



AGENDA

FOR DEVELOPMENT ASSESSMENT PANEL MEETING TO BE HELD ON

23 AUGUST 2016 AT 6:00 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Ms L Caruso (Presiding Member)
Mr R Bateup
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

APOLOGIES

Mr D Wallace

PRESENTATION OF MINUTES

Presentation of the Minutes of the Development Assessment Panel Meeting held on 26 July 2016.

REPORTS

Development Applications

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Change of use from retail (Pet Shop) to Place of Worship (Shop 9) at 1692-1700 Main North Road, Salisbury Plain for Hope Central

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

5.2.2 Policy Issues is Arising from Consideration of Development Applications

5.2.3 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**

26 JULY 2016

MEMBERS PRESENT

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

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

The meeting commenced at 6:01 pm

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

APOLOGIES

Apologies were received from Mr D Wallace.

PRESENTATION OF MINUTES

Mr S White moved, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 24 May 2016, be taken and read as confirmed.

REPORTS

Development Applications

5.1.1 361/650/2016/3B

Shade structure in association with the existing bowling club at 5-15 Orange Avenue, Salisbury for Salisbury Bowling Club Inc.

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

Reason: To ensure stormwater is disposed of in a controlled manner and to provide some flood protection.

Note:

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.

5.1.2

361/743/2016/2B

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

REPRESENTORS

Maxine Aumentado, resident, attended and spoke in support of her representation.

With the leave of the Panel, residents Patrick and Eilish Marron, residents from 23 Warringa Street, Salisbury Plain, spoke against the proposal.

Rosie Rowan, resident, did not appear to make a verbal submission.

Vatroslav Saric and Katina Dimitrou, applicant, spoke in support of the application when invited to speak by the Presiding Member.

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 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

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>

5.1.3 361/700/2016/NX

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

Mr Pat Iwanyshyn, applicant, was invited by the Presiding Member to speak in relation to the proposal.

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 7th January 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/700/2016/NX 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:
 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.	Pylon Sign	Received by	Meinhardt

SIG03 Revision C	Elevation	Council dated 30.05.16	
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.

OTHER BUSINESS

5.2.1 Annual Report of the Development Assessment Panel

Mr J Watson moved, and the Panel resolved that:

The draft Development Assessment Panel Annual Report for 2015/16 be noted and endorsed with the deletion of section 1.3 and amendments to section 2.2.

5.2.2 Status of Current Appeal Matters and Deferred Items

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

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

A Full Court hearing in the Supreme Court has been set down for 1st August in relation to the appeal by Mr Aldridge against the Environment, Resources & Development (ERD) Court determination that the market is a form of a shop.

With respect to the ongoing appeal lodged by Mr Aldridge in the ERD Court against the Council's issue of a Section 84 Notice, the matter has been adjourned to enable Mr Aldridge to submit the information that is necessary for a concurrent non-complying development application.

5.2.3 Policy Issues Arising from Consideration of Development Applications

Nil

5.2.4 Future Meetings and Agenda Items

Meeting scheduled for Tuesday 23rd August 2016.

The meeting closed at 7:06 pm.

PRESIDING
MEMBER.....

DATE.....

ITEM	5.1.1
	DEVELOPMENT ASSESSMENT PANEL
DATE	23 August 2016
APPLICATION NO.	361/938/2016
APPLICANT	Hope Central
PROPOSAL	Change of use from retail (Pet Shop) to Place of Worship (Shop 9)
LOCATION	1692-1700 Main North Road, Salisbury Plain
CERTIFICATE OF TITLE	5396/878, 5749/744, 5669/689, 5671/895, 5662/75, 5147/915, 5147/916
AUTHOR	Aaron Curtis, Team Leader - Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Commercial Zone and Policy Area 1 – Salisbury Plains
Application Type	Non-complying
Public Notification	Representations received: 3 (All in support) Representations to be heard: 0
Referrals - Statutory	None
Referrals – Internal	Environmental Health
Development Plan Version	Salisbury (City) Development Plan Consolidated 5 th May 2016
Assessing Officer	Aaron Curtis, Team Leader – Planning
Recommendation	Grant Development Plan Consent, subject to conditions and concurrence from Development Assessment Commission
Meeting Date	23 August 2016

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Plans and Supporting Documentation
Attachment 2:	Category 3 Public Notice and Copy of Submissions
Attachment 3:	Relevant Development Plan Provisions - Consolidated 5th May 2016

3. EXECUTIVE SUMMARY

The applicant seeks approval for a change of use from retail (Pet Shop) to a Place of Worship (Shop 9) at 1700 Main North Road, Salisbury Plain.

Shop 9 comprises a single tenancy of 650m², formerly used as a pet shop, forming part of a larger building divided into multiple tenancies. The overall site comprises some nine allotments occupied by a number of separate buildings and surrounded by communal car parking to the front and side. Direct access is available to/from Main North Road.

The site is located within the Commercial Zone and Policy Area 1 – Salisbury Plains. A Place of Worship is non-complying in this Zone. The Application was subject to Category 3 public notification. Three representations were received during the advertising period, all in support of the application.

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

- a) The proposed land use is suitably located within the Commercial Zone and will be compatible with existing uses on the site;
- b) The overall appearance of the site will not be altered by the proposal, given that the use will be accommodated within an existing shop tenancy;
- c) The use will not result in any conflicts with adjacent land uses, such as from noise;
- d) Adequate car parking will be available, given that the use will operate for limited periods when other uses are closed, other than the Subway and pharmacy tenancies.

Accordingly, this report recommends that Development Plan Consent be granted, subject to the concurrence of the Development Assessment Commission and conditions.

4. SUBJECT SITE

Tenancy 9 sits upon allotment 23, Deposited Plan 5050, Certificate of Title Volume 5671 Folio 895. Shop 9/1700 Main North Road comprises a single tenancy of 650m², formerly used as a pet shop, forming part of a larger building divided into multiple tenancies.

The overall site comprises some nine allotments occupied by a number of separate buildings and surrounded by communal car parking to the front and side. Direct access is achieved to Main North Road.

Tenancy 9 has a narrow glass frontage of about 9m facing toward Main North Road and has access doors provided to both the front and rear. The main area of the tenancy comprises a space having dimensions of 16.4m by 19m.

There is a Land Management Agreement registered on the Certificate of Title which imposes a total floor area cap for retail use on the site and provides further restrictions on the type of retailing permitted and their floor areas.

Site photos are provided on the following page.



Photo 1: *Looking north-west towards shop front*



Photo 2: *Looking north-east from shop front toward Main North Road*



Photo 3: *Looking toward north-western corner of proposed auditorium*



Photo 4: *Looking toward north-eastern corner of proposed auditorium*

5. LOCALITY

The locality is defined principally by visual reference to the site. The locality extends either side of Main North Road for several hundred metres. The majority of the land in the locality comprises nine allotments under single ownership, referred to as 1700 Main North Road.

The uses on the site include a gym, Subway, pharmacy, bike shop, op shop, fitness supplement shop, florist and Solver decorator centre. These uses share a communal car parking area, having a capacity of some 165 spaces.




A retirement village is located on the opposite side of Main North Road. Uses fronting Stanbel Road on its northern side and Park Terrace on its southern side are predominantly commercial and industrial in nature.

A locality plan and contextual plan are provided below.

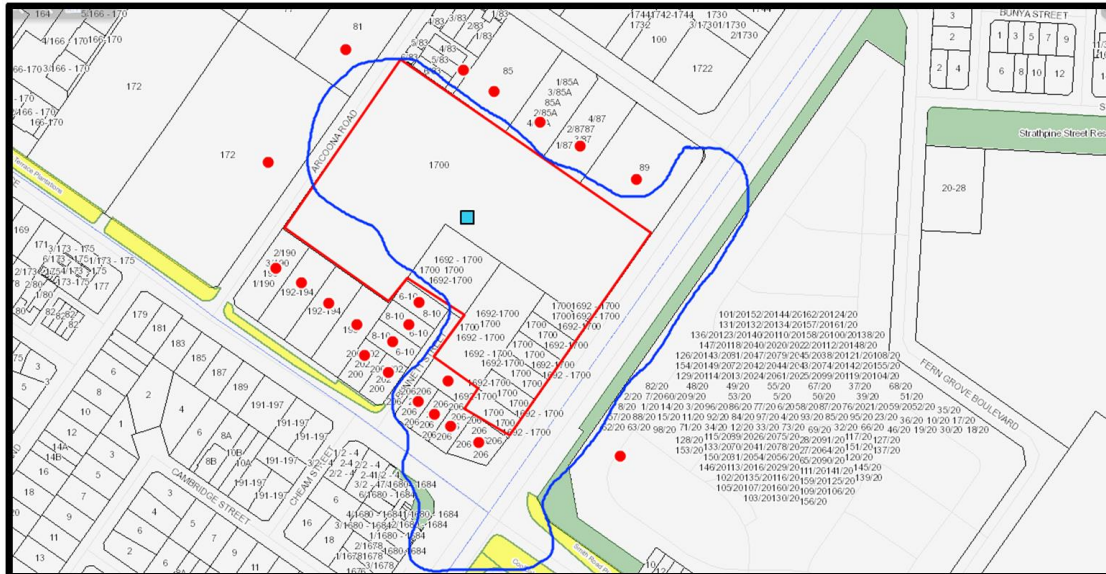
Locality Plan - Aerial



Legend (Source: Dekho)

	Subject site
	Site boundary
	Locality boundary

Locality Plan – Cadastre



Legend (Source: Dekho)

	Subject site
	Site boundary
	Locality boundary
	Properties notified (occupiers within the subject site were also notified)

Contextual Plan:



Legend (Source: Nearmap)

	Subject site
	Zone boundary

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval for a change of use from retail (Pet Shop) to a Place of Worship at (Shop 9) at 1700 Main North Road, Salisbury Plain.

Hope Central seek to conduct a church service on Sundays from 4:00pm until 5:30pm hours. The maximum number of attendees will be 250. The proposed floor layout incorporates the main auditorium, a children's room for kids programs, rear storage room and kitchen area for serving of coffee and tea.

Various internal changes are proposed to the tenancy including creation of a new access door to link the tenancy to the adjacent Zone Fitness, a new disability accessible toilet, new toilet in the children's room and construction of new non-structural internal walls to achieve appropriate separation and division between the proposed use areas.

A small sign is proposed to be fixed to the window of the tenancy facing Main North Road.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

7. CLASSIFICATION

The site is located within the Commercial Zone and Policy Area 1 – Salisbury Plains under the Salisbury Development Plan (Map Sal/35), Consolidated 5th May 2016. In this Zone, a Place of Worship is listed as being non-complying except where:

It is located within Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial.

Given that the site is not located within either of the above Policy Areas, the Application is non-complying.

