rutherford Street, extending some 75m to the south-west. The site is also visible from parts of Flinders Drive and Wendy Avenue.



Aside from the petrol filling station, land uses within the locality are residential in nature and comprise generally single storey dwellings on allotments of greater than 500m<sup>2</sup>. There are a few examples of properties that have been subdivided with new housing stock constructed on these sites. Yards are generally well landscaped with mature landscaping.

Contextual Plan:





Legend (source Nearmap)	
	Subject Site
	Zone Boundary

Locality Plan:**Legend (source Dekho)**

	Subject Site
	Locality Boundary





Legend (source Dekho)	
	Subject Site
	Locality Boundary

## 6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Applicant seeks Development Approval for replacement signage in the form of:

- One 5m high x 1.4m wide replacement illuminated pylon sign;
- Four 0.5m x 1.6m non-illuminated spreader signs;
- Eight non-illuminated pump number signs;
- Two 1m x 0.64m non-illuminated leader board signs;
- Two 1m x 0.64m non-illuminated no-entry signs;
- One 1.2m x 1.2m Shell logo illuminated fascia sign;
- Replacement of existing fascia signage with red/yellow branded non-illuminated fascia signage.

## 7. CLASSIFICATION

The site is located within the Residential Zone under the Salisbury (City) Development Plan (Consolidated 7<sup>th</sup> January 2016). In this Zone, an “Advertisement and/or advertising hoarding” is listed as being non-complying except where it complies with all of the following:

- (a) *It does not move, rotate or incorporate flashing lights;*
- (b) *It does not wholly or partly consist of bunting, streamers, flags, wind vanes and the like;*
- (c) *If attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.*

The plans do not incorporate any moving or rotating parts or any element that incorporates flashing lights. In addition, the plans do not include any bunting, streamers, flags, wind vanes or the like. Therefore, the proposal complies with parts (a) and (b).

The submitted elevation plan provides for a new canopy “Shell White” fascia panel fixed to the canopy. The fascia panel itself constitutes the ‘fascia’ of the canopy and thus complies with clause (c), however, a separate “Shell” fascia sign is attached extending above the fascia.

Given that the “Shell” sign does not form part of the fascia (ie. It is a separate piece), this part of the application offends clause (c), meaning the application is non-complying.

## 8. PUBLIC NOTIFICATION

The application was treated as a Category 1 form of development in accordance with Regulation 17(6)(b) and Schedule 9(3)(b) of the *Development Regulations 2008* on the basis that it is considered to be “minor” as follows:

*The construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only.*

The proposed development is considered to be of a minor nature only, having regard to the fact the replacement freestanding sign will be one metre lower in height than the existing sign and the portion of the signage that is non-complying is the “Shell” sign fixed to the fascia, which extends only 350mm above and is lower in height than the service station building.

## 9. REFERRALS – STATUTORY

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

## 10. REFERRALS - INTERNAL

The application was not subject to any internal referrals.

## 11. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993* it is recommended that the Panel determine that the proposed development is not seriously at variance with the Salisbury (City) Development Plan – Consolidated 7<sup>th</sup> January 2016. The following reasons are given in support of this recommendation:

- a) The proposal is an appropriate form of development in association with an existing lawful petrol filling station;
- b) The proposal is appropriate having regard to the number of signs, their size, height, location and high standard of design;
- c) The proposal will not have any unreasonable impact upon the character or amenity of the locality.

### 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.

An extract of the relevant Development Plan, Consolidated 7<sup>th</sup> January 2016, is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

### ***Form of Development***

Under the Council-wide “Advertisements” module, Principle of Development Control 4 states that:

- 4**     *The content of advertisements should be limited to information relating to the legitimate use of the associated land.*

The proposed development involves the construction of replacement sign in association with an existing lawful petrol filling station. Accordingly, the form of development is clearly acceptable.

### ***Appearance of Development***

Under the Council-wide “Advertisements” module, Principle of Development Control 1 states that:

- 1**     *The location, siting, design, materials, size and shape of advertisements and/or advertising hoardings should be:*
- a) *Consistent with the predominant character of the urban or rural landscape;*
  - b) *In harmony with any buildings or sites of historic significance or heritage value in the area;*
  - c) *Co-ordinated with and complement the architectural form and design of the building they are to be located on.*

The proposed signage is of a high standard and will be coordinated, is compatible with the existing urban landscape and is of similar size and scale to the existing retail service station building and canopy. On this basis, the development is considered to satisfy Principle of Development Control 1, quoted above.

It is acknowledged that portion of the advertisement will offend Principle of Development Control 7 under the “Advertisements” module which states:

- 7** *Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building.*

As mentioned earlier, the “Shell” fascia sign will be fixed to the fascia and extend above it by 350mm. While this offends Principle of Development Control 7 the overall impact is considered to be low from a visual perspective, given that:

- a) The fascia sign will sit lower than the adjacent retail building;
- b) The extent of the departure is minimal (350mm);
- c) In the context of the overall length of the canopy, the extent of the canopy that is breached by the fascia sign is very small.

### ***Building Height***

Under the Council-wide “Advertisements” module, Principle of Development Control 18 states that:

- 11** *Freestanding advertisements should not exceed the total height (measured from natural ground level) as specified within the following table:*

<b><i>Location of freestanding advertisement</i></b>	<b><i>Total height (in metres)</i></b>
<i>In all other locations</i>	3

The existing freestanding pylon sign is 6m in height. The replacement sign will be 5m in height. While the sign is 2m higher than that anticipated under Principle of Development Control 11, the sign height is considered to be acceptable, recognising that the existing sign is some 1m higher than that proposed.

### ***Safety***

Under the Council-wide “Advertisements” module, Principles of Development Control 13 and 14 state that:

- 13** *Advertisements and/or advertising hoardings should not create a hazard by:*
- (a) *Being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver’s perception of the road or persons or objects on the road;*
  - (b) *Being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals;*
  - (c) *Distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high;*



(d) *Obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg. Junctions, bends, changes in width, traffic control devices).*

**14** *Any internally illuminated advertising signs and/or advertising hoardings which utilize LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.*

The proposed signage satisfies Principles of Development Control 13 and 14 quoted above given that:

- a) Only the fascia mounted Shell sign and freestanding pylon sign will be illuminated and all illumination will be internal only, compatible with existing signage;
- b) The signage will not be construed as an official traffic sign or impair the function of existing traffic signals;
- c) The number of signs and their location relative to the existing Wright Road frontage will be largely unchanged;
- d) The freestanding pylon sign will be positioned in the same location as the existing pylon sign; and
- e) All internally illuminated advertisements will be located at least 80 metres from a traffic signal.

### ***Impact on Residential Amenity***

Principle of Development Control 4 of the Residential Zone states that:

- 4** *Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:*
- (a) *Serves the local community;*
  - (b) *Is consistent with the character of the locality;*
  - (c) *Does not detrimentally impact on the amenity of nearby residents;*
  - (d) *Will not undermine the efficient operation of nearby centres. (my underlining)*

The proposed signage is of similar size, height and scale to existing signage on the site. At the same time, all signage is internally illuminated only, thereby minimising light overspill and signage is located centrally within the site. For these reasons, the development is not expected to result in detrimental impacts upon the amenity of adjacent residents.

## **12. CONCLUSION**

The applicant seeks approval for replacement signage at 263-267 Wright Road, Valley View including a replacement pylon sign.

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

- a) Is an appropriate form of development in association with an existing lawful petrol filling station;

- b) Is appropriate having regard to the number of signs, their size, height, location and high standard of design;
- c) Will not have any unreasonable impact upon the character or amenity of the locality.

Accordingly, this report recommends that Development Plan Consent be granted, subject to conditions.

### 13. 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 7<sup>th</sup> January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/700/2016 for “Demolition of existing freestanding pylon sign and construction of replacement freestanding pylon sign, replacement fascia signage and associated ancillary signage in association with existing petrol filling station” in accordance with the plans and details submitted with the application and subject to concurrence of the Development Assessment Commission and the following conditions:

#### Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
Dated 31.03.16	Covering Letter	Received by Council dated 05.04.16	Meinhardt
Drawing No. SIG02 Revision A	Site Elevations	Received by Council dated 05.04.16	Meinhardt
Drawing No. SIG01 Revision B	Signage Plan and Elevations	Received by Council dated 30.05.16	Meinhardt
Drawing No. SIG03 Revision C	Pylon Sign Elevation	Received by Council dated 30.05.16	Meinhardt
Dated 30.05.16	Statement of Support	Received by Council dated 30.05.16	Meinhardt

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

2. All advertisements and advertising structures approved under this application shall be maintained in good repair at all times.

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

3. 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.*

4. Except where otherwise approved, the advertisements approved as part of this application shall not:
  - a) Move; or
  - b) Flash; or
  - c) Reflect light so as to be an undue distraction to motorists; or
  - d) Be internally or externally illuminated.

*Reason: To minimise driver distraction and disturbance to adjoining properties within the locality.*

Advice Notes

1. Except where otherwise in conflict with any condition under this Consent, the conditions imposed herein are in addition to conditions that apply to the subject property from previous approvals that remain active.

**CO-ORDINATION**

Officer:	MDS	GMCiD
Date:	06.07.16	08.07.16

**ATTACHMENTS**

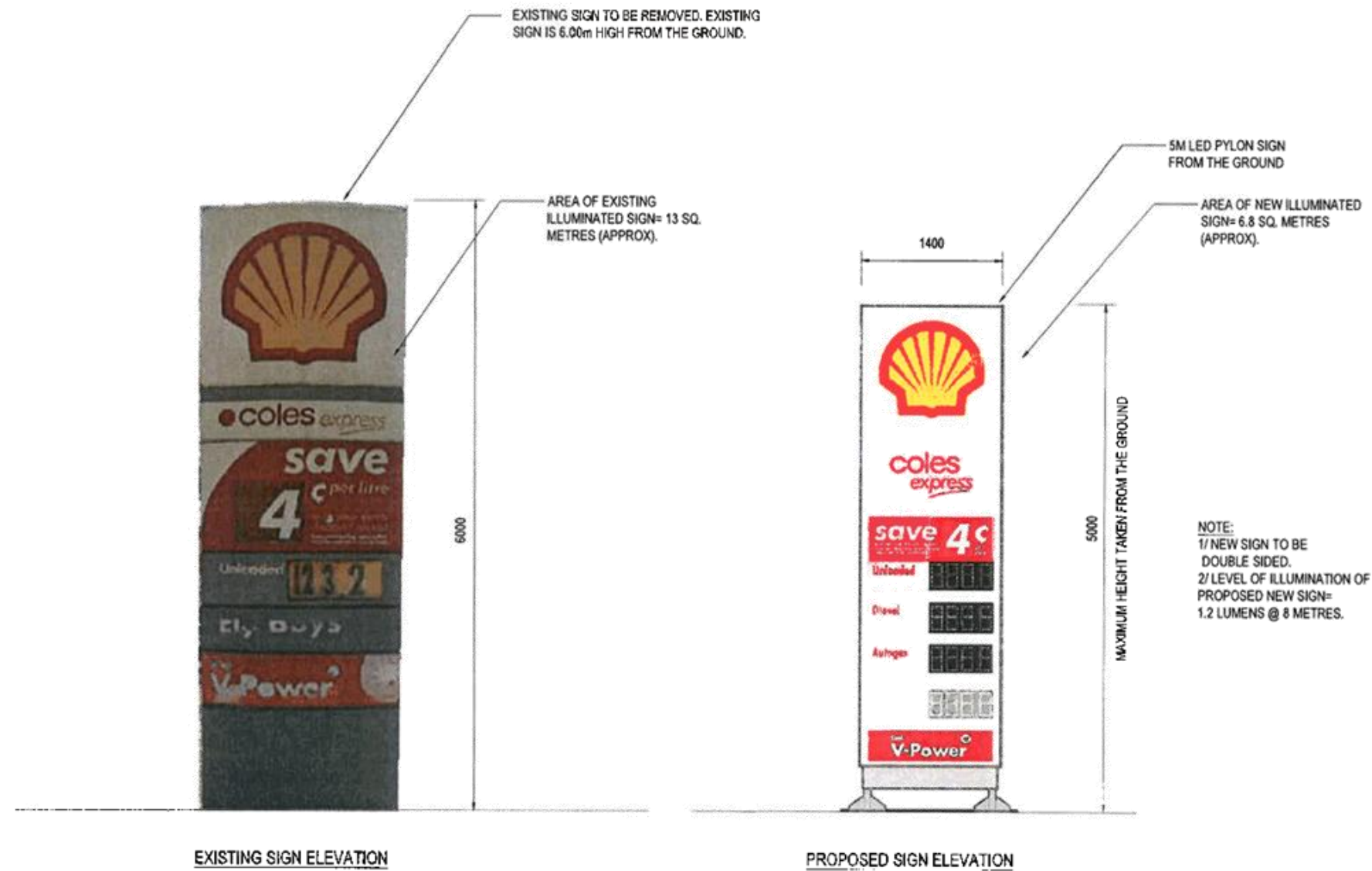
This document should be read in conjunction with the following attachments:

