

AGENDA

FOR DEVELOPMENT ASSESSMENT PANEL MEETING TO BE HELD ON

27 JUNE 2017 AT 6:00 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Mr D Wallace (Presiding Member) Mr R Bateup Ms L Caruso 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 Principal Planner, Mr G Pantelos Development Officer – Planning, Mr K Thrussell

APOLOGIES

PRESENTATION OF MINUTES

Presentation of the Minutes of the Development Assessment Panel Meeting held on 28 March 2017.

Development Assessment Panel Meeting held on 23 May 2017 was cancelled as a quorum could not be achieved. The development applications were considered under delegated authority by the Manager Development Services.

DECLARATION OF CONFLICTS OF INTEREST

PRESENTATIONS

REPORTS

Development Applications

Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree at 701-709 Port Wakefield Road, Globe Derby Park for Town Planning Advisors

Two (2), Two Storey Dwellings at 32 Nelson Crescent, Mawson Lakes SA 5095 for 3mt Solutions Pty Ltd

OTHER BUSINESS

- **5.2.1** Presentation on changes to Development Assessment Panels arising from implementation of Planning, Development and Infrastructure Act.
- **5.2.2** Status of Current Appeal Matters and Deferred Items
- **5.2.3** Policy Issues is Included
- 5.2.4 Future Meetings & Agenda Items

CLOSE

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

28 MARCH 2017

MEMBERS PRESENT

Ms L Caruso (Deputy Presiding Member) Mr R Bateup Ms S Johnston Mr G Reynolds (from 6:19pm) Mr J Watson Mr S White

STAFF

General Manager City Development, Mr T Sutcliffe Manager Development Services, Mr C Zafiropoulos Development Officer – Planning, Ms K Thrussell Principal Development Engineer, Ms S Chadwick

The meeting commenced at 6:04 pm

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

APOLOGIES

Apologies were received from Mr D Wallace, Presiding Member.

PRESENTATION OF MINUTES

Ms S Johnston moved,

Mr R Bateup seconded, and the Panel resolved that:

The Minutes of the Development Assessment Panel Meeting held on 28 February 2017, be taken and read as confirmed.

REPORTS

Development Applications

5.1.1 361/1428/2016/2B

Change of land use to General Industry (Manufacture of concrete panels), incidental parking of 1 tray top truck, 2 shipping containers and ancillary storage of materials and finished concrete panels at 13 Ceafield Road, Para Hills West for Steven Conlon

REPRESENTORS

The representor did not attend.

Mr J Watson moved

Ms S Johnston seconded , and the Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan Consolidated.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1428/2016/2B for Change of land use to General Industry (Manufacture of concrete panels), incidental parking of 1 tray top truck, 2 shipping containers and ancillary storage of materials and finished concrete panels in accordance with the plans and details submitted with the application and subject to 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:

Plan Type	Date	Prepared By
Site Plan	Received by Council dated	Innovative Walling
	09.01.17	,, uning
Letter to Council	Received by Council dated 10.01.17	Innovative Walling
Letter to Council –	Received by	Innovative
1		Walling
	Site Plan Letter to Council	Site PlanReceived by Council dated 09.01.17Letter to CouncilReceived by Council dated 10.01.17Letter to Council – Response toReceived by Council dated tated

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

2. The hours of operation shall be restricted to Monday to Saturday, 7am to 6pm. No operations are permitted on Sundays or Public Holidays.

Reason: To maintain the residential amenity of the locality and to minimize disturbance.

3. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time. Any storage within the designated hardstand area shall be designed in such a manner so as to facilitate appropriate vehicular manoeuvring and shall be maintained in a neat and tidy manner at all times.

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.

4. All trade waste and other rubbish shall be contained and stored pending removal in containers which shall be screened from public view at all times.

Reason: To ensure the building appears as one and maintains the amenity of the locality.

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

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

- 6. The designated landscaping areas as shown on the Approved Site Plan, prepared by Steven Conlon, received by Council dated 9th January 2017, shall be planted with shade trees, shrubs and vine in order to screen the activities from Ceafield Road and to provide for filtering of dust. All landscaping shall be completed within 3 months from the date of Development Approval and shall be maintained at all times thereafter (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council.
 - *Reason:* To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.
- 7. All vehicles shall enter and exit the site in a forward direction at all times.
 - *Reason:* To ensure that vehicles associated with the land use do not cause disruption or danger to vehicles on adjoining public roads.

- 8. External lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.
 - *Reason:* To ensure that lighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.
- 9. All driveways, manoeuvring areas and hardstand areas as shown on the Approved Site Plan, prepared by Steven Conlon, received by Council dated 9th January 2017, shall be constructed with bitumen (or rubble where otherwise shown) to a standard appropriate for the intended traffic volumes and vehicle types. Driveways, manoeuvring areas and hardstand areas shall be established prior to the commencement of use and shall be maintained at all times to the satisfaction of Council.

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

10. Driveways and manoeuvring areas shall be designed in accordance with AS 2890.2 – Facilities for Commercial Vehicles.

Reason: To ensure that access and car parking complies with best practice standards.

- 11. The site stormwater drainage system shall be designed to control the quantity and quality of stormwater discharged from the site to minimize flooding to prevent adverse impacts on downstream drainage systems and to protect the quality of receiving waters. In particular, the following principles and components are to be included in the stormwater drainage design:
 - a) The stormwater swale shall be grassed and vegetated. The swale shall be designed to provide primary treatment of stormwater runoff by filtering and removal of silt, sediments, oil and grease prior to discharge to the downstream drainage system;
 - b) The capacity of the grassed swale, pipes and pits shall be designed so that the maximum discharge to the kerb and water table is 10 litres per second;
 - c) The swale shall achieve a width of at least 1m and a depth of at least 750mm.
 - *Reason:* To ensure that stormwater is disposed of in a controlled manner and ensure the quality of Council's downstream drainage system is maintained.

With leave of the Panel, the Presiding Member brought forward consideration of item 5.1.3 in recognition of the presence of a number of representors in relation to this item.

5.1.3 361/1755/2016/3B

Entertainment facility comprising three go kart tracks, family entertainment shed, mechanical shed, corporate shed, fuel storage tank and associated boundary fencing, signage, car parking, manoeuvring areas and landscaping at 1113-1117 Port Wakefield Road and 73-79 Summer Road, Bolivar for ESD Planning & Design

Ms L Caruso made a declaration of perceived interest, but not a conflict of interest, as owner of an outdoor golf course and putt-putt, and remained in the meeting for the discussion and determination of the item.