8. PUBLIC NOTIFICATION

The land use is neither listed as being a Category 1 or Category 2 form of development under Schedule 9 of the *Development Regulations 2008*. Accordingly, the application was deemed a default Category 3 form of development.

The public notification period took place between 20th July and 2nd August 2016. Three representations were received within that period, all in support of the development. A copy of the Category 3 public notice and a copy of the submissions are contained in Attachment 2.

9. REFERRALS – STATUTORY

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

The site has a frontage to Main North Road, which is identified as a Primary Arterial Road under the Development Plan. Development may trigger referral to the Commissioner of Highways under Schedule 8(3) of the *Development Regulations 2008* where the development, in the opinion of the relevant authority, is likely to –

- (a) *Alter an existing access; or*
- (b) *Change the nature of movement through an existing access; or*

- (c) *Create a new access; or*
- (d) *Encroach within a road widening setback under the Metropolitan Adelaide Widening Plan Act 1972,*

in relation to an existing arterial road.

The existing access arrangements will not be altered by any physical works by this proposal. The development is likely to result in a short duration peak period of vehicles entering the site and exiting the site on a Sunday afternoon, however, this is considered to be of a similar occurrence to that of vehicles entering and exiting the site in the evening to access the gym during weeknights. Consequently, it is concluded that the development is unlikely to alter the nature of movement through the existing access as stated in (b) above.

10. REFERRALS – INTERNAL

The application was referred to Council's Environmental Health unit for comment, given that the proposal incorporates a small café that will facilitate the serving of tea and coffee for the congregation. The café will not be open to the general public.

The Environmental Health unit have advised that the applicant must ensure the kitchen area complies with the Food Safety Standard under the *Food Act 2001*. An advice note is included in the recommendation.

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 Development Plan, Consolidated 5th May 2016. The following reasons are given in support of this recommendation:

- a) The proposed land use is suitably located within the Commercial Zone and will be compatible with existing uses on the site;
- b) The overall appearance of the site will not be altered by the proposal, given that the use will be accommodated within an existing shop tenancy;
- c) The use will not result in any conflicts with adjacent land uses such as from noise;
- d) Adequate car parking will be available, given that the use will operate for limited periods primarily when other uses are closed, other than the Subway and pharmacy tenancies.

Assessment

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

An extract of the relevant Development Plan, Consolidated 5th May 2016, is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

Zoning and Land Use

Objective 1 of the Industry Zone states:

- 1 A zone accommodating a range of commercial and business land uses.*

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

- 1 The following forms of development are envisaged in the zone:*

- *Bulky goods outlet;*
- *Caravan park within Precinct 20 Globe Derby Park Commercial;*
- *Consulting room;*
- *Harness racing associated facilities within Precinct 20 Globe Derby Park Commercial;*
- *Light industry;*
- *Motel within Precinct 20 Globe Derby Park Commercial;*
- *Motor vehicle related business other than a wrecking yard;*
- *Non-residential club;*
- *Office;*
- *Petrol filling station;*
- *Service trade premises;*
- *Shop with a gross leasable area less than 250 square metres (except in Precinct 20 Globe Derby Park Commercial where shops should have a gross leasable area 2,500 square metres in area, with no single tenancy greater than 1,500 square metres in area);*
- *Store;*
- *Tavern/hotel within Precinct 20 Globe Derby Park Commercial;*
- *Warehouse.*

A Place of Worship is not an envisaged use in the Zone and non-complying development is also listed as generally inappropriate in the Commercial Zone. While this is acknowledged, the proposed use will not alter the existing character or appearance of the site and, having regard to its low frequency of use, is unlikely to impact upon existing uses within the locality.

In addition to the above, under the Council-wide “Community Facilities” module, Principles of Development Control 4 and 6 provide some further guidance with respect to appropriate locations for a Place of Worship in the City of Salisbury as follows:

- 4 Places of worship should be developed according to the following hierarchy: (emphasis added)*

Scale	Development form	Congregation size
<i>Small (local)</i>	<i>Associated with an area of worship ancillary to a residence. These activities are particularly common for religious organisations that do not have a large following and/or lack funds to purchase a standalone building.</i>	<i>Typically accommodate approximately 5 to 30 worshippers in any one session</i>

<i>Medium (neighbourhood)</i>	<i><u>Purpose built or re-use of existing buildings with medium footprints that are found in most suburbs and country towns.</u></i>	<i><u>Typically have congregations of up to 100-300 persons in any one session.</u></i>
<i>Large (regional)</i>	<i>Purpose built or re-use of existing buildings with large footprints and catering for a variety of ancillary activities.</i>	<i>In excess of 300 persons in any one session.</i>

6 *Large places of worship should:*

- (a) *Be located within centre, commercial or the periphery of industrial zones;*
- (b) *Demonstrate the following design features;*
 - (i) *Reuse of existing buildings;*
 - (ii) *The bulk, mass and height of development compatible with the character of the locality;*
 - (iii) *Sharing of car parking facilities;*
 - (iv) *Siting on arterial or collector roads rather than narrower local residential streets;*
 - (v) *Promote crime prevention through environmental design principles;*
 - (vi) *Reduced land use conflicts in relation to the scale of building form and hours of operation;*
 - (vii) *Provide value added functions and facilities that can be used by neighbouring activities. (emphasis added)*

The place of worship will have a congregation size of up to 250, which puts this activity in the upper range of the medium “neighbourhood” category. ‘Large’ places of worship are clearly envisaged within commercial zones and are encouraged within existing buildings, where sharing of car parking facilities is achieved and where fronting an arterial road.

While this activity is not technically a ‘large’ place of worship, the above principles are considered to be relevant to this proposal, which is near the capacity of a ‘large’ place of worship. This site exhibits many of the design features desired for a place of worship as quoted above and as such is considered to be a suitable location for this activity.

In addition to the above, the facility is centrally located to the congregation that it will serve and is conveniently accessible for pedestrians, cyclists and public and community transport. Public bus services are provided within walking distance along Main North Road, consistent with Objective 1 of the Council-wide “Community Facilities” module.

Given all of the above, the proposed place of worship is considered to be an appropriate form of land use on the site.

Land Use Conflict

Under the “Community Facilities” Council-wide module, Principle of Development Control 7 states that:

- 7 Large scale places of worship located in commercial or industry zones should not detrimentally impact on the operations of existing commercial or industrial land uses.*

The proposed use is not expected to impact upon existing land use operations in the Commercial Zone, having regard to the low intensity of the proposed activity, being one afternoon session on Sundays from 4:00pm until 5:30pm. The majority of the existing uses on the site at this time will be closed, other than the Subway and pharmacy tenancies.

Noise within the auditorium will be limited to that of persons using the microphone and some music being played during services. Noise levels will be managed and are not likely to exceed existing noise levels generated by aerobics classes in the adjacent Zone Health and Fitness Centre. All activities will occur inside the building.

Given the above, the proposed development is considered to satisfy Principle of Development Control 7 quoted above.

Car Parking

Under the Council-wide “Community Facilities” module, Principle of Development Control 8 states that:

- 8 Places of worship should be established with one car parking space for every three seats or every three attendees to the place of worship.*

The proposed place of worship will have up to 250 attendees, meaning the place of worship should be served by 84 car parking spaces. The site contains 165 spaces, almost double the number of spaces required to service this activity, which are available to service all existing uses on the site and are accessible via Main North Road.

Given that a substantial amount of car parking exists on-site and given that the majority of the existing uses on the site will be closed, other than the Subway and pharmacy, it is expected that ample car parking will be available to service the place of worship, consistent with Principle of Development Control 8.

The gymnasium is one of the major car parking generating uses on the site. According to the applicant, the gymnasium will not be open when church services take place, meaning that a significant number of car parking spaces that would otherwise be occupied will be available. This is a logical complementary arrangement which is supported by the Development Plan.

With respect to the car parking layout, this is already established and has been approved by Council under a previous development authorisation, compliant with AS 2890. Re-linemarking of the car parking spaces is required to some of the spaces and the applicant has confirmed that this will occur as part of this proposal.

12. CONCLUSION

The applicant seeks approval for a change of use from retail (Pet Shop) to a Place of Worship at (Shop 9) at 1700 Main North Road, Salisbury Plain.

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

- a) The proposed land use is suitably located within the Commercial Zone and will be compatible with existing uses on the site;
- b) The overall appearance of the site will not be altered by the proposal, given that the use will be accommodated within an existing shop tenancy;
- c) The use will not result in any conflicts with adjacent land uses such as from noise;
- d) Adequate car parking will be available, given that the use will operate for limited periods when other uses are closed, other than the Subway and pharmacy tenancies.

Accordingly, it is recommended that Development Plan Consent be granted, subject to concurrence of the Development Assessment Commission and 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 Development Plan – Consolidated 5th May 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/938/2016 for “Change of use from retail (Pet Shop) to Place of Worship (Shop 9)” 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 06.05.16	Statement of Support	Received by Council dated 11.05.16	Hope Central
Dated 06.05.16	Floor Plan	Received by Council dated 11.05.16	Hope Central
Not Stated	Site Plan	Received by Council dated 11.05.16	Hope Central

2016-0196	Statement of Effect	Received by Council dated 14.07.16	URPS
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Reason: To ensure the proposal is established in accordance with the submitted plans.

2. The maximum number of attendees within the facility at any one time shall not exceed 250.

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

3. Except where otherwise approved, the operating hours for the place of worship shall not extend beyond the times specified in the approved Statement of Support and Statement of Effect.

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

4. No amplification devices of any type are to be used outside of the building on the site at any time.

Reason: To ensure that noise does not cause nuisance to adjoining occupiers or owners.

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.
2. The kitchen area must comply with the Food Safety Standard under the *Food Act 2001*.