1. Proposal Plans
2. Supporting Information
3. Relevant Development Plan Extracts, Consolidated 7th January 2016

## ATTACHMENT 1: PROPOSAL PLANS







REV	DESCRIPTION	BY	DATE
1	ISSUED FOR PLANNING	RAJ	11/01/16
2	ISSUED FOR APPROVAL	RAJ	11/01/16
3	ISSUED FOR APPROVAL	RAJ	11/01/16

PLANNING

RECEIVED  
30 MAY 2016

VIVA Energy Australia Ltd

MEINHARDT Australia Pty Ltd  
ALAN 952 275 036  
Level 11, 501 Corporation Street  
Melbourne VIC 3000  
Australia  
T: +61 3 9512 1000  
F: +61 3 9512 1001  
info@meinhardt.com.au  
http://www.meinhardt.com.au  
© Copyright

VIVA ENERGY AUSTRALIA LTD

TBA

PROJECT  
TANK REPLACEMENT  
VALLEY VIEW, SA  
367 AIRPORT ROAD, VALLEY VIEW

SITE  
VIVA ENERGY AUSTRALIA LTD

TITLE  
EXISTING & PROPOSED S1 SIGN

SCALE  
1:100

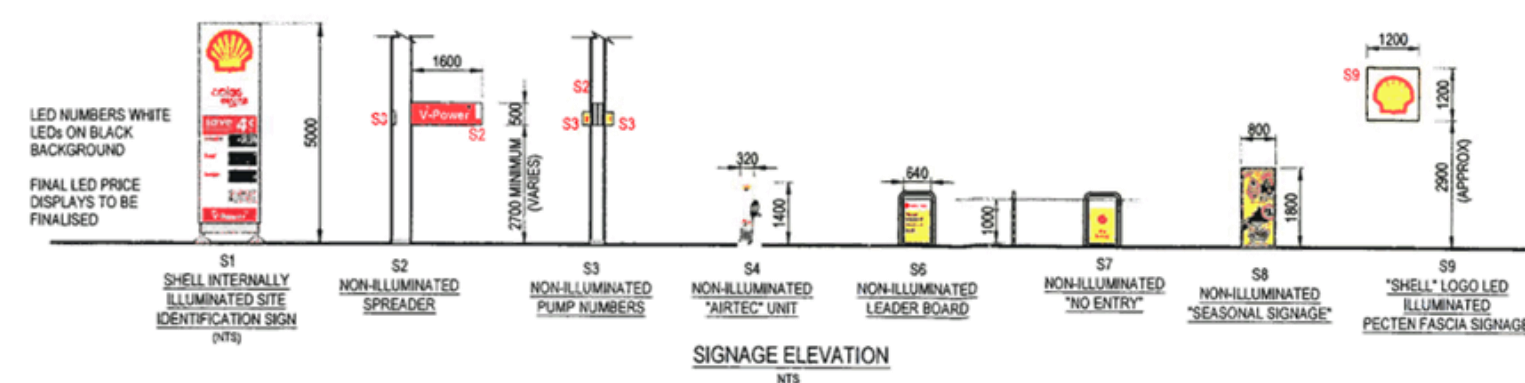
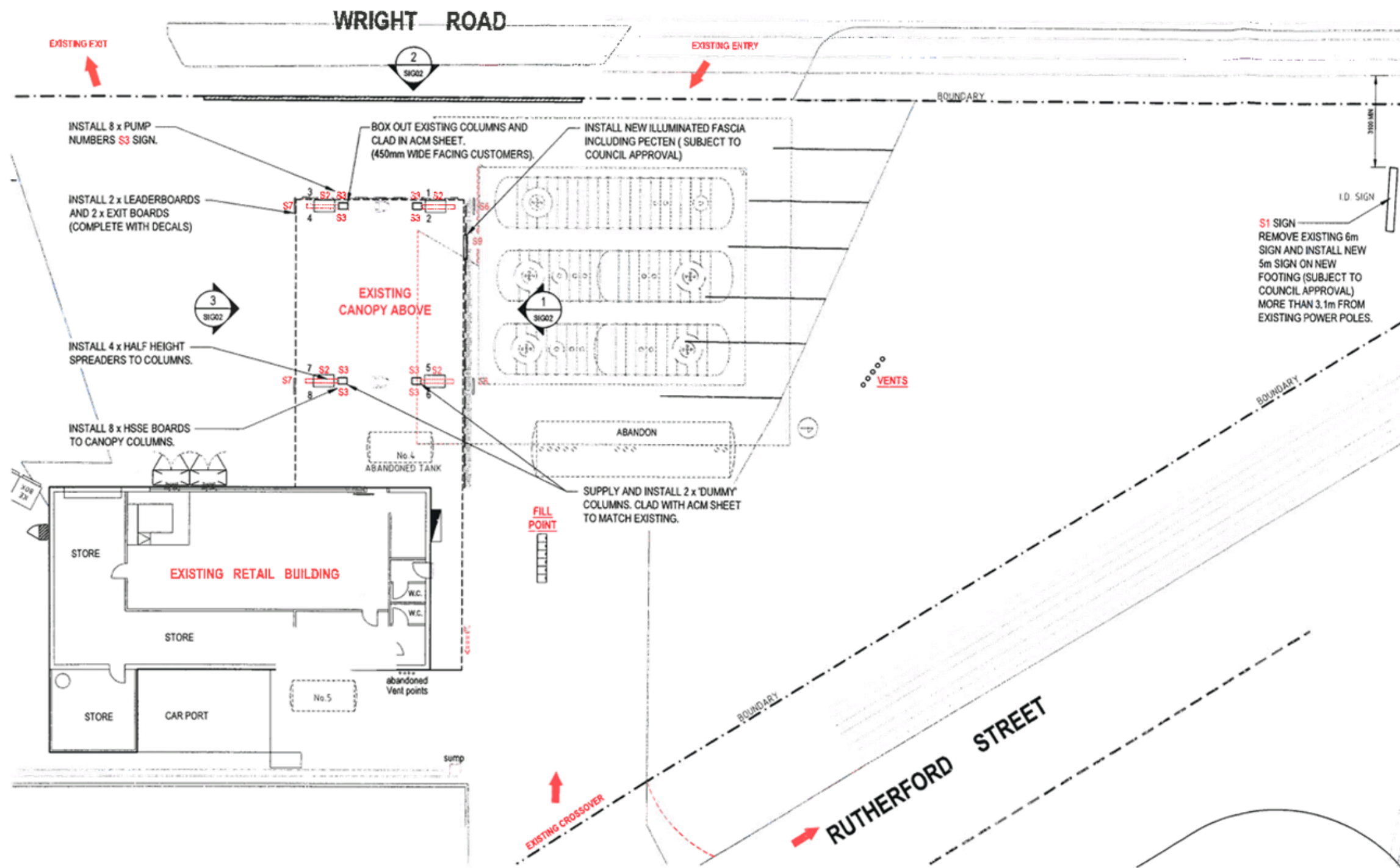
DESIGNED BY	CHECKED BY	APPROVED BY	SCALE	DATE
CT	RAJ	OK	1:100	11/01/16

PREPARED BY  
114897

DRAWN BY  
SIG03

REV  
C





REV	DESCRIPTION	BY	DATE
1	ISSUED FOR PLANNING	RM	2016.10
2	REVISED FOR PLANNING	RM	2016.11

STATUS: PLANNING

RECEIVED  
30 MAY 2016

**VIVA Energy Australia**  
A.C.N. 627 275 026

**MEINHARDT**  
Meinhardt Australia Pty Ltd  
A.C.N. 627 275 026  
Level 11, 567 Denison Street  
Melbourne VIC 3000  
Australia  
T +61 3 9615 1200  
F +61 3 9615 1001  
info@meinhardtgroup.com  
http://www.meinhardtgroup.com  
© Copyright

VIVA ENERGY PROJECT NUMBER: TBA

PROJECT: TANK REPLACEMENT VALLEY VIEW, SA  
257 WRIGHT ROAD, VALLEY VIEW

CLIENT: VIVA ENERGY AUSTRALIA LTD

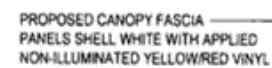
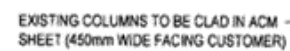
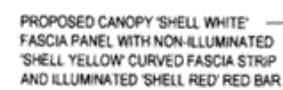
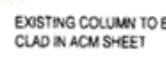
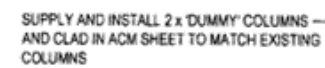
TITLE: SIGNAGE PLAN AND ELEVATIONS

DESIGNED: RM  
DRAWN: RM  
APPROVED: CK  
SCALE: A1  
SCALE: B1  
1:200  
1:100

CONSULTANT'S PROJECT No: 114897  
SIGNED: SIG01  
REV: B





Page 261



## ATTACHMENT 2: SUPPORTING INFORMATION





30 May 2016

City of Salisbury  
Planning Department  
12 James Street,  
Salisbury, SA 5108



Meinhardt Infrastructure &  
Environment Pty Ltd  
A.B.N. 52 100 868 979

Level 12, 501 Swanston Street  
Melbourne, Victoria  
Australia 3000

T: +61 3 8676 1200  
F: +61 3 8676 1201

www.meinhardtgroup.com

Dear Sir/Madam,

**Re: STATEMENT OF SUPPORT FOR DEVELOPMENT APPLICATION -  
REPLACEMENT OF EXISTING ADVERTISING SIGNAGE AT AN EXISTING  
SHELL SERVICE STATION**

**Address: 263-267 Wright Road, Valley View**

We act on behalf of Viva Energy Australia with respect to this application.