REPRESENTORS

Ms K Carey, representor, spoke to her representation with Cr Donna Proleta.

Ms D Jacques, resident of 18 Summer Road, Bolivar, on behalf of W & S Gowley, A Jenkins and A Gliscinski, on behalf of their representations.

Mr R (Wayne) Jacques, spoke to his representations and on behalf of T Jacques and M Jacques on their representations .

Ms D Russell, resident, spoke to their representation.

Ms Elinor Sedman, Planning Consultant, and Mr Ross Edwards spoke on behalf of the applicant.

- Mr J Watson moved,
- Ms L Caruso seconded, that:
 - A. The proposed development is considered to be seriously at variance with the Salisbury Development Plan Consolidated 7th July 2016.
 - B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **REFUSED** to application number 361/1755/2016/3B for Entertainment facility comprising three go kart tracks, family entertainment shed, mechanical shed, corporate shed, fuel storage tank and associated boundary fencing, signage, car parking, manoeuvring areas and landscaping for the following reasons:

- 1. The proposal is considered to be seriously at variance with the following provisions of the Development Plan;
 - Deferred Urban Zone objectives 1 and 3.
 - Deferred Urban Zone Principles of Development Control 1 and 8.

The voting was tied, upon which the Deputy Presiding Member exercised a casting vote and the application was refused.

5.1.2 361/1775/2016/2A

Twenty one (21) two storey dwellings and associated internal driveway, landscaping and construction of new vehicle access and refuse collection area on Public Road at 29-41 Resthaven Road, Parafield Gardens SA 5107 for Esmond Fok

REPRESENTORS

The representor did not attend, and the applicant (Mr Esmond Fok and Mr Sam Hamra) were invited to respond to questions from the Panel.

Mr S White moved,

Ms S Johnston seconded, and the Panel resolved that:

- A. The proposed development is considered not to be seriously at variance with the Salisbury Development Plan Consolidated 7th July 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1775/2016/2A for Twenty one (21) two storey dwellings and associated internal driveway, landscaping and construction of new vehicle access and refuse collection area on Public Road in accordance with the plans and details submitted with the application and subject to the following conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

- 1. Detailed designs and specifications for all civil works and retaining.
- 2. Stormwater Management Plan.
- 3. Detailed designs for the construction of a vehicle access and refuse collection area on public road at the eastern end of Resthaven Road in order for Council to provide approval under Section 221 of the *Local Government Act 1999*.

- 4. A Construction Environmental Management Plan (CEMP).
- 5. A detailed landscaping plan including details of species, irrigation systems and maintenance plans.

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:

Page No.	Plan Type	Date	Prepared By
3 of 22	Site Plan – Lower	09/12/2016	ET Design
Revision E	Floor		C
4 of 22	Site Plan – Upper	09/12/2016	ET Design
Revision E	Floor		C
5 of 22	Landscape Plan	09/12/2016	ET Design
Revision E	1		C
6 of 22	Site Plan	09/12/2016	ET Design
Revision E			
7 of 22	Floor Plan – Res 1-4	09/12/2016	ET Design
Revision E			
8 of 22	Elevations	09/12/2016	ET Design
Revision E			
9 of 22	Floor Plan – Res 5	09/12/2016	ET Design
Revision E			
10 of 22	Elevations	09/12/2016	ET Design
Revision E			
11 of 22	Floor Plan – Res 6 &	09/12/2016	ET Design
Revision E	15		C
12 of 22	Elevations	09/12/2016	ET Design
Revision E			
13 of 22	Floor Plan – Res 7-14	09/12/2016	ET Design
Revision E			
14 of 22	Elevations	30/01/2017	ET Design
Revision F			
15 of 22	Floor Plan – Res 16	09/12/2016	ET Design
Revision E			
16 of 22	Elevations	09/12/2016	ET Design
Revision E			
17 of 22	Floor Plan – Res 17-	09/12/2016	ET Design
Revision E	20		
18 of 22	Elevations	09/12/2016	ET Design
Revision E			
19 of 22	Floor Plan – Res 21	09/12/2016	ET Design
Revision E			-
20 of 22	Elevations	09/12/2016	ET Design
Revision E			
21 of 22	Streetscape Elevations	09/12/2016	ET Design
Revision E	SS01 & SS03		

22 of 22	Streetscape Elevations	09/12/2016	ET Design
Revision E	SS02 & SS04		
23 of 22	Floor Plan – Res 10	09/03/2017	ET Design
Revision G	&11		
24 of 22	Elevations – Res 10 &	09/03/2017	ET Design
Revision G	11		
A of A	Proposed New Road	06/02/2017	ET Design
	Plan		

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

- Note: All plans and documents approved by Council under Reserved Matters 1-5 form part of this Consent and shall be implemented in full prior to occupation of the dwellings except where otherwise varied by the conditions of consent.
- 2. The external finishes shall be maintained in good condition at all times.

Reason: To ensure a high standard of external building appearance.

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (ARI = 5 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. All stormwater systems are to comply with AS3500.3 – Stormwater Drainage. An overland flow path to the drainage reserve is to be provided for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the buildings.

4. The finished floor levels of the buildings are to be a minimum of 150mm above the calculated post-development flood level adjacent each building for the major storm ARI = 100 years.

Reason: To allow disposal of stormwater.

- 5. All driveways and car parking areas shall be constructed with either brick paving, concrete or asphalt to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line marked. Driveways and car parking areas are to be designed and constructed in accordance with AS2890.1 Off-street Parking, and shall be established prior to occupation of any dwelling and shall be maintained at all times to the satisfaction of Council.
 - Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.

6. The excavation and filling of land must comply with AS3798-2007 Guidelines for Earthworks – Residential and Commercial Development. All fill is to comply with the requirements of AS2870-2011 (Residential Footing Code).

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

7. The Construction Environmental Management Plan (CEMP) provided under Reserved Matter 4 is to be adhered to at all times.

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

8. Construction and ongoing maintenance of the new vehicle access and refuse collection area over Public Road at the eastern end of Resthaven Road is to be the full responsibility of the applicant and Community Corporation.

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

9. The designated landscaping areas as approved under Reserved Matter 5, shall be planted with shade trees, shrubs and ground covers. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council at all times. All landscaping is to be completed prior to occupation of the dwellings.

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

10. All side and rear windows fixed to the upper storey walls of the building shall have a sill height of at least 1.7m above finished floor level or where the sill height is less than 1.7m above finished floor level, the window shall be fixed, unable to be opened and provided with translucent glass or film up to a height of 1.7m above finished floor level. In addition front windows to dwellings 10 and 11 are to include suitable privacy screens to restrict direct views into 27 Resthaven Road and 13 Carmelina Court. The above window treatments shall be established prior to occupation of the dwelling and shall be maintained to the reasonable satisfaction of Council.