CO-ORDINATION

Officer: GMCD MDS
Date: 09.08.16 09.08.16

ATTACHMENTS

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

1. Plans and Supporting Documentation
2. Category 3 Public Notice and Copy of Submissions
3. Relevant Development Plan Provisions - Consolidated 5th May 2016

ATTACHMENT 1

PLANS AND SUPPORTING DOCUMENTATION



CITY OF SALISBURY DEVELOPMENT APPLICATION FORM

361/ **938** /2016/

Please use BLOCK LETTERS and Black or Blue Ink

APPLICANT NAME: HOPE CENTRAL			
POSTAL ADDRESS: 51 GOODMAN ROAD ELIZABETH SOUTH			
OWNER NAME: (This must be completed) PETER ENGELS HARDWARE PTY LTD <input type="checkbox"/> as above			
OWNER POSTAL ADDRESS: 1700 MAIN NORTH ROAD SALISBURY PLAIN <input type="checkbox"/> as above			
OWNER PHONE NO: 0418582166	OWNER FAX NO:	OWNER EMAIL:	
CONTACT PERSON FOR FURTHER INFORMATION <input type="checkbox"/> as above			
NAME: JODIE HABERMEHL		TELEPHONE (W): 82529011 (M): 0421501676	
EMAIL: jodie@hopecentral.org.au		FAX:	
BUILDER NAME: —		BUILDERS EMAIL:	
BUILDER POSTAL ADDRESS:		CONTACT NO.:	
		LICENCE NO.:	
CURRENT USE OF PROPERTY: COMMERCIAL, PETSTOP was previous tenant.			
DESCRIPTION OF PROPOSAL: THE USE OF A COMMERCIAL BUILDING FOR A PLACE OF WORSHIP.		DEVELOPMENT COST \$ 30,000	
LOCATION OF PROPOSAL			
Street No: 1700	Street: MAIN NORTH ROAD	Suburb: SALISBURY PLAIN	
Lot No:	Section:	Plan:	Volume: 5671 Folio: 895
OFFICE USE ONLY			
Registration Date: / /2016	Zone:	Ward:	
BUILDING RULES CLASSIFICATION			
Classification sought: PLACE OF WORSHIP			
f Class 5, 6, 7, or 9 classification is sought, state the proposed number of employees			Male: Female:
f Class 9a classification is sought, state the number of persons for whom accommodation is provided:			
f 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

SIGNATURE: 

DATE: **021 05 16**



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	06/05/2016 02:50PM
Customer Reference	
Order ID	20160506008245
Cost	\$27.25

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



Registrar-General

Certificate of Title - Volume 5671 Folio 895

Parent Title(s) CT 2384/11
Dealing(s) CONVERTED TITLE
Creating Title
Title Issued 15/07/1999
Edition 3
Edition Issued 06/09/2010

REAL PROPERTY ACT, 1886



Estate Type

FEE SIMPLE

Registered Proprietor

ENGEL'S HARDWARE PTY. LTD. (ACN: 005 638 344)
OF 1700 MAIN NORTH ROAD SALISBURY SA 5108

Description of Land

ALLOTMENT 23 DEPOSITED PLAN 5050
IN THE AREA NAMED SALISBURY PLAIN
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10027952	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
11424376	ENCUMBRANCE TO PARABANKS SHOPPING CENTRE PTY. LTD.

Notations

Dealings Affecting Title

Lodgement Date	Dealing Number	Description	Status
13/04/2016	12510384	APPLICATION TO AMEND/VARY	Unregistered

5.1.1 Plans and Supporting Documentation



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	06/05/2016 02:50PM
Customer Reference	
Order ID	20160506008245
Cost	\$27.25

13/04/2016	12510385	APPLICATION TO REGISTER AN AGREEMENT	Unregistered
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Priority Notices

NIL

Notations on Plan

NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 6

Administrative Interests

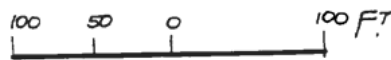
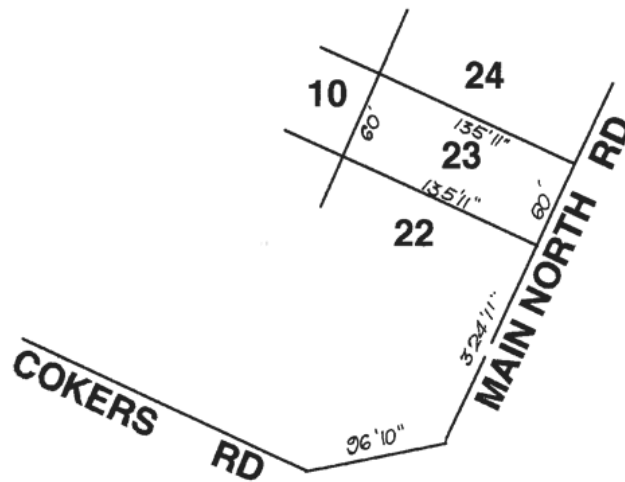
NIL

* Denotes the dealing has been re-lodged.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search
Date/Time	06/05/2016 02:50PM
Customer Reference	
Order ID	20160506008245
Cost	\$27.25



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Hope Central Church
2016-0196
July, 2016



Statement of Effect
Proposed Place of Worship
1692-1700 Main North Road
Salisbury Plain



Proposed Place of Worship

11 July 2016

Lead consultant	URPS
Prepared for	Hope Central Church
Consultant Project Manager	Matthew King, Director Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 Tel: (08) 8333 7999 Email: matthew@urps.com.au
URPS Ref	2016-0196

Document history and status

Revision	Date	Reviewed	Approved	Details
V1	06/07/2016	MK	MK	Draft
V2	11/07/2016	MK	MK	Final

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www.urps.com.au
ABN 55 640 546 010

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shaping great communities



URPS

Proposed Place of Worship

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1.0 Introduction

This Statement of Effect accompanies Development Application 361/938/2016/3B which seeks Development Plan Consent for the change of use from a retail (pet shop) to a place of worship.

The subject land is located within the Commercial Zone and Precinct 1 of the Salisbury Council Development Plan Consolidated 5 May 2016.

A "place of worship" is non-complying in the Zone except where located in Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial. The proposed development is unable to meet these exceptions, therefore, is a non-complying form of development.

The Salisbury Council has resolved to proceed to assess the application on the basis of the Statement of Support that was submitted by the applicant and has now sought a Statement of Effect which we have been engaged to prepare. This statement has been prepared following our review of the subject land and locality, the site plan and background documentation provided about the use by the applicant, and the Salisbury Council Development Plan.

This Statement of Effect has been prepared in accordance with Section 39(2) (d) of the *Development Act 1993*, and Regulation 17(5) of the *Development Regulations 2008*. This statement includes:

- (a) a description of the nature of the development and the nature of its locality; and
- (b) a statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and
- (c) an assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and
- (d) an assessment of the expected social, economic and environmental effects of the development on its locality; and
- (e) any other information specified by the relevant authority when it resolves to proceed with an assessment of the application (being information which the relevant authority reasonably requires in the circumstances of the particular case).

and may include such other information or material as the applicant thinks fit.



2.0 The Proposal

The proposal involves a change in the use of a tenancy from gym to place of worship. Refer to **Appendix A** for copy of the tenancy plan.

This tenancy plan designates the individual areas to be set aside for the church operation and includes:

- A front room for serving of tea and coffee
- A children room for kid's programs
- Main auditorium in which the Sunday service is held
- A rear storage room

Operated by Hope Central Church, the use is proposing to operate a church service on Sunday's only for an hour and a half commencing at 4:00pm. The congregation will be for up to 250 people and this aligns with the auditorium's total capacity. The administrative component of Hope Central Church will remain at its Elizabeth South facility.

There is no separate café – the area marked café on the tenancy plan is for the serving of tea and coffee to the congregation but is not a separate "shop" being ancillary to the church operation and without a life beyond the church in that it's only open when the church operates and is not open to the general public.

The children's room will be used during the week by Zone Health and Fitness as a crèche.

Various internal changes to the building are required including:

- A new access door linking the Zone Health and Fitness toilets to the auditorium
- A disability access toilet built within the Children's room
- A new toilet in the Children's room
- New non-structural internal walls to divide the auditorium from toilet areas and divide the children's room café

Noise within the auditorium will be limited to people speaking on the microphone and some music playing during services. Noise levels will be managed and not exceed existing noise generated by aerobics classes at Zone Health and Fitness during the week. The church has a noise metre which they will use to control noise and ensure compliance with EPA day time noise standards.

There is no separate car parking designated for this tenancy or for any tenancy within the group of shops in which this site sits. Rather, all tenancies share a pool of parking comprising approximately 170 parking spaces. The landlord has agreed to re-line mark any spaces where line marking has become unclear and this forms part of the proposed development application.

A small sign is proposed on the window of the tenancy, however as this is below the verandah this is not "development" and is not required to obtain development approval pursuant to Schedule 3 of the *Development Regulations 2008*.



3.0 Subject Land and Locality

The proposed place of worship occurs within a building which comprises a number of different land uses.

The address of the specific tenancy in which the proposed use occurs is referred to as 9/1700 Main North Road Salisbury Plain.

This tenancy sits upon a certificate of title referenced allotment 23, deposited plan 5050 in the area named Salisbury Plain hundred of Yatala as volume 5671 folio 895. Refer to Appendix B for copy of the certificate of title.

The tenancy has a total floor area of approximately 650.72m². Pedestrian access provided from the front and rear.

Fig 1: site of the proposed place of worship tenancy



The locality includes those tenancies that immediately surround and comprise a variety of land uses including a gym facility, subway restaurant, shops including a discount pharmacy, bike shop, op shop, fitness supplement shop, florist and haircare product shop.

All of these uses share the car parking area which extends from the Solver Pain Supplies shop to the north to the termination of the subject car park which occurs just to the south of the subject building.



URPS
Proposed Place of Worship

Subject Land and Locality

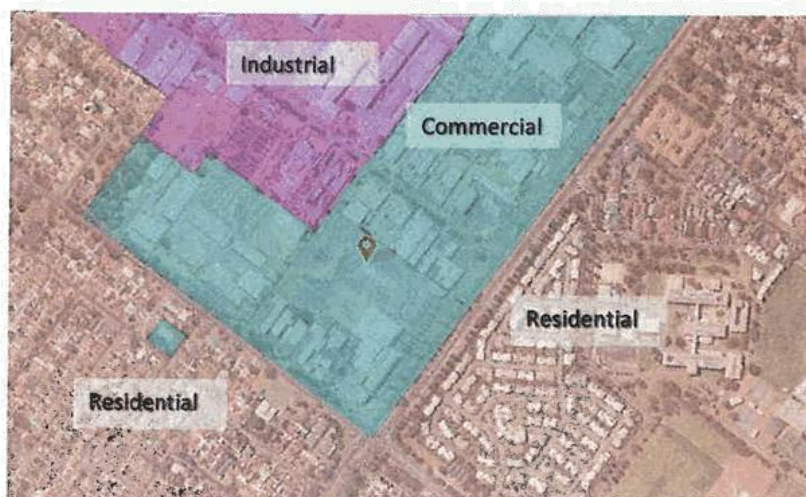
Fig 2: Site of proposed place of worship and shared car parking area



Beyond the uses contained within the building in which this tenancy sits, are primarily residential uses to the south, south-east and south-west, commercial uses to the west and north-east and industrial uses to the north.

The amenity of the locality is average/typical of a commercial area. The quality and condition of commercial buildings, together with the traffic noise associated with Main North Road, detract from its visual and aural conditions.

Fig 3: locality map showing surrounding land uses





4.0 Development Assessment

4.1 Procedural matters

A “place of worship” is a non-complying form of development in the Zone except where located in Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial.

The proposed development is unable to meet these exceptions, therefore, is a non-complying form of development.