Please find enclosed an Application for a Development Application for replacement advertising signage at the above address. The application is accompanied by the following information:

- **A Statement of Support** for Non-Complying development.
- Completed Application for a Development Application form.
- Cheque for the requisite fee.
- Certificate of Title
- 3 sets of application plan:
  - SIG01 (A) Site Plan and Elevations
  - SIG02 (A) Site Elevations
  - SIG03 (A) Existing and Proposed S1 Sign.

The application seeks to replace existing signage on the site with the following:

- S1: One (1) 7.00m x 2.03m internally illuminated Station Identification (SI) Sign (lighting within the new SI sign will be changed to more energy efficient LEDs).
- S2: Four (4) 0.5m x 1.60m non-illuminated spreader signs.
- S3: Eight (8) non-illuminated pump number signs.
- S6: Two (2) 1.00m x 0.64m non-illuminated hooped leader board signs.
- S7: Two (2) 1.00m x 0.64m non-illuminated No Entry signs.
- S9: One (1) 1.20m x 1.20m Shell logo illuminated Pecten Fascia Sign.
- Replacement of existing fascia signage with red/yellow Shell branded non-illuminated fascia signage on each edge of the canopy.

The proposal is part of a national roll-out that will be upgrading signs at Shell Service Stations. The dimensions of the proposed signage will be similar to the existing signage and shall be situated in the same location, in other words, like-for-like. The lighting within the illuminated signs will be changed to more energy efficient LEDs.

No further on-site changes are proposed.

Abu Dhabi • Adelaide • Bahrain • Bangkok • Beijing • Brisbane • Chennai • Danang • Doha • Dubai • Hanoi • Ho Chi Minh City • Hong Kong  
Jakarta • Jeddah • Karachi • Kuala Lumpur • Kuwait • Lahore • London • Macau • Manila • Melbourne • Muscat • New Delhi • Riyadh  
Shanghai • Shenzhen • Singapore • Sydney • Tripoli

Please see attached plans SIG01, SIG02 and SIG03 (A) for further details of the dimensions and location of the proposed sign.

#### Site Context

The subject site is a corner site located on Wright Road and Rutherford Street. The subject land contains an existing service station. Uses surrounding the site are predominantly residential dwelling.

No change in land use or intensification of this use is proposed. The site currently contains signage similar to the being proposed.



Figure 1: Aerial Photograph of site (site boundary approximate)

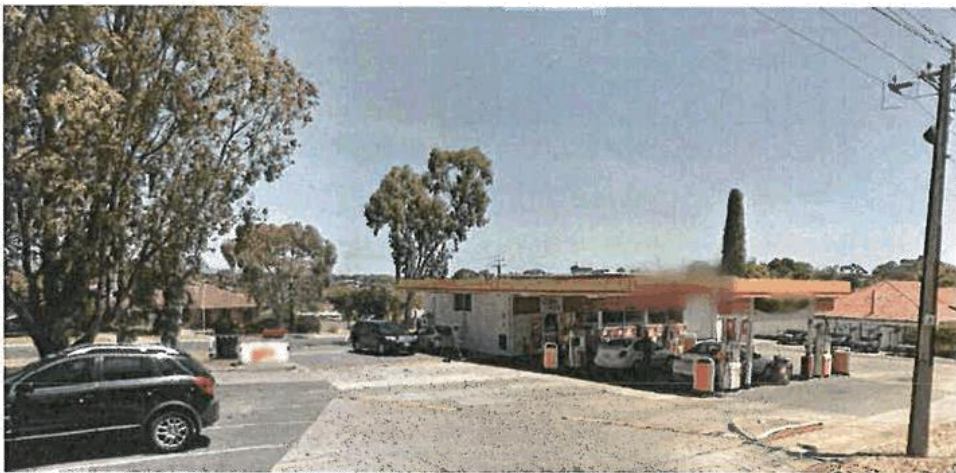


Figure 2: View of the site from the corner of Wright Road and Rutherford Street.

**Title Particulars**

The land is shown on the attached Certificate of Title, Volume 5610 Folio 711. Parent Title CT 3032/58.

There are no easements on the site.

**Planning Assessment****Seriously at Variance**

Pursuant to Section 35(2) of the Development Act, 1993 the proposal is not seriously at variance.

**Kind of Development**

Pursuant to the Salisbury Development Plan, the Procedural Matters within the Residential Zone identifies the following types of advertising as non-complying:

Advertisement and/or advertising hoarding except where it complies with all of the following:

- a) It does not move, rotate or incorporates flashing lights
- b) It does not wholly or partly consist of bunting, streamers, flags, wind vanes and the like
- c) **if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia**

One (1) Shell logo illuminated Pecten Fascia Signs (S9) extends above the existing canopy by 0.35m and as such this development is classed as a Non-complying application.

**Development Plan**

The subject land is located within the Residential (R) Zone.



Figure 3: Zoning Map



**Relevant Development Plan Policies**

We note the provision requirements of the Development Plan which relate to the proposed development specified in:

*General Section Objectives: 1, 2, 3,*

*General Section Principles of Development Control: 1, 2, 4, 5, 6, 7, 8, 9, 10, 15, 16, 18, 20, 23*

*Residential Zone Objectives: 3, 4, 5, 6*

*Residential Zone Principles of Development Control: 1, 2, 4, 6*

**Planning Considerations**

As detailed above, the purpose of Advertisement within Salisbury is that they are designed to provide clearly visible property and business identification without dominating the appearance of the site upon which it is located or the streetscape and are specifically designed to have an overall co-ordinated appearance with all other advertisements associated with the building or site.

The proposal responds to this, ensuring the signage has a clear and specific purpose to avoid visual clutter and the style and colours proposed are all consistent and coordinated with the corporate Shell colour scheme.

**Impacts on locality:****Social:**

The existing service station provides a range of choice and convenience that is enjoyed by the local community. The proposed signage upgrade will provide a positive social contribution to the local amenity. The upgraded identification signage provides greater transparency of on-site facilities for visitors and passing motorists. The new white LEDs provide safer and more aesthetically appealing signage. It is considered that the proposed signage simply complements an already positive component of the community and will not lead to any additional undue impact on local residents.

**Environmental:**

The proposed signage is minor in nature and as such, the environment in general is not expected to be impacted upon. The proposed new white LED's provide a more energy efficient alternative to the existing lighting, which promotes sustainable/ energy efficient design. In addition, the proposal does not involve any activities of environmental significance under Schedule 21 and 22 of the Development Regulations 2008.

**Economic:**

The economic impacts of the locality are positive, in that the proposed advertising will update the corporate image of the business and may generate new customers. The services station is a contributor to local employment and it is reasonably expected that any business should be able to update their signage, were appropriate. For motorists, the new signage will provide greater transparency of on-site facilities including a more concise advertising of fuel prices. For the business, the proposed white LEDs provide a more energy and cost effective means of illuminating signage. Furthermore, the proposed upgrades will provide a more modern and valuable aesthetic appearance to the immediate surrounds.

An assessment has been undertaken against the relevant planning controls listed above. We submit:





- The proposal achieves a high level of consistency with the Metropolitan Adelaide and City Wide Provisions;
- The 7m high S1 identification sign exceeds the 3m height requirement for free standing advertisements (General Section – Advertisement, 18). It should be noted that this signage is replacing signage of similar height and is thus unlikely to be of material detriment to the surrounding area. Furthermore, the proposed signage is consistent with the signage used at Shell service stations nationally.
- The "procedural matters" section of the Residential Zone identifies advertisement as non-complying development if it does not fulfil the following requirement: "if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia". The Shell internally illuminated logo (S6) extends above the existing canopy by 0.35m. Whilst this does not comply with the requirements, the protrusion is minor in context and should be considered as such. It is in fact a complementary extension of the canopy. It is thus deemed appropriate in the circumstances.
- Zone PDC 2 further reiterates that 'development listed as non-complying is generally inappropriate'. For the reasons above, we consider this form of development to be appropriate.
- Proposed advertising signage is typical of that found at Shell service stations across Australia. The colour scheme and signage are in accordance with the national Shell Australia signage and the proposal is a like for like change.
- The proposed signage is consistent with the objectives and requirements of the Zone.
- The proposed signage will have no impact on the site surrounds.
- The proposed signage does not contain flashing or animated elements which would create traffic confusion. It should also be noted that the LED's are significantly dimmer than that of traffic signals
- Sightlines will not be disturbed.
- The proposed signage will not detract from the character of the area, streetscape, views and vistas and general amenity of the area.
- Each sign has been strategically sited to ensure it makes a valuable contribution to the site and making the most of opportunities for adequate identification on the site.

#### Summary

When assessed against the relevant provisions of the Development Plan and having regard to the context of the locality and the nature of the proposed development, it is considered that the proposal satisfies the relevant provisions of the Development Plan. Whilst the proposal is a non-complying development, the 0.35m protrusion of the signage above the fascia is relatively minor in context and should be considered as such. The proposal is minor in nature and is confined to the replacement of existing signage. The proposed signage will not contain flashing or animated elements which would create traffic confusion. The proposal demonstrates a high level of consistency with the desired character of the zone and will not detrimentally impact upon the amenity of the surrounding land. Accordingly, the proposal warrants Development Plan Consent.

We look forward to Council's favourable consideration of this application. Should you have any queries, please do not hesitate to contact me on (03) 8676 1443 or [patrick.iwanysyn@meinhardtgroup.com](mailto:patrick.iwanysyn@meinhardtgroup.com)

Yours sincerely,  
Meinhardt Pty Ltd



A handwritten signature in black ink, appearing to read 'P. Iwanyshyn'.

**Patrick Iwanyshyn**  
Planner



31 March 2016

City of Salisbury  
Planning Department  
12 James Street,  
Salisbury, SA 5108

Meinhardt Infrastructure &  
Environment Pty Ltd  
A.B.N. 52 100 868 979

Level 12, 501 Swanston Street  
Melbourne, Victoria  
Australia 3000

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F: +61 3 8676 1201

www.meinhardtgroup.com

Dear Sir/Madam,

**Re: DEVELOPMENT APPLICATION FOR THE REPLACEMENT OF EXISTING  
ADVERTISING SIGNAGE AT AN EXISTING SHELL SERVICE STATION**  
**Address: 263-267 Wright Road, Valley View**

We act on behalf of Viva Energy Australia with respect to this application.

Please find enclosed an Application for a Development Application for replacement advertising signage at the above address. The application is accompanied by the following information:

- A Planning Report/ Statement of Effect for Non-Complying development.
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- 3 sets of application plan:
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- Replacement of existing fascia signage with red/yellow Shell branded non-illuminated fascia signage on each edge of the canopy.

The proposal is part of a national roll-out that will be upgrading signs at Shell Service Stations. The dimensions of the proposed signage will be similar to the existing signage and shall be situated in the same location, in other words, like-for-like. The lighting within the illuminated signs will be changed to more energy efficient LEDs.

No further on-site changes are proposed.

Please see attached plans SIG01, SIG02 and SIG03 (A) for further details of the dimensions and location of the proposed sign.

Abu Dhabi • Adelaide • Bahrain • Bangkok • Beijing • Brisbane • Chennai • Danang • Doha • Dubai • Hanoi • Ho Chi Minh City • Hong Kong  
Jakarta • Jeddah • Karachi • Kuala Lumpur • Kuwait • Lahore • London • Macau • Manila • Melbourne • Muscat • New Delhi • Riyadh  
Shanghai • Shenzhen • Singapore • Sydney • Tripoli



**Site Context**

The subject site is a corner site located on Wright Road and Rutherford Street. The subject land contains an existing service station. Uses surrounding the site are predominantly residential dwelling.