Reason: To minimise the loss of privacy for residents of adjacent dwellings.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

The Panel was advised that an appeal had been lodged in relation to the Panel's approval of Development Application 361/1549/2016 for a Place of Worship with Associated Activities and Cemetery, Carparking, Landscaping and Stormwater Arrangements at 256-258 Bridge Road, Pooraka for Shia Community of South Australia

5.2.2 Policy Issues is Arising from Consideration of Development Applications

A request was made to include the notification category in the Development Application details summary section of the report.

5.2.3 Future Meetings & Agenda Items

Next meeting scheduled for Wednesday 26 April 2017.

The meeting closed at 7:44 pm.

PRESIDING MEMBER.....

DATE.....

ITEM	5.1.1
	DEVELOPMENT ASSESSMENT PANEL
DATE	27 June 2017
APPLICATION NO.	361/1144/2016/3B
APPLICANT	Town Planning Advisors
PROPOSAL	Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree.
LOCATION	701-709 Port Wakefield Road, Globe Derby Park
CERTIFICATE OF TITLE	Volume 5759 Foli 278
AUTHOR	George Pantelos, Principal Planner, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Rural Living Zone (Policy Area 19)	
Application Type	Category 3 - Merit	
Public Notification	Representations received: 31	
	Representations to be heard: 9	
Referrals - Statutory	DPTI – Traffic Operations	
Referrals – Internal	Development Engineering	
	Environmental Health	
	Urban Policy	
Development Plan Version	Salisbury Development Plan	
	Consolidated 5th May, 2016	
Assessing Officer	George Pantelos- Principal Planner	
Recommendation	Refuse	
Meeting Date	27 th June 2017	

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans
Attachment 2:	Application and Supporting Documentation
Attachment 3:	Notice of category 3 Application, List of Representors and
	Representations
Attachment 4:	Applicant's Response to Representations
Attachment 5:	Further Information from Applicant - Additional Reports
Attachment 6:	Relevant Development Plan Exrtacts and Location Maps,
	Consolidated 5 May 2016

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent for a mixed use development comprising a Prayer Hall, Dining Hall and Library / Museum with associated facilities including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree (Sugar Gum adjacent the southern property boundary).

The subject land is a rectangular shaped parcel of land located on the west side of the service road adjacent Port Wakefield Road at Globe Derby Park. The land covers an area of 20,023m2 and is currently vacant.

Vehicle access to the subject land is achieved off the service road by way of existing crossovers at both the northern and southern ends of the property. The subject land supports three regulated trees.

The proposed development is located within a Rural Living Zone (Bolivar Policy Area 19). The application was lodged on the 14th June 2016. The mixed use development is a merit use within the Rural Living (Bolivar Precinct 19) Zone.

The application has been assessed as a "merit" form of development and was subject to Category 3 public notification. Thirty-one representations were received during the notification period, four in support and twenty seven against. Nine of the representors have requested to be heard by the Panel.

The following report provides a detailed assessment against the relevant provisions of the Salisbury Council Development Plan Consolidated 5th May 2016. The assessment found that, on balance:

- a) The proposed use is not an envisaged use within the Rural Living Zone (Bolivar Policy Area 19) which is specific in the type of uses that should be encouraged in the Policy Area.
- b) The proposed use is not consistent with existing and desired future land uses within the Policy Area

Consequently, it is recommended that Development Plan Consent be refused.

4. SUBJECT SITE

The subject land is a rectangular shaped parcel of land covering 20,023m2 and located on the west side of the service road adjacent Port Wakefield Road at Globe Derby Park. The subject land has a frontage to the service road of 98.68m and a depth of 205.08m. The subject land supports no buildings or structures apart from brick pillars and gates at each entrance to the site and chain wire fencing on boundaries. The subject land has road frontage on one side only (east).

Vehicle access to the subject land currently occurs via two existing crossovers off the service road located at the northern and southern ends of the property. The site supports three regulated trees, a sugar gum adjacent the southern property boundary and two false date palms nearby. The sugar gum is to be removed as it has been identified as having poor structure, has average health and will pose a safety risk to future users of the site. The two false date palms are to be retained.



The following site photographs are provided.

Photo 1: Site frontage as viewed from the service road, north of the site.



Photo 2: Site looking west from the service road



Photo 3: Western boundary of the subject land



Photo 4: View of site from south west corner.



Photo 5: Regulated Tree (Sugar Gum) to be removed.



Photo 6: Service Road looking north from the subject land



Photo 7: Site location as viewed from the Service Road/ Ryans Road junction

5. LOCALITY

The locality is mixed use in character and dominated by Port Wakefield Road which traverses the locality in a north/south direction. The west side of Port Wakefield Road is predominantly detached dwellings on large allotments with a large portion supporting horse related uses and stables. The east side of Port Wakefield Road supports industrial / commercial development of varying size, wetlands and residential development further east.

Vacant land abuts the subject property to the south. A major electricity transmission line with associated easement traverses that site. To the north and west abutting the subject land are properties of varying size supporting detached dwellings with associated horse activities and stables. Horticultural activities appear to be in operation on properties north of the site.

South-west of the site is located the Daniel Avenue Reserve. The Globe Derby Park Trotting facility is located outside of the immediate locality and south of Daniel Avenue.

A Commercial Zone exists on the west side adjacent Port Wakefield Road, between Daniel Avenue, Globe Derby Drive and the Globe Derby Park Trotting Facility.

A locality plan and contextual plan are provided below.

Locality Plan – Aerial



Legend (Source: NearMap)	
	Subject site

Aerial Map – Close Up



Legend (Source: NearMap)		
	Subject site	

ITEM 5.1.1

Zone Plan – Cadastre



Legend (Source: Geocortex)	
	Subject site

Public Notification Area



Legend (Source: Geocortex)		
	Subject site	
	Public Notification Area	

Public Notification - Representors



Legend (Source: Dekho)		
	Subject site	
	Representor – Not to be Heard	
	Representor – Wish to be Heard	

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is seeking Development Plan Consent for a mixed use development comprising a Prayer Hall, Dining Hall and Library / Museum with associated facilities including playground, carpark, caretaker's residence, community garden and horse enclosure and the removal of a regulated tree (Sugar Gum).