As the proposal is classified as a non-complying form of development, the proposal defaults to a Category 3 form of development pursuant to section 38 of the Development Act 1993, i.e.:

- (c) *any development that is not assigned to a category under paragraph (a) or (b) will be taken to be a Category 3 development for the purposes of this section.*

4.2 Development Plan summary

Fig 4: Development plan summary

General Section and Zone/Precinct	Objectives	Principles
General Section - Community Facilities	1	1, 4, 5, 6, 7, 8
General Section - Orderly and Sustainable Development	3, 4	1, 8
General Section – Transportation and Access		32, 33, 40
Commercial Zone / Precinct 1	1, 2, 3,	1, 8, 11

The following matters are considered most pertinent in the assessment of this application:

- Land use (Zone, places of worship generally and orderly and sustainable development).
- Access and car parking

The above matters are addressed under the respective subheadings as follows:



4.3 Land Use

4.3.1 Commercial Zone

The subject land sits within a Commercial Zone where “.....a range of commercial and business land uses” are contemplated. A range of envisaged uses are listed under PDC 1. The types of uses within PDC 1 vary from shops, bulky goods, service trade premises, light industry, offices and consulting rooms. The more particular uses envisaged in the *Precinct 1 Salisbury Plains Commercial* area are provided by PDC 8:

- 8 Development in the precinct should principally comprise service trade premises, bulky goods outlets, consulting rooms, offices, low-scale industry and limited retail activities.

The proposal seeks to establish a place of worship which is not a kind of use envisaged in Precinct 1 of the Zone provisions. Places of worship are also non-complying in Precinct 1 but are not non-complying in Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial.

Zone PDC 1 suggests that non-complying development is generally inappropriate.

There is no guidance within the Zone policy to suggest why the writer of the Development Plan sought to exclude the non-complying designation of places of worship to all parts of the Commercial Zone.

It may be that some places of worship are undesirable in some parts of Commercial Zones given they may have propensity to take up large areas of floor space more appropriately set aside for uses desired in the Zone. The subject proposal does not result in such an outcome occupying an existing vacant tenancy and largely disrupting the operation of other nearby land uses as further discussed below.

4.3.2 Places of Worship Generally

While the Zone/Precinct 1 provides no support or guidance regarding places of worship, the Community Facilities section of the Development Plan does.

This follows that it is not uncommon for places of worship to be sited within a variety of different zones as they typically are sited in areas suited to their congregation’s needs and where there is adequate floor area and car parking.

PDC 4 provides a hierarchical order for places of worship and recommends where they be located based on their size. The table under PDC 4 suggests the subject proposal falls into the “medium (neighbourhood)” classification meaning such may be suitable in residential areas provided they are sited on a major collector road. PDC 4 also suggests that large places of worship should be sited within either centre, **commercial** or industrial zones:

- 6 Large places of worship should:
- (a) be located within centre, **commercial** or the periphery of industrial zones
 - (b) demonstrate the following design features:
 - (i) reuse of existing buildings
 - (ii) the bulk, mass and height of development compatible with the character of the locality
 - (iii) sharing of car parking facilities



- (iv) siting on arterial or collector roads rather than narrower local residential streets
 - (v) promote crime prevention through environmental design principles
 - (vi) reduced land use conflicts in relation to the scale of building form and hours of operation
 - (vii) provide value added functions and facilities that can be used by neighbouring activities.
- 7 Large scale places of worship located in commercial or industry zones should not detrimentally impact on the operations of existing commercial or industrial land uses.

Based on the above table, the subject facility may be sited in a residential area and therefore there is also support for siting such a facility in a commercial area. There is some conflict between the particular provisions of the zone and the general section provisions regarding places of worship therefore, and it is somewhat odd that the Development Plan does not detail why the subject Commercial Zone/Precinct 1 is not a suitable site for a place of worship.

Notwithstanding this, the proposal church facility demonstrates it can achieve PDCs 6 and 7 above in that it will:

- Reuse an existing building
- Share its parking facilities and is sited on an arterial road
- Operate outside of peak commercial periods, therefore not impact on the supply of parking nor jeopardise the operation of any existing commercial uses in the locality

The siting of the church at the subject site represents good planning and consistency with a number of Development Plan objectives and principles regarding the siting and design of community facilities.

Further, the facility is central/well suited to its members and is conveniently accessible to its congregation. The site is provided with good accessibility for pedestrians, cyclists and public and community transport. Public bus services are provided within walking distance along Main North Road to satisfy Community Facilities PDC 1.

4.3.3 Orderly and Sustainable Development

In relation to provisions relating to orderly and sustainable development, namely objectives 3 and 4 and principles 1 and 8:

- The loss of one commercially zoned site will not be to the detriment of the local economy/business - there are vast opportunities business with large commercially zoned land areas in the Salisbury Council area.
- The proposed facility will not jeopardise the continuance or use of any nearby authorized land uses.
- The proposed facility will not prejudice the development of the zone or other sites in the zone, for its intended purposes.
- Will put a site that is presently vacant and underutilised to a use that is not prejudicial to the zone.



Finally, the proposal will not have any adverse impacts upon the amenity of the locality within the zone. The use/service will only operate from 4:00pm – 5:30pm on a Sunday and remain sufficiently separated from sensitive land uses which in any event would be already impacted by existing ambient noise conditions created by Main North Road. Noise within the auditorium will be limited to people speaking on the microphone and some music playing during services. Noise levels will be managed and not exceed existing noise generated by aerobics classes at Zone Health and Fitness during the week. The church has a noise metre which they will use to control noise and ensure compliance with EPA standards.

For all of the above reasons I consider the use of the land for a place of worship an appropriate use.

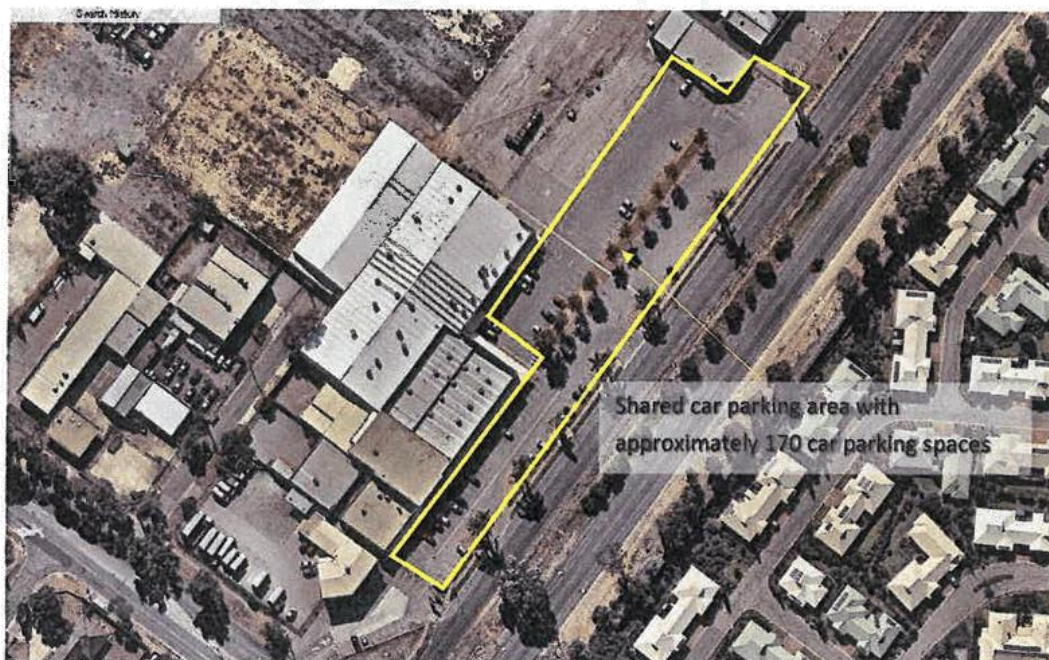
4.4 Access and Car Parking

The proposal will utilize the existing car parking area which provides shared parking for all tenancies. Within the area shown below there is approximately 170 car parking spaces provided for staff and customers of the tenancies at the land.

Some of those spaces, particularly those along the north-western edge of the car parking area are not clearly line marked and the applicant agrees for these spaces to be re-line marked as a part of the proposed development. Transportation and Access PDC 40 will therefore be satisfied:

40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Fig 5: shared car parking area provided for the propped use





Parking rates within the Development Plan for places of worship are based upon PDC 8 and Table Sal/2 which state:

- 8 Places of worship should be established with one car parking space for every three seats or every three attendees to the place of worship.

Form of Development	Number of Required Parking Spaces
Places of worship	Greater of 1 space for every 3 seats or every 3 attendees

There is conflict between the above in the sense that PDC 8 provides the option of providing parking based on either the seat numbers of attendees whereas Sal/2 seeks the 'greater' of seating or attendees.

In any event, it does not matter – the church anticipates approximately 250 people will attend and that the maximum capacity is approximately 250 persons for the subject auditorium. This means a total demand of 83.3 (rounded up to 84) parking spaces. This leaves approximately 86 parking spaces for the use of other uses that share this car park. On a Sunday afternoon these uses are limited to the Subway restaurant and the Discount Pharmacy shop.

Based on the standards provided by Table Sal/2, these two uses have a combined theoretical parking generation of approximately 60 spaces. Therefore, there will be approximately 26 vacant parking spaces available even with the proposed place of worship in operation. It is however likely there will be more vacant spaces than this as it is unlikely, particularly in the case of the Discount Pharmacy shop (i.e. with a theoretical generation of 52.5 spaces) will generate this level of demand late on a Sunday afternoon. Surveys undertaken by the church on a Sunday afternoon support this analysis and indicate there will be surplus well above 26 spaces from 4:00p.m. onwards.

Further, it is noted that the existing car parking access arrangements do not change and the only changes proposed are the re-line marking of spaces as noted above.



5.0 Social, Economic and Environmental Effects

5.1 Social

- Improved social interaction at the site during a time where the facility is vacant and uses in the locality are in low peak operation or not in use at all.
- Provision of convenient, religious service to a sector of the community where there is demand for such services.

5.2 Economic

- Adaptive re-use of an otherwise vacant tenancy on Sunday afternoons.
- Use of a large car parking area which otherwise is not used on Sunday afternoons.
- Potential increased business generation/trade for a nearby food shop (i.e. Subway).

5.3 Environmental

- There are no negative environmental effects arising from the proposal.

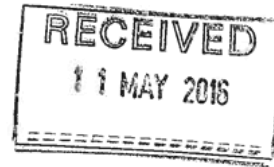


6.0 Conclusions

The proposal seeks to change the use of a tenancy from a pet shop to a place of worship. Despite its non-complying classification in the Commercial Zone's Precinct 1, a designation which is not clear, the proposal satisfies a number of Development Plan provisions in that:

- Places of worship are broadly envisaged to be sited in Commercial Zones.
- The non-complying designation is not clear and is inconsistent with the general policies for places of worship which encourage they be sited in Commercial Zones.
- The proposal achieves the general policies for places of worship as it makes use of an existing vacant tenancy and shares parking with other uses.
- The subject proposal is conveniently sited to suit its congregation members and has good access to public transport provided on Main North Road.
- The proposed use will not impact on the viability of the Commercial Zone for commercial purposes or affect existing sensitive uses of land in the locality.
- There is significant car parking to support its demand on Sunday afternoons and there will remain surplus exceeding 26 spaces.
- There is no change to the existing access arrangements.
- Poorly line marked parking spaces will be rectified.