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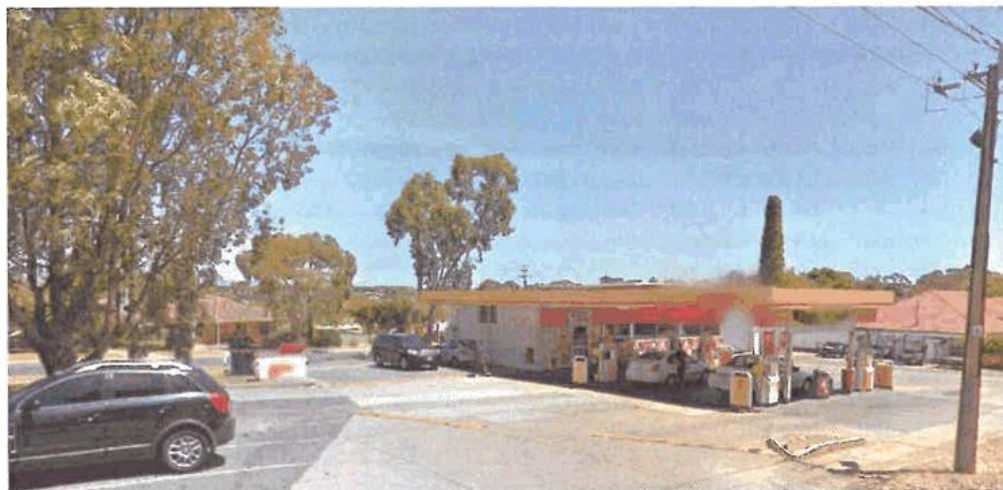


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**Planning Considerations**

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- The 7m high S1 identification sign exceeds the 3m height requirement for free standing advertisements (General Section – Advertisement, 18). It should be noted that this signage is replacing signage of similar height and is thus unlikely to be of material detriment to the surrounding area. Furthermore, the proposed signage is consistent with the signage used at Shell service stations nationally.
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- Proposed advertising signage is typical of that found at Shell service stations across Australia. The colour scheme and signage are in accordance with the national Shell Australia signage and the proposal is a like for like change.
- The proposed signage is consistent with the objectives and requirements of the Zone.
- The proposed signage will have no impact on the site surrounds.
- The proposed signage does not contain flashing or animated elements which would create traffic confusion. It should also be noted that the LED’s are significantly dimmer than that of traffic signals
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We look forward to Council’s favourable consideration of this application. Should you have any queries, please do not hesitate to contact me on (03) 8676 1443 or [patrick.iwanyszyn@meinhardtgroup.com](mailto:patrick.iwanyszyn@meinhardtgroup.com)

Yours sincerely,  
Meinhardt Pty Ltd



Patrick Iwanyszyn  
Planner

**ATTACHMENT 3: RELEVANT DEVELOPMENT PLAN  
EXTRACTS, CONSOLIDATED 7<sup>TH</sup> JANUARY  
2016**





## Salisbury Council

Consolidated - 7 January 2016

Please refer to the Salisbury Council page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Consolidated - 7 January

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## Advertisements

### OBJECTIVES

- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds
  - (d) driver distraction.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
  - (a) be completely contained within the boundaries of the subject allotment
  - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
  - (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement



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- (d) residential land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building.
  - 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
    - (a) have a clearance over a footway, of at least 2.5 metres, to allow for safe and convenient pedestrian access
    - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
    - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
    - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
  - 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
  - 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
  - 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
  - 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

### Safety

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
  - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
  - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
  - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high
  - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).
- 14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

### Freestanding Advertisements

- 15 Freestanding advertisements and/or advertising hoardings should be:
  - (a) limited to only one primary advertisement per site or complex

- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 16 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
  - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 17 Portable, easel or A-frame advertisements should be displayed only where:
- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
  - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
  - (c) there is no unnecessary duplication or proliferation of advertising information
  - (d) there is no damage to, or removal of, any landscaping on the site
  - (e) they are restricted to 1 per site, or 1 per major road frontage if located upon a large corner site
  - (f) each sign does not exceed 1 square metre in advertisement area per face, and 1.2 metres in height.
- 18 Freestanding advertisements should not exceed the total height (measured from natural ground level) as specified within the following table:

Location of freestanding advertisement	Total height (in metres)
Mixed Use (Bulky Goods, Entertainment and Leisure) Zone	8
Precinct 8 Retail Core (within the Ingle Farm Policy Area 2)	
Precinct 13 Retail Core (within the Salisbury Town Centre Policy Area 3)	
Precinct 17 Retail Core (within the Salisbury Downs Policy Area 4)	
Bulky Goods Zone	
Precinct 23 Greenfields Commercial (within the Commercial Zone)	
Industry Zone	6
Neighbourhood Centre Zone	
Precinct 21 Para Hills West Commercial (within the Commercial Zone)	
Precinct 24 Pooraka Commercial (within the Commercial Zone)	
Commercial Zone (Except within Precinct 23 Greenfields Commercial, Precinct 21 Para Hills West Commercial or Precinct 24 Pooraka Commercial)	4
Precinct 5 Education (within the Ingle Farm Policy Area 2)	
Precinct 7 Recreation (within the Ingle Farm Policy Area 2)	
Local Centre Zone	
Precinct 9 Civic (within the Salisbury Town Centre Policy Area 3)	
Precinct 11 Community and Tertiary (within the Salisbury Town Centre Policy Area 3)	
Precinct 12 Interchange (within the Salisbury Town Centre Policy Area 3)	
Precinct 15 Community (within the Salisbury Downs Policy Area 4)	
Precinct 16 Mixed Use (within the Salisbury Downs Policy Area 4)	
In all other locations	3

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- 19 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

**Flags, Bunting and Streamers**

- 20 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:
- (a) be placed or arranged to complement and accord with the scale of the associated development
  - (b) other than flags, not be positioned higher than the building they are attached or related to
  - (c) not be displayed in residential areas.

**Advertising along Arterial Roads**

- 21 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.



## Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.
- 4 Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.
- 5 Residential development designed and insulated to minimise effects of predicted aircraft noise and industrial noise.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations. In addition to housing and open space, the zone will also contain a variety of community related, non-residential land uses that contribute to the creation of pleasant, connected, well serviced and socially inclusive neighbourhoods.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows, doors and balconies that overlook the street and areas of public open space to promote surveillance and community interaction.

Setbacks to local streets will be used to enable landscaping to be provided to soften the built form and improve amenity for residents and pedestrians. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and the width of associated crossovers and driveways. Sealed surfaces will be minimised to reduce stormwater run-off and to also provide opportunities for landscaping to improve visual amenity. Development will seek to protect and retain regulated trees that contribute to the character of the area.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged



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Zone Section  
Residential Zone

to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity.

Medium density forms of housing including semi-detached dwellings, row dwellings, residential flat buildings and group dwellings are encouraged in areas with good access to services and facilities. Concentrated nodes of medium density development of up to 4 storeys in height are anticipated in areas close to centres, public transport and significant public open space, and are to be developed in a co-ordinated and orderly manner. Typically this will involve the amalgamation of sites and will result in development that compliments the prevailing character. A transition in building height will be necessary to ensure issues of overlooking is minimised and solar access maintained.

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Development of land with a known history of a potentially contaminating activity will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed use.

Development in areas which adjoin industrial land uses and areas affected by aircraft noise as identified in Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure should be designed, sited and constructed to minimise the effects of noise.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary or secondary school
  - recreation area
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the local community
  - (b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents

(d) will not undermine the efficient operation of nearby centres.

- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:

- (a) [Concept Plan Map Sal/21 - Parlowie Residential Area 3](#)
- (b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)
- (c) [Concept Plan Map Sal/23 - Direk Residential Area](#)
- (d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)
- (e) [Concept Plan Map Sal/25 - Parlowie Residential Area 1](#)
- (f) [Concept Plan Map Sal/26 - Parlowie Residential Area 2](#)
- (g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1.](#)

- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:

- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
- (b) service areas are located between the noise source and the living areas of the dwelling
- (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
- (d) the number of wall openings facing the noise source are minimised.

- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.

- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.

- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.

- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area for allotments less than 450 square metres	60 square metres
Maximum floor area for allotment greater than 450 square metres	72 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	3 metres

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*Residential Zone*

**Affordable Housing**

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

**Land Division**

- 14 Land division should create a 5 metre landscaped reserve to limit direct vehicle access where allotments are created fronting the following roads:
  - (a) Martins Road, Parafield Gardens and Paralowie
  - (b) Burton Road, Burton and Paralowie
  - (c) Bolivar Road, Burton and Paralowie
  - (d) Willochra Road, Salisbury.

## Salisbury Residential Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will contain low density residential development, primarily accommodating detached dwellings on individual allotments.

Older dwellings will progressively be redeveloped or replaced with dwellings of compatible scale, form and style that build on the positive features of the locality. Built form is largely consistent and typically comprises dwellings with generous setbacks to roads and landscaped front yards.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuildings in association with a dwelling
  - domestic structures
  - dwelling additions.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.



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Zone Section  
Residential Zone

## PROCEDURAL MATTERS

### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

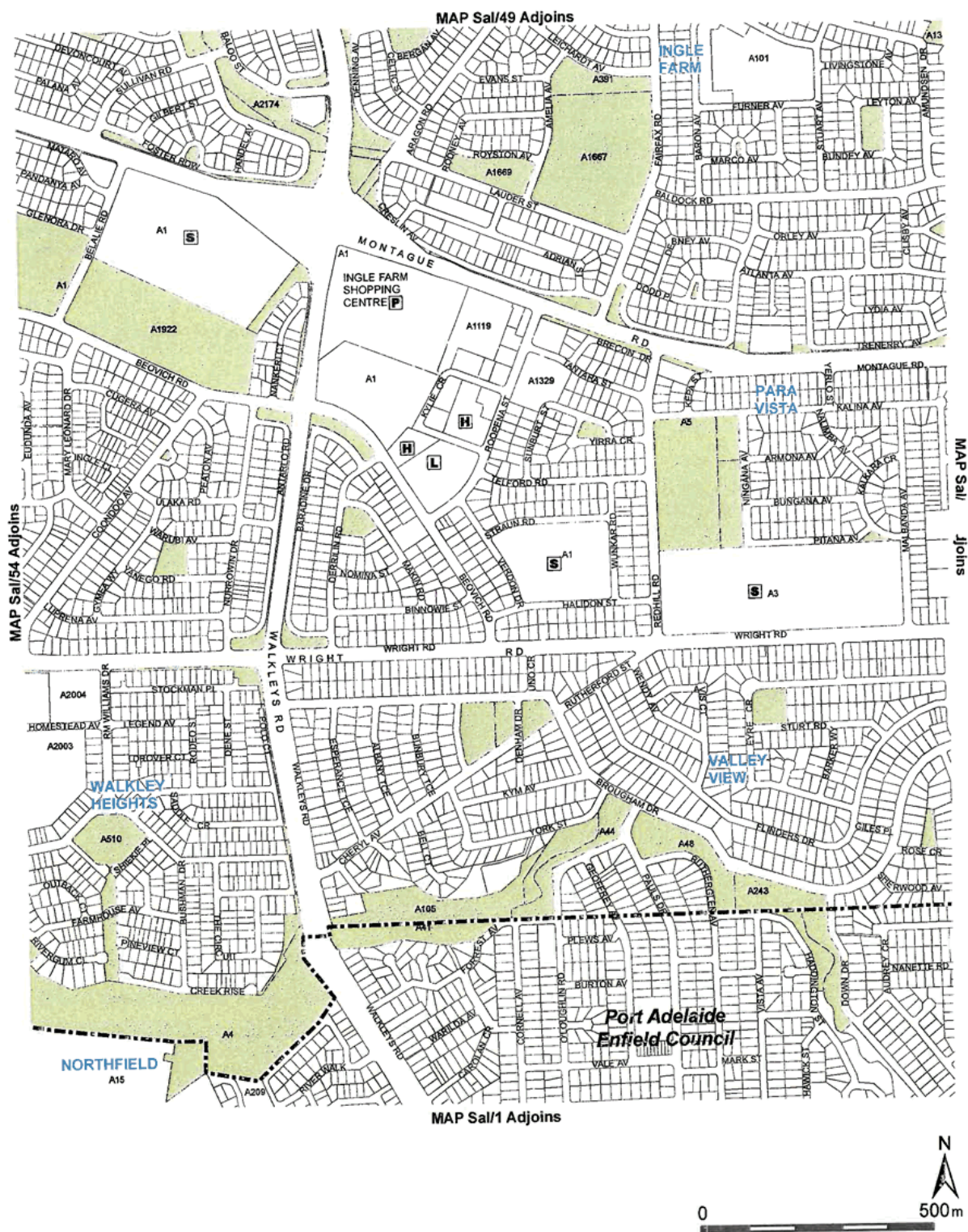
Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where it complies with all of the following: (a) it does not move, rotate or incorporate flashing lights (b) it does not wholly or partly consist of bunting, streamers, flags, wind vanes and the like (c) if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling where it is contained within the 'Concept Area Boundary' identified on <u>Concept Plan Map Sal/22 - Burton Residential Area 1</u>	Except where the dwelling has a maximum height of no more than one-storey above natural ground level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	Except where it comprises alterations or additions to a petrol filling station existing at 20 January 1994.
Prescribed mining operations	
Public service depot	
Residential flat building within the <u>Salisbury Residential Policy Area 18</u>	

Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

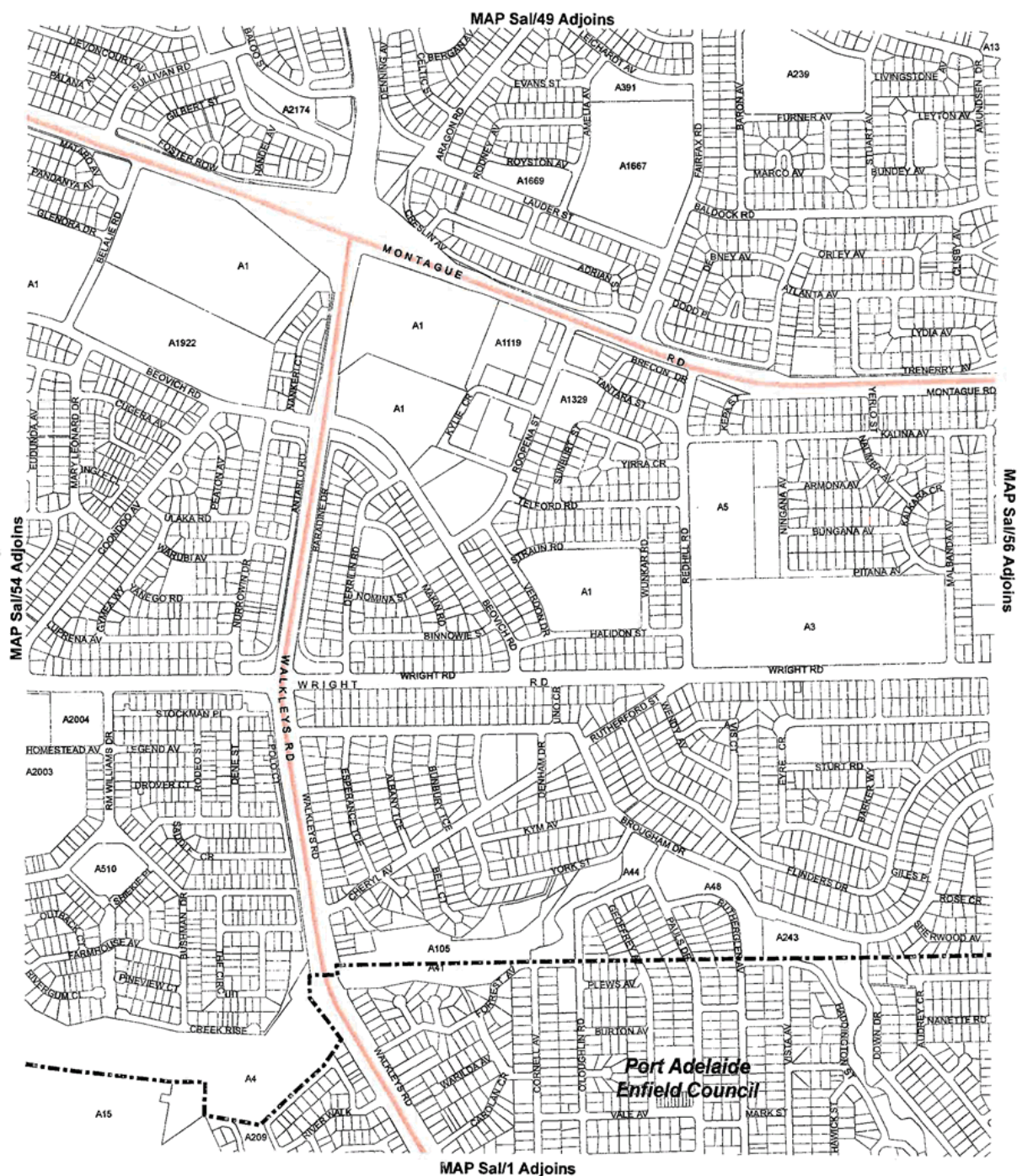


## Location Map Sal/55

**SALISBURY COUNCIL**

Consolidated - 7 January 2016



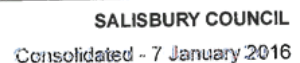


## Overlay Map Sal/55 TRANSPORT

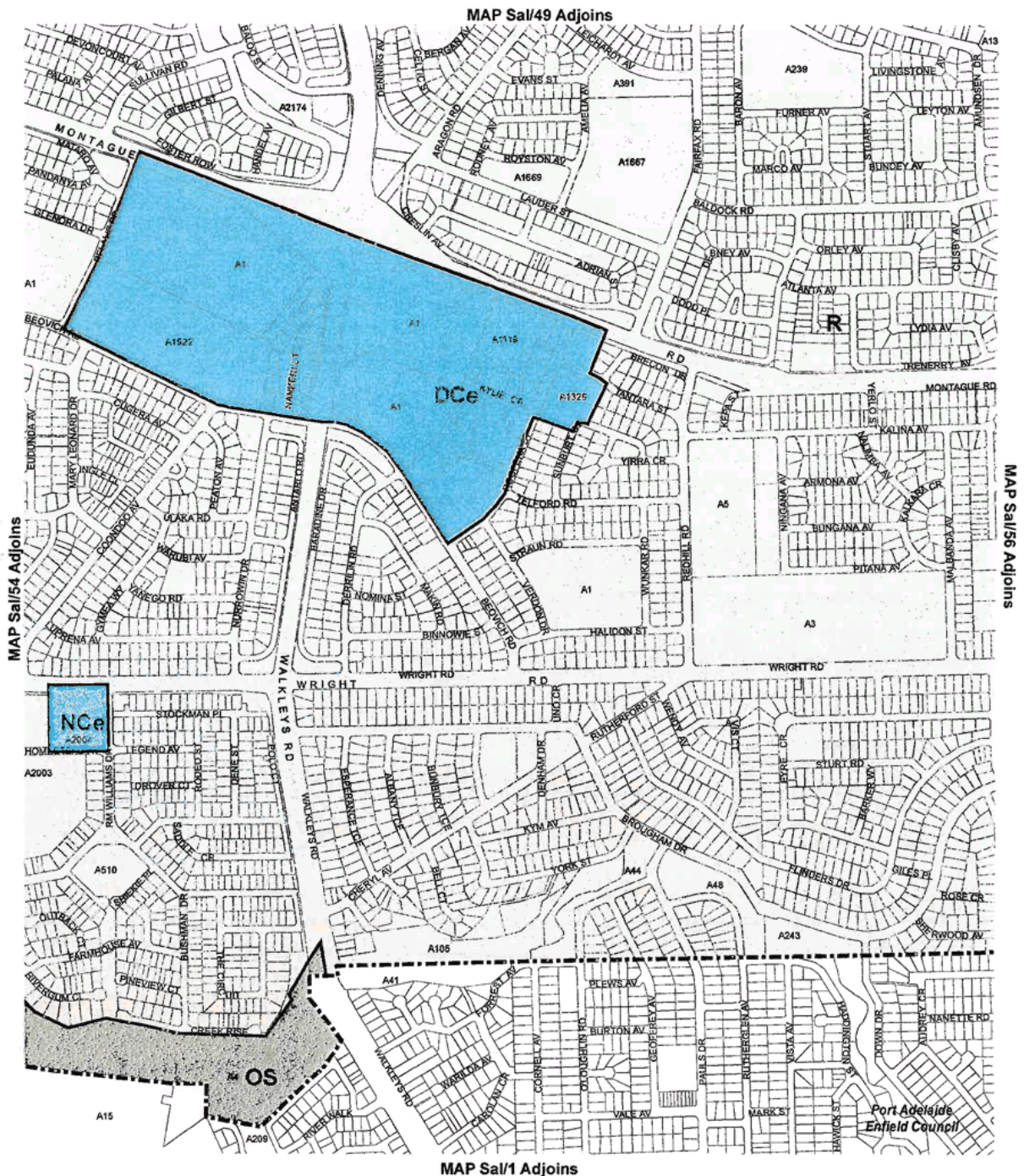
**SALISBURY COUNCIL**

Consolidated - 7 January 2016









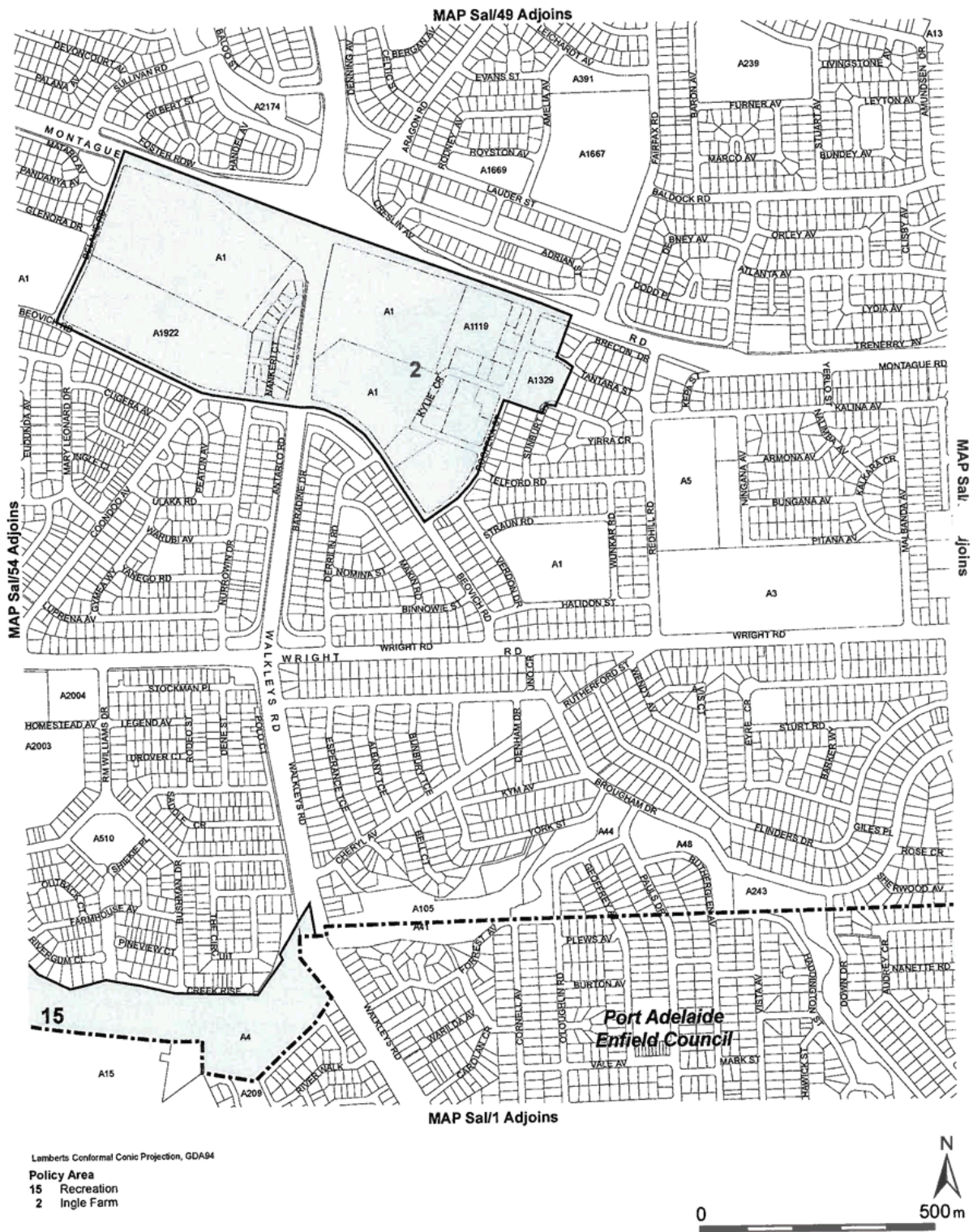
Lamberts Conformal Conic Projection, GDA84

**Zones**  
 DCe District Centre  
 NCe Neighbourhood Centre  
 OS Open Space  
 R Residential  
 Zone Boundary  
 Development Plan Boundary

## Zone Map Sal/55

**SALISBURY COUNCIL**  
 Consolidated - 7 January 2016



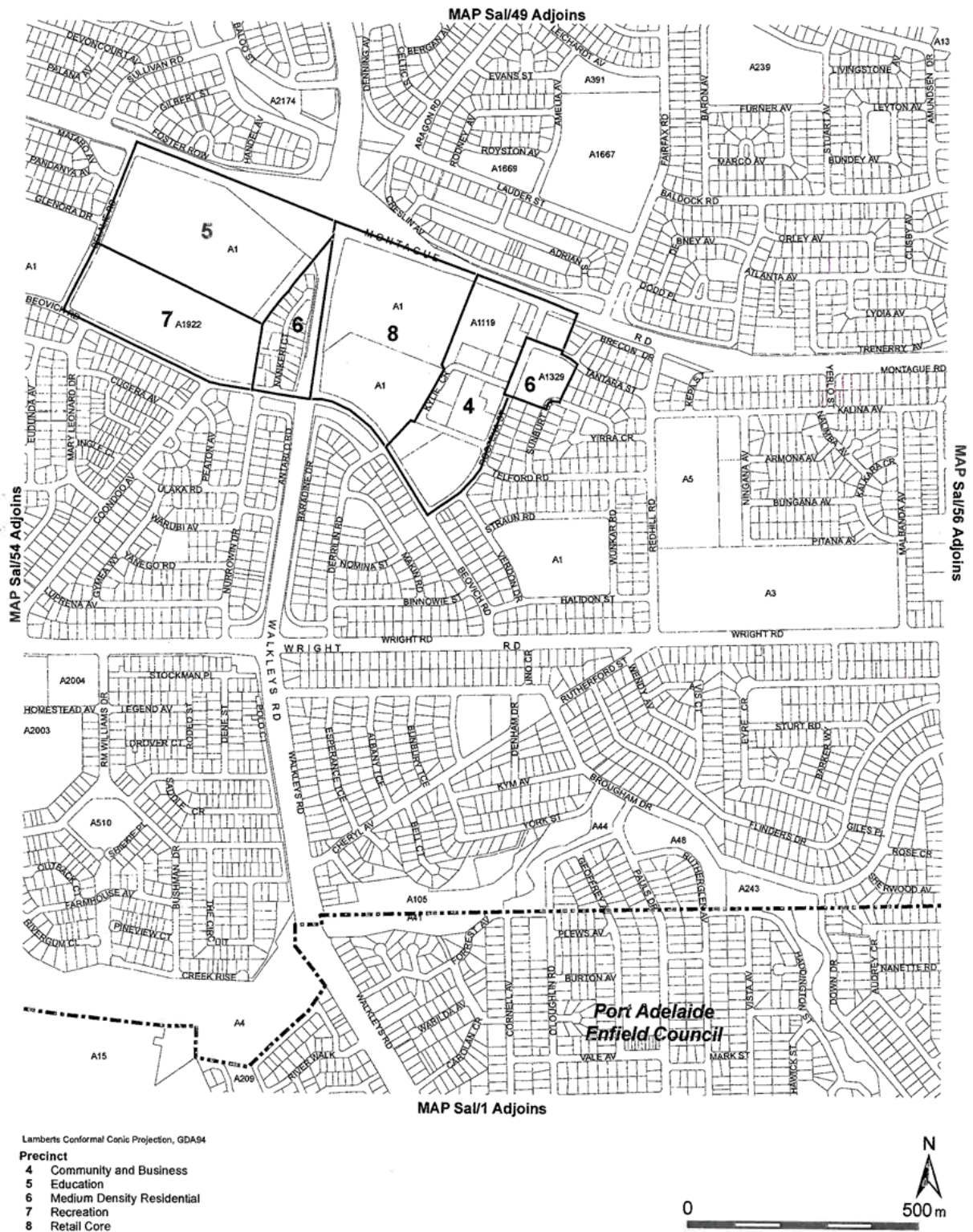


## Policy Area Map Sal/55

Policy Area Boundary  
Development Plan Boundary

**SALISBURY COUNCIL**  
Consolidated - 7 January 2016









<b>ITEM</b>	5.2.1
	<b>DEVELOPMENT ASSESSMENT PANEL</b>
<b>DATE</b>	26 July 2016
<b>HEADING</b>	Annual Report of the Development Assessment Panel
<b>AUTHOR</b>	Chris Zafiropoulos, Manager Development Services, City Development
<b>CITY PLAN LINKS</b>	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	The Development Assessment Panel Operating Procedures require the preparation of an Annual report to Council via the Policy and Planning Committee. A draft report is provided for the Panel's consideration.
<b>RECOMMENDATION</b>	<ol style="list-style-type: none"> <li>That the draft Development Assessment Panel Annual Report for 2015/16 be noted and endorsed.</li> </ol>
<b>ATTACHMENTS</b>	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> <li>Draft Annual Report of the Development Assessment Panel for 2015/16</li> <li>General Operating Procedures</li> <li>Overview of Development Applications</li> </ol>
<b>1. BACKGROUND</b>	<ol style="list-style-type: none"> <li>The General Operating Procedures require the Panel to provide an Annual Report to Council via the appropriate standing committee on or around the anniversary of the appointment of the Panel.</li> <li>The Panel may provide advice to Council on trends, issues and other matters relating to planning and development that have become apparent or arisen through the assessment of applications under the Act.</li> </ol>
<b>2. CONSULTATION / COMMUNICATION</b>	<ol style="list-style-type: none"> <li>Internal <ol style="list-style-type: none"> <li>The Panel is not required to consult on its report.</li> </ol> </li> </ol>

**3. REPORT**

- 3.1 The Development Act 1993 provides that panel may provide an Annual Report to Council.
- 3.2 The Panel considered a draft template for the Annual Report at the May 2016 meeting.
- 3.3 A draft report is provided in Attachment 1 for the Panel's consideration and endorsement. The Presiding Member has reviewed the draft report and included commentary as identified under heading.

**4. CONCLUSION / PROPOSAL**

- 4.1 That the Panel endorses its Annual Report for 2015/16 and that the Presiding Member signs the report and attends the relevant Council meeting to present the report and answer any questions on behalf of the Panel.

**CO-ORDINATION**

Officer: GMCID  
Date: 10.07.16

## **Annual Report of the Development Assessment Panel for 2015/16**

**City of Salisbury**

**Doug Wallace,**

**Presiding Member**

*(date)*



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- Attachment 1: Development Assessment Panel General Operaitng Procedures
- Attachment 2: Overview of Development Applications

## 1. BACKGROUND

- 1.1 Council is required to establish the Development Assessment Panel to act as a delegate of Council for the purposes prescribed in the Development Act 1993 (the Act). The Panel is required to undertake the following functions:
  - 1.1.1 Determine development applications made under the Act.