The site is basically divided into the following sections;

- Buildings comprising Prayer Hall (400m2), Library/Museum(325m2), Dining Hall (400m2), Amenities (78.2m2) and Caretakers' residence (105.12m2)
- Main carpark accommodating up to 112 spaces and secondary carpark of five spaces adjacent the caretakers residence;
- Community garden;
- Horse keeping area and stable;
- Childrens outdoor play area; and
- Childrens pony ride area

Landscaping is proposed on all property boundaries.

Vehicle entering and exiting the site will be in one direction only. Vehicles will access the site from the southern crossover (entry) and leave from the northern crossover (exit) onto the service road.

A copy of the proposal plans are contained in Attachment 1 and supporting documentation contained in Attachment 2.

7. CLASSIFICATION

The site is located within the Rural Living Zone (Bolivar Policy Area 19) as identified within the Salisbury Council Development Plan (Consolidated 5th May 2016). The application comprises a number of uses, none of which are defined as non-complying within the zone, and the removal of a regulated tree. The application has been assessed as a merit form of development against the relevant provisions of the Development Plan.

8. PUBLIC NOTIFICATION

The application is for a merit form of development. The proposed development does not fall within Part 1 or Part 2 of Schedule 9 of the Development Regulations 2008 and as such in accordance with Section 38(2)(c) of the Development Act 1993, is to be taken to be a Category 3 form of development.

Public notification took place between the 16th September and 4th October 2016. Thirty one representations were received, 4 in support and 27 against the proposal. Nine of the representors have requested to be heard.

A copy of the Category 3 public notice and copies of submissions from representors are contained within Attachment 3.

Representations received			
Representations received Wish to be Heard			
1	R Gaskin		Oppose
	8 Norton Street, Northfield SA 5085		
2	J C Lee		Oppose
	21 Alabar Crescent, Globe Derby Park SA 5110		
3	C Alexopoulos and D Alexopoulos		Oppose
	21 Alabar Crescent, Globe Derby Park SA 5110		
4	KA Kolovinos and M Kolovinos		Oppose
	739 Port Wakefield Road, Globe Derby Park SA 3110		
5	M A Harding and L B Harding		Oppose
	15 Trotter Drive, Globe Derby Park SA 5110		
6	R Frezza and R Frezza	Yes	Oppose
	719-727 Port Wakefield Rd, Globe Derby Park SA 5110	res	
7	P G Pavlovich and L Pavlovich		Oppose
	24 Grayling Ct, Globe Derby Park SA 5110		
8	L Randall and P B Randall	Yes	Oppose

A copy of the Applicant's response to the representations is contained within Attachment 4.

	23 Trotters Drive, Globe Derby Park SA 5110		
9	S L Trevean		Oppose
	23 Trotters Drive, Globe Derby Park SA 5110		
10	R Trevean		Oppose 4
	23 Trotters Drive, Globe Derby Park SA 5110		
11	C L Baker		Oppose
	23 Trotters Drive, Globe Derby Park SA 5110		
12	H G Searle		Oppose
	2 Alabar Crescent, Globe Derby Park SA 5110		
13	S Lowe		Oppose
	109 Daniel Avenue, Globe Derby Park SA 5110		
14	V P King	Yes	Oppose
	711 Port Wakefield Road, Globe Derby Park SA 5110	105	
15	B Norman		
	13 Trotters Drive, Globe Derby Park SA 5110		
16	H M Stevens and D Barrett		Oppose
	18 Grayling Court, Globe Derby Park SA 5110		
17	R H Norman		Oppose
	69 Daniel Avenue, Globe Derby Park SA 5110		
18	M Norman		Oppose
	69 Daniel Avenue, Globe Derby Park SA 5110		
19	M P Crosby and L H Holberton		Oppose
	10 Alabar Crescent, Globe Derby Park SA 5110		
20	C E Newman and S M Newman	Yes	Oppose
	667 Whites Road, Globe Derby Park SA 5110	105	
21	D J Nolan and A K Nolan	Yes	Oppose
	9 Alabar Crescent, Globe Derby Park SA 5110		
22	V L Newman and D K Newman	Yes	Oppose
- 22	15 Grayling Court, Globe Derby Park SA 5110		
23	T D Tsetsang and C H Tran	Yes	Oppose
24	5 Daisy Court, Parafield Gardens SA 5107		
24	P M Spirou and S P Spirou 724 Whites Bood, Clobo Darby Barly SA 5110		Oppose
25	734 Whites Road, Globe Derby Park SA 5110		0777000
25	R White 751-761 Port Wakefield Rd, Globe Derby Park SA 5110	Yes	Oppose
26	P Marshall		Oppose
20	80 Main North Road, Prospect SA 5082		Oppose
27	A J Zoontjens and MP Walden		Oppose
27	17 Grayling Court, Globe Derby Park SA 5110	Yes	Oppose
28	M G Billinger		Support
20	91 Daniel Avenue, Globe Derby Park SA 5110		Support
29	M C Agius and M Agius		Support
	197 Ryans Road, Globe Derby Park SA 5110		······································
30	J G Dougherty and W L Dougherty		Support
	7 Grayling Court, Globe Derby Park SA 5110		11
31	K A Gully		Support
	99 Daniel Avenue, Globe Derby Park SA 5110		

Summary o	f Representations
1	 R Gaskin Proposed Development will add to the existing stormwater issues adjacent western property boundary. Lack of details provided relating to horse shelter. Major events will impact on existing horse operations within the locality.
2	 J C Lee Increased traffic associated with use in local streets will detrimentally impact on horse activities in locality and become as hazard.
3	 C Alexopoulos and D Alexopoulos Concerned with increased noise, traffic and people and detrimentally impact on property values.
4	 KA Kolovinos and M Kolovinos Will detrimentally impact on property values. Will result in increased noise.
5	 M A Harding and L B Harding Increased traffic through local streets will impact on existing horse training operations and cause a hazardous situation for trainers taking their horses and from training facilities. All vehicle access to and from the site should be directly off Port Wakefield Road.
6	 R Frezza and R Frezza Inappropriate land use within a Rural Living Zone. Will have a detrimental impact on the function of the zone and character and amenity of the locality. Proposed use should have direct vehicle access off Pt Wakefield Road. and not rely on the service road. How will waste water from the site be dealt with. Noise associated with major events will disturb horses within the locality.
7	 P G Pavlovich and L Pavlovich Vehicle movements to and from the site will be predominantly via Trotters Drive, Daniel Avenue and the service road detrimentally impacting by way of noise and traffic on adjacent properties and existing horse training activities. Access to the site should be directly off Port Wakefield Road.
8	 L Randall and P B Randall Traffic movement to and from the site will be at times hazardous and have a detrimental impact on existing local streets. No objection to the proposed use in general.