The proposal will also provide a number of positive social and economic effects as noted above and will not generate any negative environmental effects. For all of the above reasons, we consider the proposal to be worthy of Development Plan Consent.



Date 6/5/14

Hope Central is proposing to use the space on 1700 Main North Road, to hold a worship service for their Salisbury congregation on a temporary basis. The previous tenant of the building was Petstop. The worship service is for an hour and a half and is held at 4 pm on a Sunday afternoon. This has minimal impact on the businesses that trade in that complex as only 2 operate on a Sunday. Subway actually benefit from us being there as many people buy dinner. The other business is a Chemist which has reserved carparking for their customers.

We are hoping this can be where we hold services for the next 2 years. This would be a sub lease arrangement with Zones gym.

The congregation would be up to 250 people and have up to 70 cars during the service time.

We will continue to do all our community work and all administration through our Elizabeth South location until we have a permanent lease, probably in a few years.

We would have access to the current toilets in Zones gym as shown on the drawing. We are only on site when the gym is closed to the public.

There would be no change to the current structure. Only minor interior changes as shown in drawing.

We would also like to have a small café on site which will be operated by the current tenant, Zone Gym.

We would like to have a sign on the glass window. Image attached.

The building will adhere to all building compliances and regulations, with appropriate exits etc.

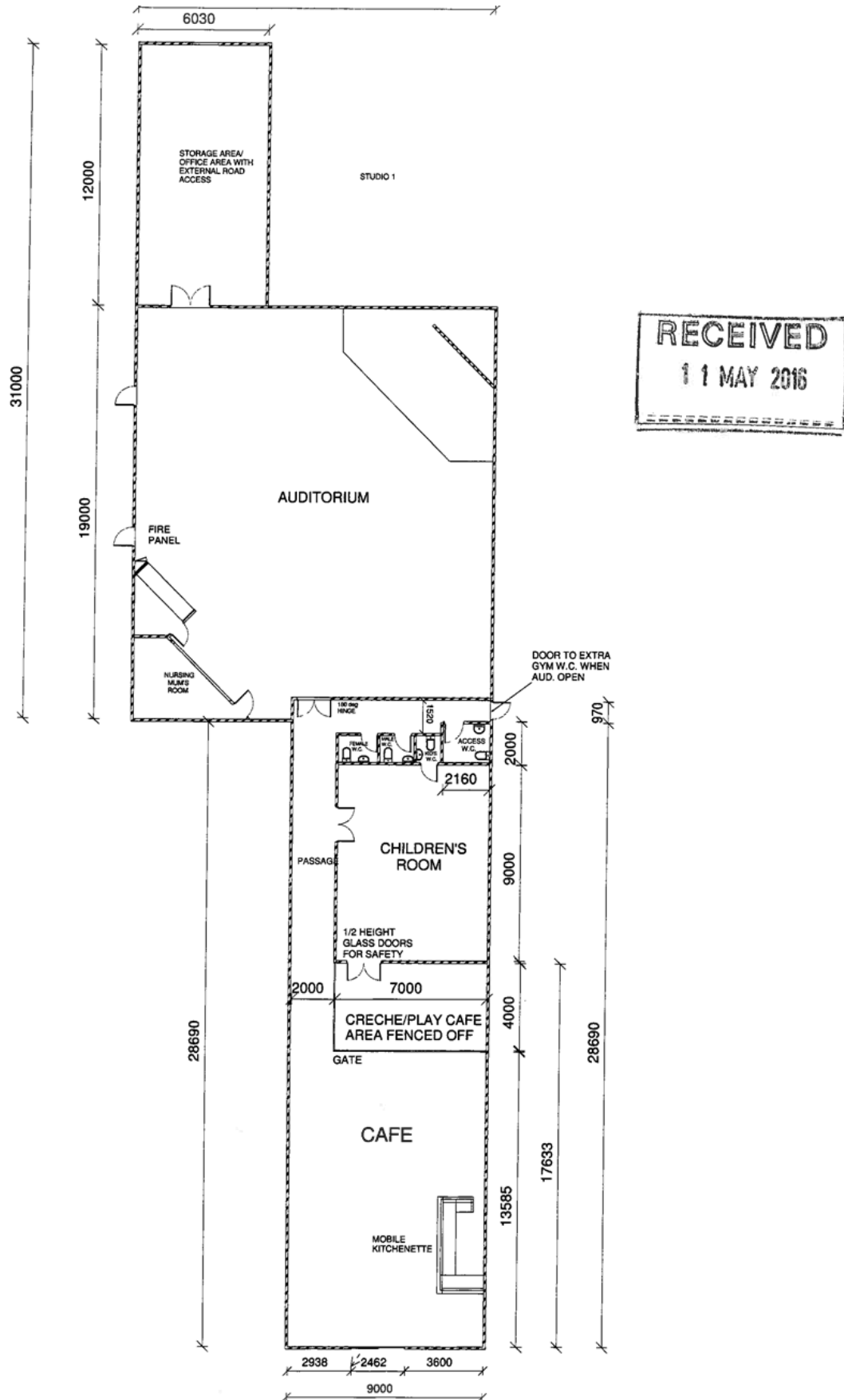
The volume of the sound in the service is the same as the aerobics classes, we have noise meters and measure our sound levels regularly during our service.

We have met with the Polaris Centre team including a meeting with Geoff Haygreen, on a few occasions to find a location for Hope Central Salisbury to be based. The outcome was that there was nothing suitable that was easily accessible for local people to reach us nor is there anywhere that is affordable.

Hope Central has an outstanding reputation in the Playford community. We work along side many community groups and we want to have a congregation based in Salisbury to be better able to support people in Salisbury. Salisbury may not be far away but it is a different group of people entirely.

Regards

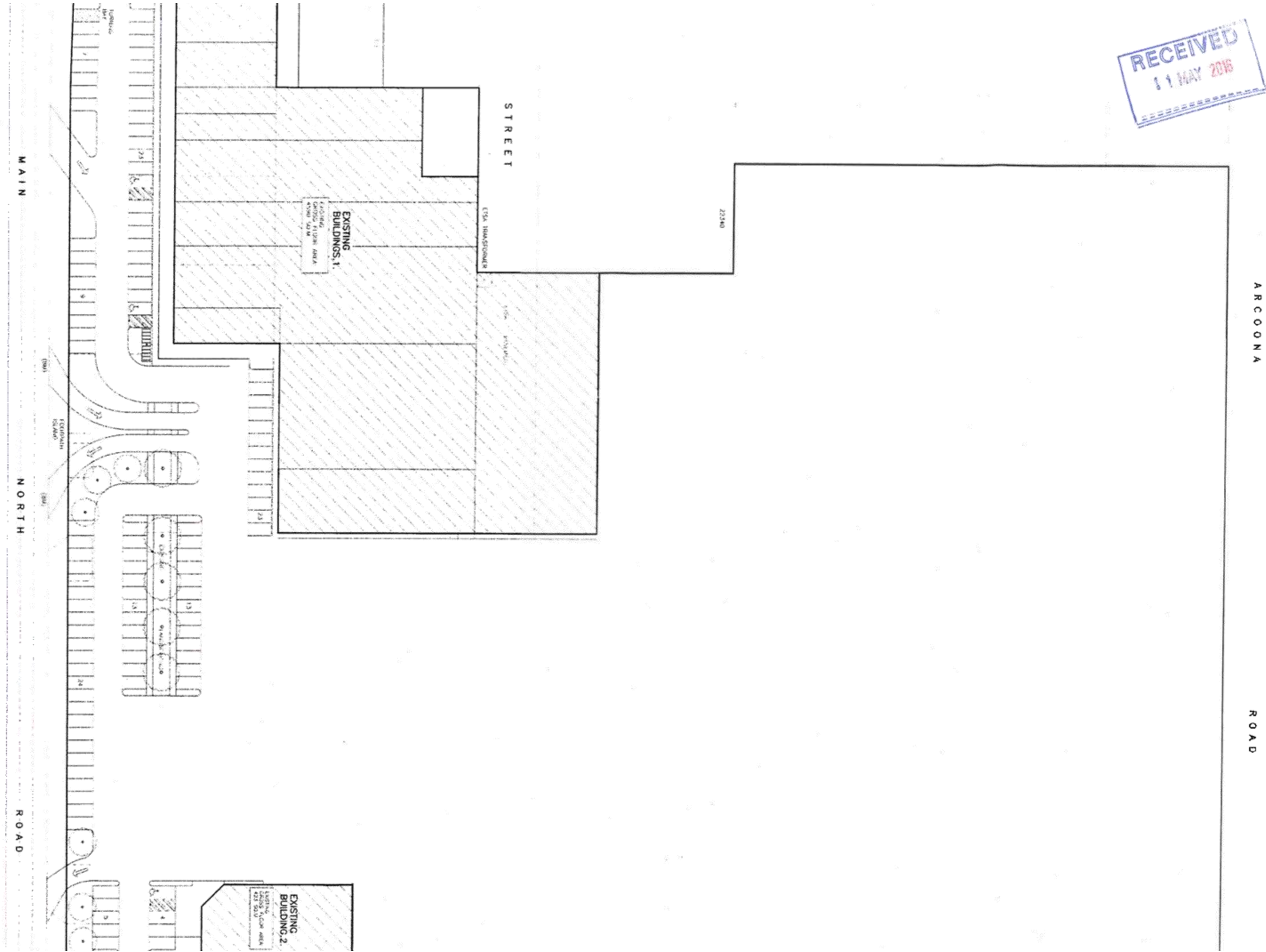
Pastor Jodie Habermehl
0421501676



e : 1 / 242.89

PET CENTRAL ZONE PET CENTRE -

06/05/2016



Hope Central Salisbury - centre





27/04/16

TO WHOM IT MAY CONCERN

I am writing to support the Hope Central Community Centre in their submission for a development application within the City of Salisbury.

The Hope Central Community Centre has been active in the Wakefield electorate for many years; with a number of high quality programs being successful that has ultimately benefited this community.

Their latest endeavor to obtain supplementary facilities within the Salisbury area to accommodate an increase in congregation membership, will allow Hope Central to further assist in providing the community additional and vital services into the future, is to be commended and supported.

This district is an area of high need for these particular services and would greatly benefit from such an initiative.

I believe that the Hope Central Community Centre is a valuable organisation in the community and deserves favourable consideration of their application.