  - 1.1.2 Provide advice to Council on trends, issues and other matters relating to planning or development matters.
  - 1.1.3 Perform other functions assigned to the Panel by Council.
- 1.2 The General Operating Procedures of the Panel require an annual report to be provided to Council via the appropriate Standing Committee. This report provides an outline of the performance of the Panel and advice to Council on trends and issues.
- 1.3 (this content can go in the covering report to Council. Panel report should be a stand-alone document)
- 1.4 The Panel endorsed this report at its meeting held 26 July 2016.

## 2. REPORT

### Overview of the Panel

- 2.1 The term of the current Panel commenced in May 2015 and its term will expire in May 2017.
- 2.2 Council has appointed seven members to the Panel comprising four independent members including the Presiding Member:
 

Mr Doug Wallace	Presiding Member
Mr R Bateup	Independent
Ms S Johnston	Independent
Mr C Buchanan	Elected Member (to 23 May 2016)
Ms L Caruso	Elected Member
Mr S White	Elected Member
Mr G Reynolds	Elected Member (appointed 23 May 2016)
- 2.3 The Council has delegated its functions and powers to the Panel in accordance with the Act to consider and determine development proposals including:
  - 2.3.1 Applications where third party representors indicate a desire to be heard by the relevant authority;
  - 2.3.2 Applications listed as 'non-complying' in the relevant zone within the Development Plan;
  - 2.3.3 Applications determined of significance to warrant determination by the Development Assessment Panel; and

- 2.3.4 Where a potential conflict of interest may exist and the Minister has directed that the Panel consider the application.
- 2.4 The Panel has established General Operating Procedures. The procedures were reviewed during this period and on 23 February 2016 an updated version was adopted that incorporated the following key changes:
  - 2.4.1 Clarifying that the preferred decision-making process is by consensus;
  - 2.4.2 Providing direction on the voting process when consensus is reached, and in the event that consensus is unable to be reached (Sections 3.5 and 3.6 of the Operating Procedures);
  - 2.4.3 Providing additional guidance to the Panel on hearing of representors and applicants (Sections 3.14-3.17 of the Operating Procedures); and
  - 2.4.4 Introducing a requirement for the Panel to provide an Annual Report to Council on its operations with the option of the Presiding Member presenting that report to the appropriate standing committee of Council – currently the Policy and Planning Committee (Section 4.6 and 4.7 of the Operating Procedures).
- 2.5 In addition, a number of suggestions were made to the assessment reports content and format. Key changes made to the assessment reports are:
  - 2.5.1 Removing tables and providing the report more in a discussion/prose style;
  - 2.5.2 Citing only key provisions of the Development Plan in the report discussion/assessment, with the balance of relevant provisions included as an appendix for reference by the Panel and other readers of the report;
  - 2.5.3 Inclusion of a 'context map' showing the location of the development site in the context of its wider locality; and
  - 2.5.4 Improvement in the quality and legibility of plans and photos embedded in reports and attachments.
  - 2.5.5 As part of the reporting process, agenda reports and plans are now displayed on a screen at Panel meetings.
- 2.6 A copy of the General Operating procedures is provided in Attachment 1.
- 2.7 The Panel takes considerable effort in providing an environment for hearing representors in a way to encourage participation, recognising that for some members of the community presenting to a formal committee in front of a gallery can be an intimidating experience.