9	S L Trevean represented by L Randall (refer to L Randall representation)		
10	R Trevean represented by L Randall (refer to L Randall representation)	Item 5.1.1	
11	C L Baker represented by L Randall (refer to L Randall representation)	Item	
12	 H G Searle Proposed use is not in keeping with the character of the area or Zone objectives. Use more appropriate in a Commercial/Industrial zone. Noise associated with the proposed use and vehicle use of the service will have a detrimental impact on the character and amenity of the locality. 		
13	 S Lowe Vehicle access off service road and not directly off Port Wakefield Road. Will increase traffic and put undue pressure on the local road network. Proposed use is out of character with locality and intent of zone. 		
14	V P KingBoundary concerns.		
15	 B Norman Increased traffic on local streets will result in an increased safety risk current users. 	to	
16	 H M Stevens and D Barrett Increased traffic will impact on existing horse operations and create hazardous situations. Vehicles exiting the site in a southerly direction are likely to be hazardous to existing horse movements along the local streets. Use not in keeping with character and amenity of the locality. Access to and from the site should be directly off Pt Wakefield Road Adequate number of similar places of worship within several kilometres of the site. 		
17	 R H Norman Increased traffic will impact on existing horse operations and create hazardous situations. 		
18	 M Norman Increased traffic will impact on existing horse operations and create hazardous situations. 		
19	 M P Crosby and L H Holberton Increased traffic will impact on existing horse operations and create hazardous situations. Increased noise associated with the use. 		

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	• Use not in keeping with character and amenity of the locality.
20	 C E Newman and S M Newman Increase traffic will become a hazard as there are no footpaths to walk on. Vehicles exiting the site in a southerly direction are likely to be hazardous to existing horse movements along the local streets. At odds with the intent of the zone.
21	 D J Nolan and A K Nolan Vehicles exiting the site in a southerly direction is likely to be hazardous to existing horses using the local streets. No details of stables or horse waste disposal. Clarification required on pony rides.
22	 V L Newman and D K Newman Conflict between increased traffic and horse use of roads. Concerned whether adequate onsite carparking will be available onsite. Concerned with increased traffic in local streets. Concerned with increased noise.
23	 T D Tsetsang and C H Tran Proposed use is at odds with the objectives of the zone. Will detrimentally impact on amenity of locality. Will increase traffic and noise.
24	 P M Spirou and S P Spirou Noise associated with proposed use. Will detract from peaceful rural feel of locality. Associations website initially indicated major temple on site with carpark supporting up to 550 vehicles. Increased traffic and associated concerns if proposal proceeds.
25	 R White Proposal at odds with the objectives of the Zone. Not a community facility as it is likely to be restricted use. The proposal lacks detail.
26	 P Marshall Proposed use is at odds with the objectives of the zone. Will increase traffic, people and noise to the locality and create unnecessary conflicts and hazard between horses and vehicles.
27	 A J Zoontjens and MP Walden Proposal is a mosque and not a Community Centre. Want confirmation that Community Garden is available to the general public. Lack of detail relating to overflow carparking, horse enclosure and use

	of it.Locality not appropriate for predominantly a Place of Worship.	1.1
28	M G Billinger • Supports proposal.	<u>–Item 5</u> –
29	 M C Agius and M Agius Support but concerned with increased noise. 	
30	 J G Dougherty and W L Dougherty Support but concerned with increased traffic on service road. 	
31	K A GullySupports other interests in locality.	

Applicant's response

Following consultation, the applicant has submitted additional information in the form of

- Updated site plan (within Attachment 1);
- Traffic Assessment;
- Stormwater Management Plan (within Attachment 1)
- Preliminary site investigation

The additional information has been used in part to address a number of concerns raised by representors and can be found in attachment 5. The applicant's response to the representations is summarized as follows. (The full response can be found in attachment 4).

Disposal of Stormwater

Coomb, Pearson Reynolds, Consulting Engineers (CPR) were engaged to prepare a stormwater management plan for the subject land. The system has been designed to comply with the following criteria:

The management plan demonstrates that stormwater generated by the proposed development will not unreasonably impact neighbouring properties and will comply with council flow rate and water quality guidelines. The applicant has advised that it is willing to accept any Council conditions relating to stormwater.

There is no horse shelter or feed store shown on plans

The site plan has been amended to include a horse shelter, feed storage area and details of fencing surrounding the horse keeping area. The applicant is committed to ensuring that the health of the horse to be kept on the land is prioritised.

A single horse is to be kept within the area identified on the site plan. The onsite groundskeeper will be responsible for the care and supervision of the horse. The horse stables have been designed to ensure that the horse is comfortable regardless of weather or site conditions. The stable, shelter and yard will be designed and of a size appropriate for the maintaining of a horse on the subject land

Horse manure will be regularly picked up from paddocks, bagged and composted for use on the gardens located on the subject land.

Increase in noise associated with the development.

The subject land is to be used as a community facility for community gatherings. Attendance at the subject land will include a single weekly service catering to 150 people, with only the groundskeeper and less than 30 people attending on any other day.

Larger services will occur between 10am and 2pm with the larger groups attendance spread out over a four hour period. Larger services catering for up to 250 people will be held up to six times per year. The larger services will occur between 10am and 2pm on weekends with attendance staggered over these times. In summary there will be a weekly service catering for up to 150 people and a maximum of six annual services catering for up to 250 people.

When assessing noise impacts it is important to consider that the subject land is located within a rural type area and adjacent a primary arterial road and transport route. Noise generating activities such as the use of ride on mowers, chainsaws and wood chippers are to be expected as well as noise associated with heavy vehicles using Port Wakefield Road. No large scale gatherings (over 100 people) will occur after 8pm on any day. Further no amplified music will be used at any time and generally all noise will be confined to enclosed areas.

Conflict between the proposed development and horses and increased traffic.

CIRQA traffic advisors were commissioned to undertaken a review of the traffic related aspects of the proposal. The CIRQA review includes a review of the proposed use of the land and an analysis of the local road network.

CIRQA concluded that the site would generate in the order of 41 peak hour trips during a typical weekly 150 person service and up to 67 peak hour trips during special 250-person services (occurring no more than 6 times per year). CIRQA's report assumes 60% of traffic to the site will be from the south and 40% from the north.

CIRQA concluded that the above traffic volumes will be adequately accommodated on the adjacent roadway and are well within typical local road capacities. The volumes would have negligible impact on queues and delays currently experienced on the above roads and the associated intersections with Port Wakefield Road. The applicant is committed to working with the local community to ensure that there is no conflict between horses and attendees at the land. The applicant will educate attendees of the land of the horse training that occurs within the area.