Yours sincerely,

NICK CHAMPION MP
MEMBER FOR WAKEFIELD

Standing up for the North

100 Sturt Street, Salisbury, WA 8150
Phone: 08 9422 1111 Fax: 08 9422 1112 Email: nic@nickchampion.com.au

ATTACHMENT 2

Category 3 public notice and copy of submissions

**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:

DEVELOPMENT NO:	361/938/2016/3B
APPLICANT:	Hope Central Church - Elizabeth 51 Goodman Rd ELIZABETH SOUTH SA 5112
NATURE OF THE DEVELOPMENT:	CHANGE OF USE FROM RETAIL (PET SHOP) TO PLACE OF WORSHIP (SHOP 9)
LOCATED AT:	1692-1700 Main North Road , Salisbury Plain SA 5109
CERTIFICATE OF TITLE:	CT-5147/915CT-5147/916CT-5396/878CT-5662/75CT-5669/689CT-5671/895CT-5749/744
ZONE:	Commercial

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. Any person or body may make representations in writing, or by email to 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. Representations must be received **no later than Tuesday 2nd August 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: Aaron Curtis, Team Leader - Planning

Date: 18 July 2016

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act

1-2 AUG 2016

To: City of Salisbury
 PO Box 8, SALISBURY SA 5108
 Email: 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: 361/938/2016/3B
 Applicant: Hope Central Church - Elizabeth
 Location: 1692-1700 Main North Road, Salisbury Plain SA 5109
 Proposed Development: CHANGE OF USE FROM RETAIL (PET SHOP) TO PLACE OF WORSHIP (SHOP 9)

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

NAME(S): ALDISI INVESTMENT PTY LTD

ADDRESS: PO BOX 392 MODBURY NTH SA 5092

PHONE NO: EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 89 Stanbel Rd, 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.

We have no objection for this proposal
 and support the application.

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:

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 Tuesday 2nd August 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: 28 / 7 / 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 **Tuesday 2nd August 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

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:	361/938/2016/3B
Applicant:	Hope Central Church - Elizabeth
Location:	1692-1700 Main North Road, Salisbury Plain SA 5109
Proposed Development:	CHANGE OF USE FROM RETAIL (PET SHOP) TO PLACE OF WORSHIP (SHOP 9)

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

NAME(S): GEORGINA & SOLOMON SPEROU

ADDRESS: 109/20 SMITH RD, SALISBURY EAST

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 SUPPORT THE PROJECT

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PTO

361/938/2016/3B

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

NO CONCERNS

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PTO

Regulation 35(e) of the Development Regulations 2008 requires that a representation must indicate a person's desire to be heard. 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 Tuesday 2nd August 2016, to ensure that it is a valid representation and taken into account.

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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: 30 / 7 / 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 **Tuesday 2nd August 2016.**



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To: City of Salisbury
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Development Number: 361/938/2016/3B
Applicant: Hope Central Church - Elizabeth
Location: 1692-1700 Main North Road, Salisbury Plain SA 5109
Proposed Development: CHANGE OF USE FROM RETAIL (PET SHOP) TO PLACE OF WORSHIP (SHOP 9)

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

NAME(S): Tedith Casburn
ADDRESS: 20/20 Smith Road Salisbury East 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: 20/20 Smith Road Salisbury East
☐ 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.

The proposed building appears to be
providing a range of rooms which could
be used for a variety of purpose
This includes a Church, cafe, children's

PTO

361/938/2016/3B

Room and auditorium all of which are
I would be invaluable not only for the
Church itself but for the community at
large and specifically a particularly for
young people of the area.

A new building would also enhance
the outlook of this particular area.

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:

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 Tuesday 2nd August 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: *Judith Stobson*

Date: 27 / 7 / 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 **Tuesday 2nd August 2016.**

ATTACHMENT 3

Relevant Development Plan provisions – Consolidated 5th May 2016



Salisbury Council

Consolidated - 5 May 2016

Please refer to the Salisbury Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 5 May 2016

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Consolidated - 5 May 2016

Community Facilities

OBJECTIVES

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

Places of Worship

- 4 Places of worship should be developed according to the following hierarchy:

Scale	Development form	Congregation size
Small (local)	Associated with an area of worship ancillary to a residence. These activities are particularly common for religious organisations that do not have a large following and / or lack funds to purchase a standalone building.	Typically accommodate approximately 5 to 30 worshippers in any one session.
Medium(neighbourhood)	Purpose built or re-use of existing buildings with medium footprints that are found in most suburbs and country towns	Typically have congregations of up to 100-300 persons in any one session
Large (regional)	Purpose built or re-use of existing buildings with large footprints and catering for a variety of ancillary activities	In excess of 300 persons in any one session

- 5 Small (local) to medium (neighbourhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets.
- 6 Large places of worship should:
 - (a) be located within centre, commercial or the periphery of industrial zones
 - (b) demonstrate the following design features:
 - (i) reuse of existing buildings
 - (ii) the bulk, mass and height of development compatible with the character of the locality
 - (iii) sharing of car parking facilities

Salisbury Council
General Section
Community Facilities

- (iv) siting on arterial or collector roads rather than narrower local residential streets
 - (v) promote crime prevention through environmental design principles
 - (vi) reduced land use conflicts in relation to the scale of building form and hours of operation
 - (vii) provide value added functions and facilities that can be used by neighbouring activities.
- 7 Large scale places of worship located in commercial or industry zones should not detrimentally impact on the operations of existing commercial or industrial land uses.
- 8 Places of worship should be established with one car parking space for every three seats or every three attendees to the place of worship.

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:
- incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - 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:
- not locating horticulture or intensive animal keeping on land adjacent to townships
 - 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.

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.

Commercial Zone

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

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Precinct 20 Globe Derby Park Commercial

The **Precinct 20 Globe Derby Park Commercial** will be a vibrant commercial area that provides a range of commercial based employment opportunities and facilities for local residents and workers in the area taking advantage of the proximity and visual exposure to Port Wakefield Road. Due to the controlled access and strategic nature of Port Wakefield Road, direct driveway access to individual sites to/from Port Wakefield Road is not envisaged. Rather access should be provided via a common roadway from Port Wakefield Road along with access points to/from Globe Derby Drive and Daniel Avenue.

Landscaping (including the use of taller vegetation) will be used extensively along site boundaries and within car parks and public areas to provide shade, enhance amenity and mitigate building bulk and scale. Landscaping will incorporate Water Sensitive Urban Design measures and be linked to on-site stormwater detention and reuse or regional schemes.

The following statements apply to those portions of the zone located at Salisbury Highway, Greenfields, (identified as **Precinct 23 Greenfields Commercial**) and at Main North Road, Para Hills West and Pooraka (identified as **Precinct 21 Para Hills West Commercial** and **Precinct 24 Pooraka Commercial**).

Development within the precincts will occur in a co-ordinated, integrated and holistic manner.

Given the former industrial zoning of these portions of the zone and the continuing industrial development in the adjacent **Industry Zone**, sensitive development is expected to occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable and safe for the intended use. Similarly, development will not occur that impedes activities of established industrial activities in proximity or sensitive residential areas.

Access to the precincts will require upgrading as traffic generated by development in the precinct areas increases. Access options that will be considered include:

- (a) provision of a new junction with Salisbury Highway to the north of Nucera Court incorporating left in/out turns as well as right turn entry (with appropriate storage lanes) from Salisbury Highway
- (b) provision of a connection between Nucera Court and Greenfields Drive and from the northern land parcel in the Precinct to Watervale Drive.

Precinct 23 Greenfield Commercial

Road works external to the precinct may also be required, including provision of a third northbound through lane on the Salisbury Highway approach to the intersection with Elder Smith Road.

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Commercial Zone

Precinct 21 Para Hills West Commercial and Precinct 24 Pooraka Commercial

Road works external to the Precinct may be required, including provision of a second right turn lane from the southern approach on Main North Road at the intersection with McIntyre Road/Kings Road.

Car parks will allow a direct visual connection to the front of tenancies and facilitate safe and convenient pedestrian movement. Within developments that incorporate areas accessible to the public, generously dimensioned and designated pedestrian routes will be developed between car parking areas and buildings. They will be clearly defined by landscaping, pavement treatment, verandas, lighting and street furniture.

It is essential that buildings are well designed and developed to complement each other. Development will deliver a positive visual impact incorporating articulation, high quality materials, texture and colour. Buildings facing onto public roads or thoroughfares will avoid large expanses of solid unarticulated walling or blank facades by incorporating design elements to increase the void to solid ratio of external surfaces and will incorporate landscaping to soften their appearance.

Development will incorporate design and layout that minimises adverse operational noise, traffic, light-spill or other amenity impacts. This may include the construction of high screen fencing or other mitigation measures to reduce impact on adjoining properties. Servicing areas and loading bays will be positioned to the rear or side of tenancies and should be allocated separate vehicle access. These areas will be screened from general public view.

It is particularly important that development in **Precinct 23 Greenfields Commercial** does not adversely impact on residential development on the northern side of Ryans Road. In addition to measures undertaken on private land, a public reserve could be established on the southern side of Ryans Road, providing significant setbacks to that road while facilitating stormwater management in a pleasant landscaped environment.

Particular attention is required to ensure that development within each of the precinct areas incorporate a uniform, consistent and integrated approach to outdoor lighting, advertising displays and advertisements.

Landscaping (including the use of taller vegetation) will be used extensively along site boundaries and within car parks and public areas to provide shade, enhance amenity and mitigate building bulk and scale. Landscaping will incorporate Water Sensitive Urban Design measures.

Stormwater management is an issue in both precinct areas and new development will be required to manage stormwater in a coordinated manner with links to on-site stormwater detention and reuse or wider area or regional schemes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bulky goods outlet
- caravan park within **Precinct 20 Globe Derby Park Commercial**
- consulting room
- harness racing associated facilities within **Precinct 20 Globe Derby Park Commercial**
- light industry
- motel within **Precinct 20 Globe Derby Park Commercial**
- motor vehicle related business other than wrecking yard
- non-residential club
- office
- petrol filling station
- service trade premises
- shop with a gross leasable area less than 250 square metres (except in **Precinct 20 Globe Derby Park Commercial** where shops should have a gross leasable area 2500 square metres in area, with no single tenancy greater than 1500 square metres in area)
- store

- tavern/hotel within **Precinct 20 Globe Derby Park Commercial**
- warehouse

- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres, (other than within **Precinct 20 Globe Derby Park Commercial**).

Form and Character

- 5 Offices should not:
 - (a) hinder the development or function of any centre zone or centres generally
 - (b) occupy a gross leasable floor area in excess of 250 square metres (except in **Precinct 20 Globe Derby Park Commercial**).
- 6 Freestanding advertisements and advertising displays should not exceed 4 metres in height.