#### **Panel Performance**

- 2.8 The Panel held eight meetings over the period and considered 13 development applications. This represents less than 1% of all development applications lodged with the Council. This is generally consistent with the previous 12 month period where the Panel held eight meetings and considered 19 development applications.

2.9 The Panel approved all development applications considered in this period. Two applications were deferred; once to seek additional information from the applicant and another to enable the applicant to respond to a verbal submission. Both applications were subsequently approved.

2.10 Two appeals were lodged with the Environment, Resources and Development Court against decisions of the Panel during the period.

2.10.1 Farmers Market Independent of Existing Old Spot Hotel (361/935/2015/3B).

A third party appeal (by representor) was lodged against the decision to approve this development application. Through the appeal, a preliminary question arose whether the application was a form of 'shop' and therefore non-complying. A preliminary hearing took place and the Court ruled that the proposal was for a 'shop' and the Council therefore erred in treating the application 'on-merit'. The application was remitted back to the Council for processing of the application as 'non-complying'. At the time of preparation of this Annual Report, the application is being processed, and there is a concurrent appeal by the applicant to the Supreme Court challenging the determination of the market use as a 'shop'.

2.10.2 Construction of Brick Wall (361/2343/2014/3X).

A third party appeal (by representor) was lodged against the decision to approve this development application but the appeal was withdrawn prior to hearing.

2.11 A summary of key statistics is provided in the table below.

	2014/15	2015/16
<b>Meeting</b>		
Number	8	9
Items	19	13
Meetings with representors	8	9
<b>Development Applications</b>		
Category 1	3	
Category 2	4	2
Category 3	7	7
Non Complying	5	4
<b>Decisions</b>		
Approve	19	13
Refuse	0	0
Defer	0	2
<b>ERD Court Appeals</b>		
Applicant	1	0
Third party (representor)	2	2
Compromise	3	0
Appeal withdrawn	0	1
Appeal upheld	0	0
Appeal dismissed	0	0
Still Pending	0	1



- 2.12 An overview of the development applications considered by the Panel is provided in Attachment 2.
- 2.13 While the number of applications considered by the Panel is low, they often represent the more complicated and contentious proposals, where representors have objected to a proposal or an element of a proposal. A total of twelve applications considered by the Panel included verbal submissions from representors.
- 2.14 The panel considered a relatively broad range of development applications including religious facilities, residential infill/redevelopment, significant tree removals, and commercial / industrial developments that incorporate new construction or the re-use of existing buildings.
- 2.15 The applications that are not considered by the Panel have been delegated to Council staff to administer and determine. Staff processed 2432 applications for this period, of which over some 94% were category 1 developments that did not require public notification.

#### **Key Policy and Operational Issues**

- 2.16 The Panel identified the following policy and operational issues during the period:
  - 2.16.1 Principle of Development Control 7 of the Primary Production Zone states that development should not be undertaken unless it is consistent with the Desired Character for the Zone, however there is no Desired Character Statement for the Zone.
  - 2.16.2 The need for review of policies and actions to manage the residential and industry interface at Playford Crescent, Salisbury North was identified by the Panel as part of its deliberations concerning an application for industry additions within the Industry Zone.  
  
(These matters have been referred to Council's Economic Development and Urban Policy Division to address in a relevant Development Plan Amendment).
  - 2.16.3 Various maintenance issues associated with a landscape buffer and vehicle access arising from residents who made representations on a development application on Deuter Road, Burton. While these matters did not form part of the application before the Panel, they were referred to Council staff for action.

#### **Presiding Member General Comments**

- 2.17 Tolerance for representors

The hearing of representations often appears confronting especially for representors. The Panel has adopted a tolerant and flexible position to ensure all the issues raised are carefully considered. Where appropriate a reasonable explanation of the process is provided to ensure representors are satisfied, as far as possible, that a fair hearing has occurred. Managing conflicting views through clear process and sound analysis with open and transparent discussion is an accepted part of the Panel's role. It is noted that on some

occasions the concerns raised are sometimes based on misunderstanding what is proposed. To this end staff can assist where appropriate to clarify issues or proposal details.

#### 2.18 Member and staff contributions

The positive discussions and inputs provided by Panel Members during the meetings have been appreciated; similarly the staff contributions are commended. Some refinement to report preparation has occurred following discussions amongst Members and staff. Further innovation and refinement is expected to evolve over time as demonstrated by the effective introduction of digital display of plans with the availability of an infrared pointer.

#### 2.19 Benchmark performance

There has been not been a formal process to benchmark the Panel's performance relative to comparative council Panels however it is suggested that this will be considered next year. Many of the issues faced by the Panel have been experienced by other Panels, further it is apparent that a very minor percentage of applications require Panel consideration as a result of policy or legislative requirements.

#### 2.20 Pending change due to Planning, Development and Infrastructure Act

In April the state government passed the new Planning Development and Infrastructure Act that will be brought into effect over the coming years. A key change will limit Council Panels to only one Elected Member. Other changes will flow through changes to regulations and subsequent policy outcomes. What is clear is the trend toward reduced community input into a wide range of planning applications. The effect of these changes will take several years to flow through and as a result it can be expected that a similar mix of applications could be expected to continue.

The state government has released a high level implementation plan for the new Act and the change to the Development Assessment Panels is indicatively shown in the first year of the reform process, which may coincide with the current term of this Panel.

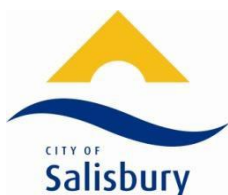
#### Other Strategic Issues

Salisbury continues to experience rapid change and the urban renewal process is likely to see aged dwellings, particularly single level detached dwellings on large allotments in strategically important locations, subject to proposals to increase residential density. This in turn will raise issues around transport, waste management and residential amenity. As these issues are likely to continue, Council should consider them in its long term strategic plans such as the Growth Action Plan.

The increasing diversity of the community is also evident in the number of religious facilities that have been considered by both the Panel and by staff under delegation. Council's Development Plan provides opportunities for these facilities at the edge of industrial zones which has generally been a sound policy framework for such developments.

**3. CONCLUSION / PROPOSAL**

- 3.1 The Development Assessment Panel Annual Report for 2015/16 summarises the activities and outcomes of the Panel over the preceding financial year. The Panel is operating effectively, and reaching decisions on development applications following consideration of relevant matters under the Development Plan, and in accordance with its Operating Procedures. Accordingly this Report is submitted to Council for noting.



**City of Salisbury  
DEVELOPMENT ASSESSMENT PANEL  
General Operating Procedures**

Adopted - 23 February 2016

**1. TIMING & NOTICE OF MEETINGS**

- 1.1 DAP meetings will be scheduled by the DAP on the fourth Tuesday of the month, or another date as determined by the Presiding Member, subject to there being business to consider.
- 1.2 The DAP will meet in the Council Civic Centre at 12 James Street Salisbury or at such other place as the Presiding Member may determine.
- 1.3 The Delegated Officer pursuant to the Development Act 1993 , must provide written notice detailing the date, time and place of a meeting to all DAP members at least three working days before the meeting. The notice shall include the Agenda for the meeting. The Presiding Member may include late items in the Agenda of a meeting, with the leave of the DAP.
- 1.4 Notice of DAP meetings may be given to DAP members by email, to an email address nominated by a DAP Member, or by personal delivery or post to the usual residence of a DAP Member, or via such other means as authorised by a DAP Member.
- 1.5 A copy of the Agenda (without attachments) for every ordinary meeting of the DAP shall be available for viewing by the public at the Council's offices and on the Council's web site at least three working days before the meeting of the DAP (*Due to copyright restrictions it is not appropriate to provide copies of building plans for the public agenda*).
- 1.6 A special meeting of the DAP may be convened by the Presiding Member, at any time, to consider urgent business by giving not less than two working days written notice to all DAP Members.



- 1.7 Notice of a special meeting of the DAP must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A special meeting must only deal with the business for which the meeting has been convened.

## **2. COMMENCEMENT OF MEETINGS & QUORUM**

- 2.1 DAP Meetings will be conducted in accordance with the requirements of the Development Act 1993 ('the Act') and these Operating Procedures.
- 2.2 Meetings will commence on time, or as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member may adjourn the meeting to the next scheduled meeting time and date, or to another time and date.
- 2.3 A quorum for a meeting of the DAP is four (4) DAP Members.
- 2.4 If the number of apologies received by the Delegated Officer in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Delegated Officer, provide to all DAP Members in advance of the meeting, a notice adjourning the meeting to a future time and date as specified in the notice (a copy of this notice will be displayed at the Council Offices and on the Council's website).
- 2.5 If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the Minutes.
- 2.6 A Deputy Presiding Member of the DAP must be appointed by resolution of the DAP, and will preside at any meeting, or part thereof, when the Presiding Member is not present.
- 2.7 If both the Presiding Member and Deputy Presiding Member are absent from a DAP meeting (or part thereof), a DAP Member will be appointed from those present by means of resolution, and will preside at the meeting. That member will have all of the powers and duties of the Presiding Member.
- 2.8 Subject to the Act and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes relevant, orderly, constructive, respectful and expeditious discussion, but not repetitious discussion, with the intent of ensuring well-informed decisions and debate leading to a determination of any matters before the Panel.
- 2.9 The Presiding Member may adjourn a meeting in the event of a disruption or

disturbance by a DAP Member, an applicant, a representor, or any other person present at the DAP meeting, until such time as the disruption or disturbance ceases.

- 2.10 The Presiding Member may ask a member of the public who is present at a meeting of a DAP, who is:

2.10.1 behaving in a disorderly manner; or

2.10.2 causing an interruption; or

2.10.3 using audio and video recording devices, without the prior agreement of the Presiding Member, to leave the meeting.