The proposed development will prejudice the use of nearby land for its intended use.

The subject land has been selected as the zone and policy area promote low intensity agricultural and horse keeping uses. A key element of the proposed development is the onsite horse keeping and low scale agricultural uses.

A connection with nature and agriculture form an important part of the Sikh philosophy. By locating community gardens and horse keeping in close proximity the proposed community facilities the applicant seeks to create an integrated rural oriented facility.

As discussed the proposed development has been designed in a manner to ensure any offsite impacts are minimised. The attendance at the land will be staggered on weekdays with only six larger (250) people events to be held throughout the year. All roadways and parking areas will be surfaced to ensure that dust does not adversely impact neighbours.

Waste disposal

All wastewater associated with the proposed development will be disposed of via a SA Water wastewater connection point located to the east of the subject land.

Boundary Construction

All structures are proposed to be located 13 metres from the rear boundary and 9.5 metres from the northern and southern boundaries. Further all building work will be screened from view by proposed landscaping the proposed development is consistent with the relevant provisions of the Development Plan.

Not in keeping with the Rural living area

The proposed development incorporates a number of uses that would be anticipated within the Rural Living Zone Bolivar Policy Area 19 including:

- Horse keeping;
- Low scale agriculture (community gardens); and
- Low scale residential (grounds keepers residence).

The Rural Living Zone Bolivar Policy Area 19 is a suitable location for the proposed development. The proposed development is compatible with development within the locality

Horse and pony rides

The applicant does not intend to charge a fee for pony rides at the land. The applicant has advised that members of the wider community will be welcome to attend the land and participate in the community gardens

Onsite carparking

The number of car parks proposed will cater for the maximum number of persons anticipated to attend the subject land at any time. The internal car park has been designed and reviewed by qualified traffic consultants who have confirmed that there will be no impact on the locality.

9. **REFERRALS – STATUTORY**

The application was referred to Department Planning Transport and Infrastructure -Traffic Safety section for comment. As vehicle access to the site was via an existing service road and no direct access onto Port Wakefield Road was proposed, DPTI (Safety and Service- Traffic Division) in principle raised no objection to the proposal.

10. REFERRALS – INTERNAL

The application was referred internally for comment to the following;

Development Engineering Section.

• Council's Development Engineer in conjunction with Council's City Infrastructure (Technical Services Division) reviewed the supporting plans and documentations (including Traffic and carparking reports by CIRQA). Subject to conditions, the proposal will comply with Council's requirements relating to stormwater management, onsite carparking and traffic movement on and off the subject land.

Environmental Health Officer.

• Council's Senior Environmental Health Officer advised that the site currently does not have a direct SA Water Sewer connection point, however access to the infrastructure can be obtained on the eastern side of Port Wakefield Road. Connection to the sewerage system is the preferred method of waste water disposal as there will be a significant peak daily flow to cater for up to 250 people resulting from the land use activities proposed. (The applicant has advised that the site will be connected to sewer).

Economic Development and Urban Policy

• Council's Policy Planner advised there has been a significant increase in the Indian born population in Salisbury in recent years. Approximately 78% of the current (as of 2011 census) Indian born population arrived between 2006 and 2011. It is anticipated that the 2016 Census results will show a further increase due to the combination of skilled migration, family reunion and educational opportunities. It is therefore important to ensure their community and religious needs are accommodated where appropriate.

• From a strategic/policy perspective no objection is raised to the proposal. The mixeduse nature of the application, with the proposed use of a significant portion of the site for community garden/planting having regard to the land size requirements, may be appropriate in this location even though are sites with the Salisbury Council area may be more suited. Interface issues are likely to be minimal, with no additional traffic on the local road network, limited hours of operation, and reasonable setbacks from proposed buildings to adjoining properties.

<u>City Infrastructure – Landscape Design</u>

- Council's Senior Landscape Design Officer has advised that the proposal is well considered. The basis of the design and proposed species is considerate of the location on the Adelaide Plains. The proposal seeks to screen the new built form from adjacent properties through the use of setbacks and tree/ shrub plantings.
- As the species are small in number and those proposed for the Port Wakefield Road frontage do not have dense foliage, an alternate species of Eucalyptus leucoxylon 'Megalocarpa' as a medium size tree is recommended.
- The view of Arborcare Tree and Garden Solutions to remove the regulated tree Eucalyptus cladocalyx (Sugar Gum) due to public risk is supported.

Site Characteristics	Guideline	Proposed
Site Area		20,230m2
Site Dimensions		Frontage: 98.68m
		Depth: 205.08 m
Site Gradient		Flat – Less than 1.00%
Easement		Nil
Design Characteristics	Guideline	Proposed
Site Coverage		
Buildings only	No maximum	1,336m2 (6.6%)
		(excluding verandahs)
Building Height		
Storeys		All buildings single storey
Set-backs		
Primary street	Building line	172 m approximately
Side(s)		9.34m to southern boundary
		9.50m to northern boundary
		13.1m to rear boundary
Car Parking & Access		
Number of parks	120 spaces required (rate of	159 spaces on site – designed
	10 spaces /100m2 floor area	to Australian Standard.
	for Community Centre)	Carparking / traffic
		generating report room
		CIRQA (Traffic Engineer)
		supporting less submitted.
Driveway width	Designed for intended traffic	5.6m

11. DEVELOPMENT DATA

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Landscaping	10%	Landscaping proposed adjacent boundaries.
Hours of operation and anticipated numbers		Monday 9am-5pm (20 max) Tuesday 9am-5pm (20 max) Wednesday 9am-5pm (20 max) Thursday 9am-5pm (20 max) Friday 9am-5pm (20 max) Saturday 9am-5pm (20 max) Sunday 10am-2pm (150 approx)
Affected Trees		
Significant	Nil	
Regulated	Should be retained where appropriate	One regulated trees is affected (Sugar gum) and to be removed
Street Infrastructure		
Crossover	Nil	Existing crossovers to be retained upgraded and extended.
SEP	Nil	n/a
Electricity pole	Nil	n/a
Telecommunication pit	Nil	n/a
Gas	Nil	No details provided
Water	Nil	Will be connected
Trees	Nil	No street trees affected
Flooding		Not prone to flooding.

12. 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 for the following reasons;

- a) The mixed use development is a merit use within the Rural Living Zone
- b) The proposed built form is single storey, modest and unassuming;
- c) The proposed development incorporates elements such as the community garden and horse keeping that would be considered appropriate within a Rural Living Zone.

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 6. The relevant provisions are also highlighted in the Attachment.