Land Division

- 7 Land division should create allotments that vary in size and are suitable for a variety of commercial and business activities.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Salisbury Plains Commercial

- 8 Development in the precinct should principally comprise service trade premises, bulky goods outlets, consulting rooms, offices, low-scale industry and limited retail activities.
- 9 Development of uses such as offices, consulting rooms, bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 10 Bulky goods outlets should have a minimum retail floor area of 500 square metres per individual tenancy.
- 11 New development should not rely on direct access to or from Main North Road.

Precinct 20 Globe Derby Park Commercial

- 12 Development in the precinct should principally comprise service trade premises, bulky goods outlets, consulting rooms, offices, low-scale industry and small scale retail activities.
- 13 Development of uses such as offices, consulting rooms, bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 14 Shops, other than a bulky goods outlet, should have a gross leasable area 2500 square metres in area, with no single tenancy greater than 1500 square metres in area.

Precinct 22 Park Terrace and Stanbel Road Commercial

- 15 No additional retail development should occur within the precinct, except where it is a bulky goods outlet or replacing existing retail.

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Zone Section
Commercial Zone

Precinct 23 Greenfields Commercial

- 16 Development in the precinct should principally comprise service trade premises, bulky goods outlets, light industry, offices in association with these activities, and limited non-bulky goods retail activities.
- 17 Shops in the form of fast food restaurants and take away food outlets should have a maximum in the order of 500 square metres gross leasable area may be established in the precinct, including on corner allotments where suitable traffic management measures can be implemented.
- 18 Bulky goods outlets and large format retail (liquor) stores should have a minimum retail floor area in the order of 500 square metres per individual tenancy.
- 19 Development should contribute to the creation of an attractive amenity through extensive tree planting, landscaping and retention of existing trees and other significant vegetation.
- 20 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1.5 metres or 3 metres where the site abuts a road or a reserve.
- 21 Development should demonstrate and ensure that the management of all vehicular movement and location of site access promotes safe and convenient traffic flows both within and onto adjacent roads.
- 22 Advertisements and/or advertising hoardings should:
 - (a) only be provided at the rate of one free standing advertisement per the major road frontage of Salisbury Highway
 - (b) be located in close proximity to the major entry points or major intersections.
- 23 Advertisements attached to buildings should:
 - (a) cover no more than 15 per cent of a single wall face
 - (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.

Precinct 21 Para Hills West Commercial and Precinct 24 Pooraka Commercial

- 24 Development in the precincts should principally comprise service trade premises, bulky goods outlets, light industry, offices in association with these activities, and limited non-bulky goods retail activities.
- 25 Development of uses such as bulky goods outlets and shops should not hinder the function of nearby centre zones.
- 26 Bulky goods outlets should have a minimum retail floor area of 500 square metres per individual tenancy.
- 27 Development should contribute to the creation of an attractive amenity through extensive tree planting, landscaping and retention of existing trees and other significant vegetation.
- 28 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 1.5 metres or 3 metres where the site abuts a road or a reserve.
- 29 Development should demonstrate and ensure that the management of all vehicular movement and location of site access promotes safe and convenient traffic flows both within and onto adjacent roads.
- 30 Advertisements and/or advertising hoardings should:
 - (a) only be provided at the rate of one free standing advertisement per the major road frontage of Salisbury Highway
 - (b) be located in close proximity to the major entry points or major intersections.

31 Advertisements attached to buildings should:

- (a) cover no more than 15 per cent of a single wall face
- (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.

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
Dairy	
Dwelling	
Educational establishment	Except where located in Precinct 23 Greenfields Commercial .
Farm building	
Farming	
Fuel depot	
General industry	Except where it is located within Precinct 1 Salisbury Plains Commercial , or Precinct 21 Para Hills West Commercial , or Precinct 23 Greenfields Commercial or Precinct 24 Pooraka Commercial .
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	Except where it is located in within Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial .
Pre-school	Except child care where it is located in within Precinct 20 Globe Derby Park Commercial or Precinct 23 Greenfields Commercial .
Prescribed mining operations	
Residential flat building	
Road transport terminal	

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Zone Section
Commercial Zone

Form of development	Exceptions
Shop or group of shops	Except where it achieves one of the following: (a) it is located within Precinct 1 Salisbury Plains Commercial and the total gross leasable floor area of all shops in the Precinct does not exceed 6130 square metres (b) it is located outside of Precinct 1 Salisbury Plains Commercial and/or Precinct 22 Park Terrace and Stanbel Road Commercial and the gross leasable area is less than 250 square metres (c) it is located within Precinct 20 Globe Derby Park Commercial and will not result in shops in the precinct exceeding a total gross leasable area of 2500 square metres in area, with no single tenancy greater than 1500 square metres in area (d) it is located within Precinct 23 Greenfields Commercial and is in the form of a fast food restaurant or take away food premise or a large format retail (liquor) store (e) it is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Public Notification

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

Further, the following forms of development within **Precinct 20 Globe Derby Park Commercial** and **Precinct 23 Greenfields Commercial** (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Bulky goods outlet	All forms of development that are not Category 1.
Caravan park	
Consulting room	
Harness racing associated facilities (except in Precinct 23 Greenfields Commercial)	
Light industry	
Motel	
Motor vehicle related business other than wrecking yard	
Non-residential club	

Category 1	Category 2
Office	
Petrol filling station	
Service trade premises	
Shop with a gross leasable area less than 250 square metres (except in Precinct 20 Globe Derby Park Commercial where shops should have a gross leasable area of 2500 square metres, in an area with no single tenancy greater than 1500 square metres in area) or is located in Precinct 23 Greenfields Commercial and is in the form of a fast food restaurant or take away food premise).	
Store	
Tavern/hotel	
Warehouse	

Table Sal/2 - Off Street Vehicle Parking Requirements

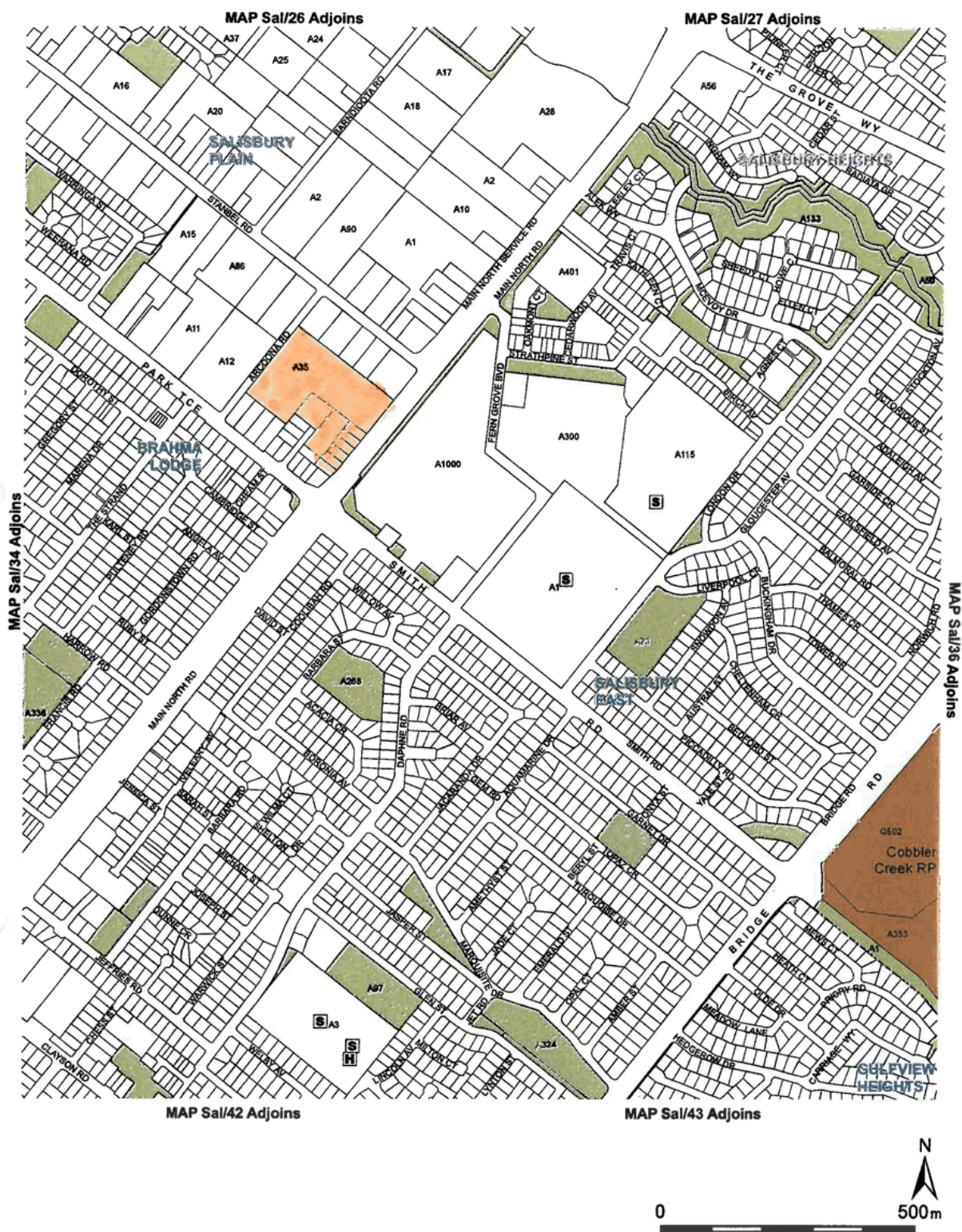
The following vehicle parking requirements do not apply:

- (a) 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
- (b) to development that is subject to the requirements in [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

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 meters 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 2 machines
Gaming room	1 space per 25 square metres, with a minimum of 4 spaces per office
Office	Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
Restaurant	3 spaces per 100 square metres
Service trade premises	7 spaces per 100 square metres of gross leasable area for shops outside of centre zones
Shop	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	

Salisbury Council
Table Section
Table Sal/2 - Off Street Vehicle Parking Requirements