### **3. DECISION MAKING**

- 3.1 The DAP will conduct its meetings, and undertake all considerations, in accordance with Section 56A(11) and (12) of the Act.
- 3.2 Subject to circumstances where it excludes the public from attendance at a meeting or part thereof pursuant to Section 56A(12)(a) of the Act, the Panel will generally discuss and determine applications for Development Plan Consent in public.
- 3.3 The Presiding Member will invite all Panel members to speak on any matter before the Panel prior to calling for a motion.
- 3.4 Subject to a DAP Member having a direct or indirect personal or pecuniary interest in a matter before the DAP (other than an indirect interest that exists in common with a substantial class of persons), each DAP Member present at a meeting of the DAP must vote on a question arising for decision.
- 3.5 Decisions of the Panel will be where possible by consensus determined through debate and discussion of the agenda item, and where a consensus is reached the Presiding Member shall then call for a mover and put the matter to a formal vote to confirm the consensus.
- 3.6 Where it is evident through debate and discussion that a consensus will not be reached by the Panel, the Presiding Member shall call for a mover and a seconder and put the matter to a formal vote to determine.
- 3.7 Each DAP Member present at a meeting is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member presiding at the

meeting is entitled to a second or casting vote.

- 3.8 All decisions of the DAP shall be made on the basis of a majority decision of the Members present and the Minutes shall record that decision only (Votes for/against will not be recorded, and are not relevant once the majority is determined).
- 3.9 The DAP must use the Development Plan as the basis for its decisions, having had regard to any relevant written and verbal representations made in accordance with the provisions of the Act, or any other relevant legislation.
- 3.10 The DAP will, for each and every application, determine whether the proposal is seriously at variance with the Development Plan, and expressly record its determination on this matter in the Minutes. If the DAP determines that the proposal is seriously at variance with the Development Plan, the DAP must provide reasons for its determination, and must expressly record those reasons in the Minutes.
- 3.11 A development application that is assessed by the DAP as being seriously at variance with the Development Plan will be refused.
- 3.12 The DAP must, for each and every application, provide reasons for granting or refusing Development Plan Consent, and for the imposition of any conditions, and express or record those reasons in the Minutes.
- 3.13 Subject to the Act, a person who has lodged a valid representation in relation to a Category 2 or 3 development application, and has indicated their desire to be heard on their representation, is entitled to appear before the DAP and be heard in support of their representation, in person or by an agent.
- 3.14 Applicants and Representors will be allowed 5 minutes to address the DAP, unless a longer time is allowed by the Presiding Member. Where a person is nominated in a representation or by notice of the representors as representing three or more representors (including themselves) the Presiding Member may allow a longer time to address the Panel. Where an applicant is responding to a significant number of representations or a significant number of issues raised in representations, the Presiding Member may allow a longer time to address the Panel.
- 3.15 Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for a refusal, the Applicant will be entitled to appear before the DAP and be heard in support of the application. Applicants will be allowed 5 minutes to address the DAP, unless a longer time is allowed by the

Presiding Member.

- 3.16 Should there be no Representer wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for approval, the Presiding Member may allow the Applicant to address the Panel to seek clarification and/or further information that may be required by the Panel in order to determine the application.
- 3.17 At the discretion of the Presiding Member, any new or additional material to be submitted to the DAP by a person who has made a development application or a valid representation in relation to a matter may be accepted and considered by the DAP. A copy of any additional material accepted shall be provided to the applicant or representors by the party presenting the additional material.
- 3.18 A DAP Member may ask questions of any person appearing before the DAP. Subject to the Presiding Member's determination, all questions shall be relevant to the subject of the development application before the panel.

#### **4. MINUTES AND REPORTING**

- 4.1 The Delegated Officer is responsible for ensuring that accurate Minutes are kept of Panel meetings, and that they are confirmed by the Panel and signed by the Presiding Member.
- 4.2 The Minutes of the proceedings of a DAP meeting will record:
  - 4.2.1 the names of the DAP Members present;
  - 4.2.2 the name and time that a DAP Member enters or leaves the meeting;
  - 4.2.3 the name of a person who has made a representation to the DAP at the meeting;
  - 4.2.4 the decision of the DAP, including an express opinion on whether the proposed development is seriously at variance with the Development Plan (including reasons as appropriate);
  - 4.2.5 reasons for granting or refusing Development Plan Consent, and for the imposition of any conditions on a Development Plan Consent;
  - 4.2.6 in the absence of a decision, the deferral of the application including the reasons for the deferral;
  - 4.2.7 any disclosure of interest, or reasonably perceived interest. in a matter made



by a DAP Member and the nature of the interest;

4.2.8 a decision to exclude public attendance; and

4.2.9 a notation, describing the confidential nature of the information and matter, in the event a matter has been excluded from the Minutes.

- 4.3 Minutes shall not be formal Minutes of a meeting until adopted by the DAP at its next meeting. This does not, however, preclude the issue of a Decision Notification under the Act, or advising of the determination of the DAP of Development Applications immediately after a meeting at which the DAP determined the particular application.
- 4.4. On the adoption of the Minutes, the Presiding Member will:
  - 4.4.1 initial each page of the Minutes, which pages are to be consecutively numbered; and
  - 4.4.2 place his or her signature and the date of adoption at the foot of the last page of the Minutes.
- 4.5. The Minutes of a DAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the DAP.
- 4.6 The Panel shall prepare and consider an Annual Report for presentation to the Council via the appropriate Standing Committee. The Annual Report may be presented by the Presiding Member and may contain (but not be limited to) statistical information in relation to the number of items considered, the outcomes of decisions on those items, and matters identified by the Panel in the course of its assessment of development applications that warrant referral to Council for consideration of Development Plan policy, legislative, or procedural change.
- 4.7 The Annual Report shall be presented to Council on or around the anniversary date of the appointment of the Panel, subject to Council meeting timing.

## **5. DAP PROCEDURES & SUPPORT**

- 5.1 Insofar as the Act and these Operating Procedures do not prescribe the procedure to be followed at a DAP meeting, the DAP may determine the procedure at the time. Any such determination may be added to these Operating Procedures.
- 5.2 The DAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the DAP.
- 5.3 The DAP may call for and consider such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate.

- 5.4 For the purpose of facilitating constructive debate on a development application under consideration by DAP, electronic communication or other telecommunication devices may be acceptable delivery method, at the discretion of the Presiding Member, for the purpose of conducting the meeting and hearing verbal representation from a person, or their representative, in support of their representation concerning a development application, and providing the applicant, or their representative, the opportunity to verbally respond to any relevant matter. Should electronic communication or other telecommunication devices be utilised they should ensure fair and equitable communication to all attendees to the DAP meeting.
- 5.5 Should electronic communication or other telecommunication devices be utilised for the conduct of a DAP meeting, all voting shall be conducted on the voices, with the Presiding Member verbally acknowledging each individual vote before declaring the outcome of the vote, and noted in the minutes of the meeting, consistent with Part 3 of the Operating Procedures.
- 5.6 Should electronic communication or other telecommunication devices be utilised for the conduct of a DAP meeting, the Presiding Member and the Delegated Officer shall be present at the meeting place as nominated in the DAP Agenda for that meeting.



## Applications Considered by the Development Assessment Panel

## Attachment 2

July 2015 – June 2016

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
21-Jul-15	361/935/2015/3B	1955 Main North Road, Salisbury Heights	Farmers Market Independent of Existing Old Sport Hotel	3	Approved with 10 Conditions	Received 6 Heard 3
22-Sept-15	361/854/2014/NB	1730 Main North Road, Salisbury Plain	Change of Use from Warehouse to Bulky Goods Outlet and Associated Signage – Retrospective (Non-Complying)	Non-Complying 3	Approved with 4 Conditions	Received 1 Heard Nil
22-Sept-15	361/869/2013/3B	364-386 (Allotments 301 & 302 in DP42298) Salisbury Highway, Parafield Gardens	Construction of Two Entrance Gates (9 Metres High), New Temple (16 Metres High), Restrospective Alterations and Additions to Existing Place of Worship, and Associated Car Parking	3	Deferred to seek further information	Received 26 Heard 4 (inc Applicant)
22-Sept-15	1325/2013/NB	18-58 Beadell Street, Burton for Marrone Products	Horticultural Packing Shed (Industry) and Conversion of Granny Flat to Office (Non-Complying Development) in Association with an Existing Horticulture use	Non-Complying 3	Deferred, at the point of conclusion of the hearing of representors and applicant, until the October 2015 Development Assessment Panel meeting, to	Public Notification 1 Received 7  Public Notification 2 Received 14  Heard 4 (inc Applicant)



					provide the opportunity for the applicant to respond formally to the representation from G & S Guest dated 22 July 2015, and to provide further information in relation to their proposal for a Land Management Agreement.	
27-Oct-15	361/1435/2014/2A	7-9 Joseph Street, Salisbury	Construction of Twenty (2) Two-Storey Dwellings	2	Approved with 6 conditions	Received 15  Heard 7 (inc Applicant)
27-Oct-15	361/1325/2013/NB	18-58 Beadell Street, Burton	Horticultural Packing Shed (Industry) and Conversion of Granny Flat to Office (Non-Complying Development) in Association with an Existing Horticulture use	Non-Complying	Approved with 10 conditions	Public Notification 1 Received 7  Public Notification 2 Received 14  Heard at

						previous meeting on 22-Sep-15
27-Oct-15	361/869/2013/3B	364-386 Salisbury Highway, Parafield Gardens	Construction of Two Entrance Gates (9 Metres High), New Temple (16 Metres High), Retrospective Alterations and Additions to Existing Place of Worship	3	Approved with 20 conditions	Received 26  Heard at previous meeting on 22-Sep-15
15-Dec-15	361/2343/2014/2X	10 David Road, Para Vista	Construction of Brick Wall (To Be Constructed on Portion of Eastern Boundary)	3	Approved with 2 conditions	Received 4  Heard 2 (inc Applicant)
15-Dec-15	361/1078/2015/3B	5, 9-11 Playford Crescent, Salisbury North	Partially Enclosed Loading Bays and Canopies, Office Relocation and Car Parking	3	Approved with 8 conditions	Received 2  Heard 2 (inc. Applicant)
15-Dec-15	361/1550/2015/NB	83 Research Road, Pooraka	Shop, Vehicle Store and Men's Shed in Association with an Existing Warehouse and Office (Non-Complying)	Non-complying 3	Approved with 6 conditions	Received Nil  Heard Nil
27-Jan-16	361/1970/2015/3B	30-32 Kesters Road, Para Hills West	Part two storey building with attached porch to be used as place of worship	3	Approved with 16 conditions	Received 2  Heard 2 (inc. Applicant)
23-Feb-16	361/2465/2015/3B	200 Park Terrace, Salisbury Plain	Shop (Asian Grocery)	3	Approved with 12 conditions	Received 1  Heard 2 (inc.

## 5.2.1 Overview of Development Applications

						Applicant)
22-Mar-16	361/1643/2015/2A	12-14 Ada Street, Salisbury	Demolition of Existing Dwelling and sheds (2) and Residential Development (Residential Flat Building) Comprising Six (6) Two Storey Dwellings	2	Approved with 6 conditions	Received 9  Heard 5 (inc. Applicant)
27-Apr-16	361/1222/2015/3B	18-20 Deuter Road, Burton	Change of use to transport depot and associated workshop, construction of associated shed, office and formalisation of carparking, surface treatment, landscaping and external lighting	3	Approved with 9 conditions	Received 2  Heard 2 (inc. Applicant)
24-May-16	361/633/2015/NB	Unit 17 16-28 Research Road, Pooraka	Change in Use from Shop to Place of Worship (Unit 17) (Non-complying Development)	Non Complying  3	Approved with 1 condition	Received Nil  Heard Nil

TOTAL MEETINGS FOR 15/16 = 9

TOTAL DAs PRESENTED TO DAP = 15