Land Use

1

Under the Rural Living Zone, Objective 1 states that:

A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality

Under the Rural Living Zone, Principles of Development Control, 1, 2,6, 7 and 8 state:

- The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 6 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 7 The keeping of horses should only be undertaken:
 - (a) if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover
 - (b) where the site is at least 4 hectares in area to maintain pasture cover and avoid soil degradation.
- 8 *Rural activities should be of a scale and intensity that is compatible with residential development in the zone.*

The proposed development comprises a number of uses which combined or individually do not fall within the non complying definition. As such the use is deemed to be a merit application. The Rural Living Zone encourages development in the form of large allotments supporting detached dwellings and rural activities that do not adversely impact on the amenity of the locality.

The Rural Living Zone comprises two policy areas, Policy Area 19 (Bolivar) and Policy Area 20(Direk). The policy areas guide in strong terms the direction development should take. Both policy areas, based on their locations are uniquely different. Development within Policy Area 19 is predominantly aligned to residential development incorporating horse keeping generally associated with the Globe Derby Park trotting facility. Policy Area 20 is more aligned to residential - rural activities not affected by noise associated with the nearby Edinburgh Airbase.

The policy areas provide a very clear and strong guide as to what should and what should not be considered within the Zone. Whilst some proposed uses may appear appropriate from a practical and impact sense in the zone, the intent of the Zone and Policy Area 19 should be the guiding direction development takes.

The site of the proposed development is located within Policy Area 19 (Bolivar) of the Rural Living Zone.

Bolivar Policy Area 19, Objectives 1, 2 and 3 state:

- *1 A policy area that accommodates low density residential development and stables on large allotments.*
- 2 Residential development in association with the keeping of horses in close proximity of the South Australian Trotting Club (Globe Derby Park) facilities.
- *3 Development that contributes to the desired character of the policy area.*

Bolivar Policy Area 19, Principles of Development Control 1, 2 and 3 further states

- *1* The following forms of development are envisaged in the policy area:
 - detached dwellings on large allotments
 - domestic outbuilding in association with a detached dwelling
 - horse keeping
 - stables.
- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed and sited to allow for the orderly expansion of residential development and horse keeping.

The desired character of the policy area encompasses land set aside for persons desiring to live within detached dwellings on allotments that can accommodate stables. Uses within the Policy Area are generally linked to the Globe Derby Park trotting facility.

The proposal is clearly at odds with the above relevant objectives and Principles of Development Control. The intent of the Zone appears clear;

A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

Policy Area 19 in which the site is located is even more specific as to the direction development should take within the zone. The desired Character of Policy Area 19 encompasses land set aside for people desiring to live within detached dwellings on allotments that accommodate stables with and horses in close proximity to the Globe Derby Park Trotting facility. It does not say "land **predominantly** set aside" so as to enable the possibility of other non-related uses to coexist within the zone. Whether vacant or not, that land should be readily available for intended users.

Principles of Development Control 2 and 3 reinforce what should be considered within the Policy Area. Development should not be undertaken unless it is consistent with the Policy's desired character. Development should be designed and sited to allow for the orderly expansion of residential development and horse keeping. The proposed development is not residential development (apart from the caretakers residence) or horse keeping. It is not consistent with the desired character of the policy area.

The primary use of the proposed community facility is likely to be a place of worship / gathering place for the Sikh congregation of South Australia which is not in keeping with the desired character. The proposal includes the keeping of a horse on site, but appears only a minor and ancillary use to the primary function of the land. The proposal also includes a community garden which is more suited to the Direk Policy Area 20.

The applicant has argued that a similar development application was considered by His Honour Judge Costello, Commissioner Green and Commissioner Koukourou in Australian Unitarian Druze Community Inc v Adelaide Hills Council & Anor [2015] SAERDC 38 (4 September 2015). When assessing the suitability of the proposed use His Honour Judge Costello, Commissioner Green and Commissioner Koukourou considered alternative zones and locations for the Druze development. Ultimately a rural type zone was the most suitable location.

The argument in the above case is not however considered applicable in this situation. In the above the orchard was a substantial component of the proposal and not minor and ancillary as is the horse keeping component of this proposal. Furthermore the zoning provided leeway for other uses by using the word "predominantly" whereas there is no such leeway in objectives and Principles of Development Control within Policy Area 19.

Community Facilities

Under the General Section, Community Facilities, Objectives 1and 2 state:

- *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.

The applicant has indicated that the proposed mixed use development could be best described as a Community Centre. Community Centres should be conveniently accessible to the population they serve and where possible have a land holding suitable for future expansion.

In this particular case, the community in which the facility will serve will be predominantly the Sikh Community of South Australia. That said, the applicant has indicated that the facility will be open to the public in general. Zoning aside, the proposed facility is conveniently located off Port Wakefield Road and the site is of a size to accommodate existing and future needs of the Sikh Community in the northern suburbs.

Under the General Section, Community Facilities, Principles of Development Control 1, 4 and 5 further state:

- *Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.*
- *4 Places of worship should be developed according to the following hierarchy:*

Scale Small (local)	Development form 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.	Congregation size 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	<i>Typically have congregations of up to 100-300 persons in any one session</i>
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 (neighborhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets.

As the Community Centre is proposed to service the Sikh Community, predominantly from northern Adelaide, it could be argued that it will be more a regional facility than local. Given the location, patrons using the facility are likely to use passenger vehicles as Globe Derby Park and Port Wakefield Road in the vicinity of the site are not serviced by public transport.

The proposed facility comprises three main buildings, each designed to be flexible and adaptable. The site itself will support a number of uses for the benefit of the community.

A major component of the proposed development is the Prayer Hall. The proposed facility is intended to accommodate up to 150 worshipers most weeks with possibly up to 250 worshipers for major events up to 6 times a year. A place of worship of this size is deemed medium, a Neighborhood sized facility under Principle of Development Control 4. The Development Plan acknowledges medium sized Places of Worship within residential areas which are encouraged on major collector roads to minimise congestion or traffic conflicts with local streets. The Residential Zone objectives and Principles of Development Control also appear more flexible in supporting a variety of non-residential uses.

The Rural Living Zone (Bolivar Policy Area 19) also supports and encourages residential development comprising detached dwellings on larger allotments not normally envisaged within a traditional residential area so as to accommodate horse keeping predominantly associated with the Globe Derby trotting facility. The Bolivar Policy Area objectives and Principles of Development Control are not as flexible and welcoming of uses other than those envisaged, even though those uses may have minimal impact on the immediate and general locality. Whilst a Place of Worship is not a non-complying form of development within the Policy Area, the character of the area and the intent of the character statement and objectives and Principles of Development Control of the Policy Area is such that uses of this type are clearly not envisaged or considered appropriate. The proposal represents a significant departure from the characteristic features of the locality and if approved may open up opportunities for more widespread non related uses that may over time significantly change the desired character of the locality.