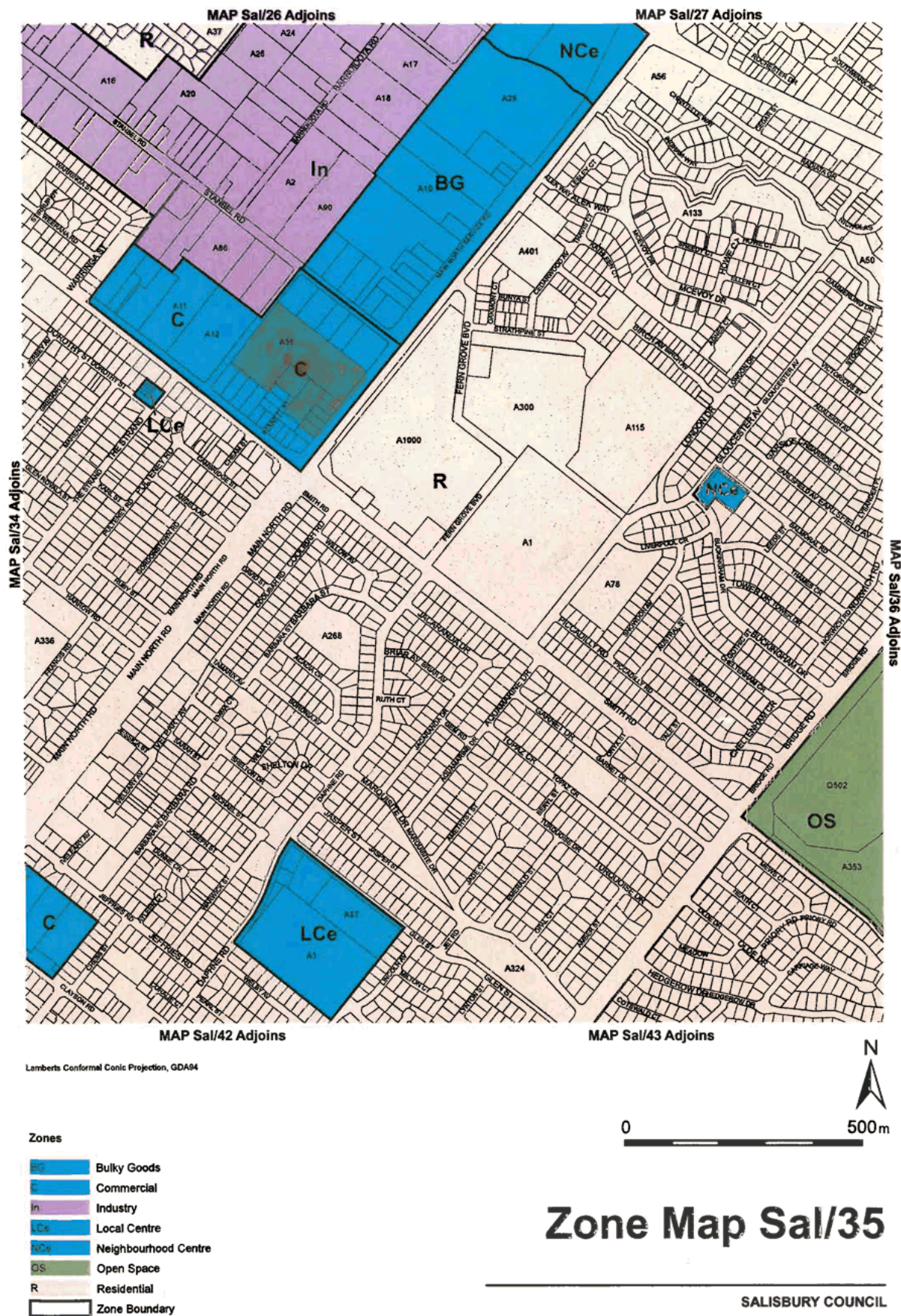
Form of Development	Number of Required Car Parking Spaces
Detached dwelling Semi Detached Dwelling Row Dwelling	2 spaces per dwelling, one of which is to be covered
Residential flat building Multiple dwelling Group dwelling	1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling
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 Mixed Use (Bulky Goods, Entertainment and Leisure) Zone :	
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



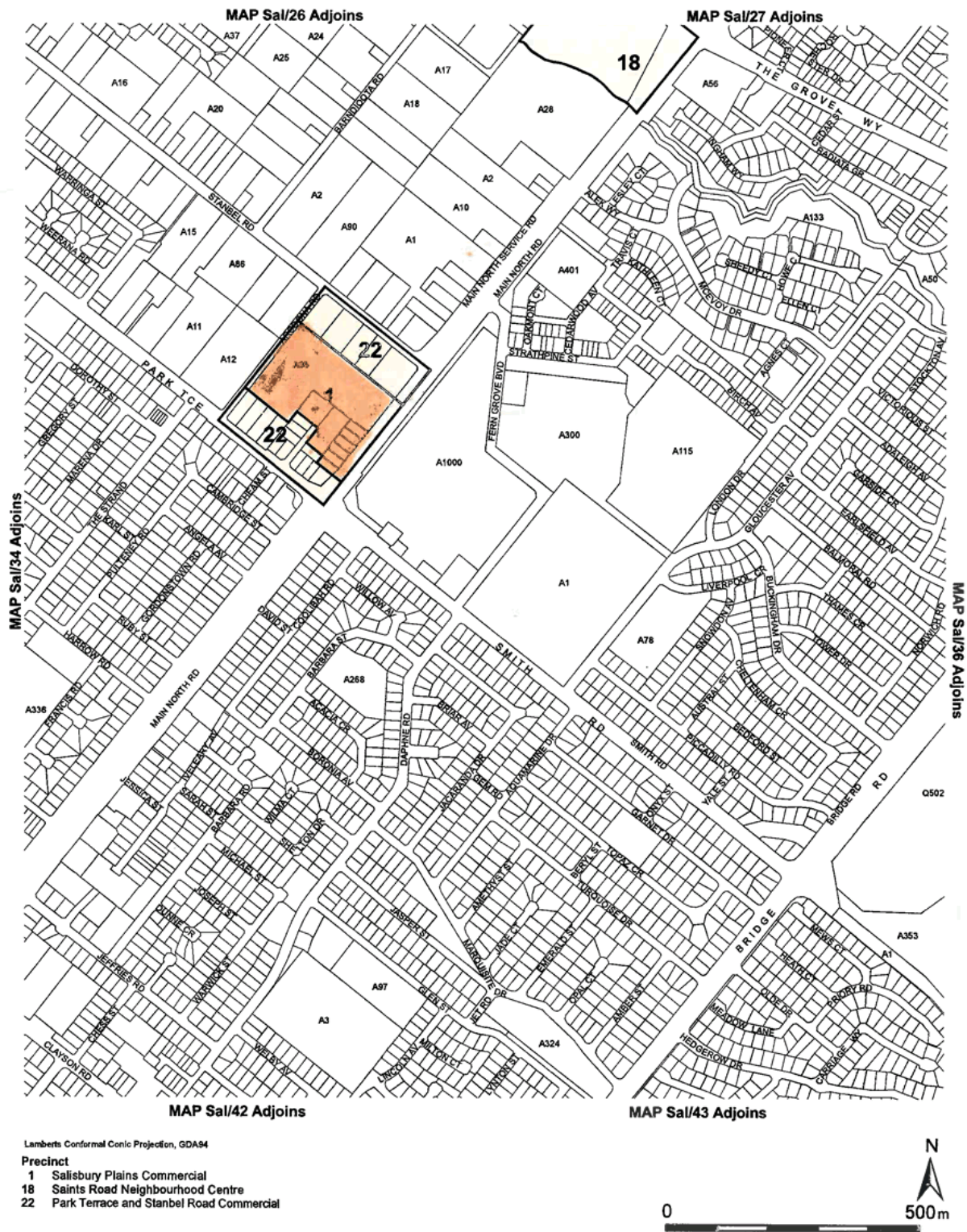
Location Map Sal/35

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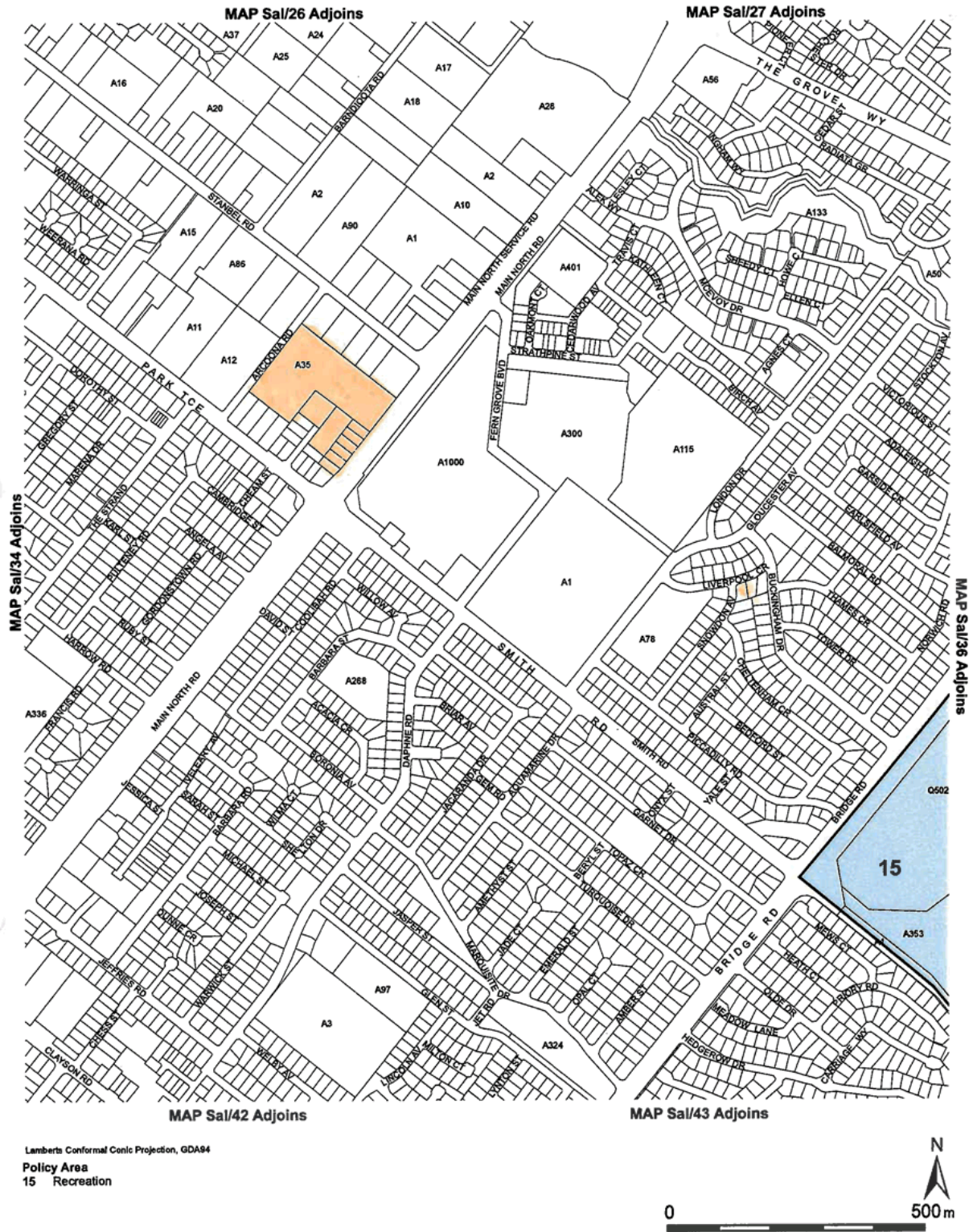






Precinct Map Sal/35

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Policy Area Map Sal/35

 Policy Area Boundary

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