Appearance of buildings

Under the General Section, Design and Appearance, Objective 1 states:

Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.

Under the General Section, Design and Appearance, Principles of Development Control, 1, 2, 3, 11, 12 and 13 state:

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- *Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:*
 - $(a) \ articulation$
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.

The proposal generally achieves the requirements of the above Principles of Development Control. Whilst not residential or innovative in appearance, modest in form and not of a high architectural standard, the proposed buildings are single storey and in a form and scale that is sympathetic to exiting development in the immediate locality on the west side of Port Wakefield Road. The buildings are sited to the rear of the site reducing the non "residential" appearance of the buildings from the service road. Building setbacks to the side and rear boundaries are generous. The three main buildings proposed will be linked by verandahs and covered walkways. Each building will face east to the proposed carpark to enhance the pedestrian environment.

The applicant has not provided any details relating to the storage of waste on site. That said adequate space exists on site for a screened enclosure.

Building Setbacks

Under the General Section, Design and Appearance, (Building Setbacks and Rear Boundaries) Principle of Development Control 17 states:

The setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- (b) contribute positively to the streetscape character of the locality
- (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

The proposal achieves the above requirements of the Development Plan. The proposed buildings (excluding stables) will be setback 172 metres from the service road property boundary. Proposed buildings will be located no less than 9.3 metres to side boundaries and 13.1 metres to the rear. Landscaping is proposed between the buildings and side and rear property boundaries.

<u>Noise</u>

Under the General Section, Interface between Land Uses, Principle of Development Control 1 and 6 state:

- *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.
- 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.

The proposed Community facility will be predominantly used as a place of worship and gatherings for the Sikh community. The applicant has indicated that no music, either amplified or live will be played on the subject property. Should the proposal be supported by DAP, the control of music could be conditioned.

It is not envisaged that the day to day operations of the Community garden or horse /riding activities on the site will generate noise that could be viewed as detrimental to the locality given the background noise currently experienced from traffic on Port Wakefield Road is substantial and continuous.

Noise attenuation measures to the buildings where music and/or singing is likely should be considered in order to reduce any impact noise emanating from the building(s) may have on the amenity of adjoining properties.

The applicant has indicated that the Sikh Community envisage up to six gatherings a year where the numbers will reach 250 patrons. It is not clear whether these activities are indoor or outdoor. If outdoor, controls on amplified or live music and other noise should be put in place to ensure the amenity of adjoining and nearby property owners and occupiers, and their animals, are not detrimentally affected.

Vehicle Access

Under the General Section, Transportation and Access, Objective 2, states:

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.

Under the General Section, Transportation and Access, Principles of Development Control 8, 13, 22 and 23 state:

- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 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.

The proposal achieves the requirements of the above Principles of Development Control.

Access to the site is readily available off Port Wakefield Road onto the service road from both north and south directions for emergency services, public and commercial vehicles and makes best use of the highly traffic Port Wakefield Road whilst not on it. Access to the site will be off an all-weather road and in the main avoids unreasonable interference with the flow of traffic on adjoining streets.

The proposal will provide safe and convenient access to the site for most anticipated modes of transport. Given the location, adjacent the highly trafficked Port Wakefield Road, it is highly unlikely the site will be regularly accessed by walkers and/or cyclists.

Representors have raised concerns with regards adverse impacts traffic associated with the use will have on the amenity and horse operations on adjoining and nearby property owners and users.

CIRQA Traffic consultants on behalf of the applicants have reviewed the proposal and supporting information and carried surveys in streets within the Globe derby Park likely to be affected by vehicle traffic created by the proposal.

CIRQA's results concluded that during key times likely to be associated with vehicle movements to/from the proposed facility, there was a low level of horse related movements (primary concern of representors) on the adjacent road network and this was more crossing of roads than riding along them. Primary vehicle movements to the site were via the service road off Port Wakefield road and affected only a handful of properties. Whilst vehicles exiting the site in a southerly direction were required to travel along both Daniel Avenue and Trotters Drive to the Globe Derby Drive signalised intersection, the volume of vehicles were low and easily supported by the existing road network.

Council's traffic section has reviewed the plans and supporting documentation including the CIRQA report dated 8th May. Council's traffic section concurs with the findings.

Carparking

Under the General Section, Design and Appearance, Principles of Development Control 32, 33, 37, 38 and 40 state:

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

The carpark and driveway areas as shown on the site plan prepared by Iconstruct differ to the plans in the report prepared by CIRQA dated 8th May 2017. As CIRQA are qualified traffic Engineers, the information in this report has been used for the assessment. Based on the carpark layout within the plans, the number of carparks proposed onsite as 159, 117 spaces within the main carpark and 42 parallel parks. The CIRQA report in the discussion indicates 160 onsite spaces will provided. The plans associated with the report identify only 159 spaces.

The proposed development achieves in the main, the requirements of the above Principles of Development Control. Based on the use and the maximum number of patrons intended to attend the site, 120 spaces are required. The proposal will provide for up to 159 spaces on the site.

The applicant's traffic consultant (CIRQA) has indicated that the driveway and carparking areas have been designed in accordance with the "Australian/New Zealand Standard for Parking Facilities – Part 1: Off-street carparking" (AS/NZS 2890.1:2004) and Australian/New Zealand standard for parking facilities – Part 6: Off street parking for people with disabilities (AS/NZS 2890.6:2009).

Pedestrian paths have also been provided adjacent the northern and southern boundaries of the subject site. These 1.5 m wide paths provide connections to the Port Wakefield Road Service Road as well as access to the facility for drivers parked within the driveway. Within the primary parking area, shared areas have been installed to provide a pedestrian connection between the buildings and proposed horse keeping / community garden / playground.

The report does not identify or a delineate pedestrian link/crossing over the driveway from the carpark to the Prayer Hall and other buildings. This could be conditioned should the proposal be supported by DAP.

Access for People with Disabilities

Under the General Section, Transportation and Access, Principles of Development Control 30 states:

Development should be sited and designed to provide convenient access for people with a disability.

Adequate onsite carparking will be provided for people with a disability. Those carparking spaces will be located at the closest point to the main buildings given the parking layout proposed and separation of parking and buildings by the circulation aisle.

Landscaping

Under the General Section, Landscaping, Fences and Walls, Objectives l states:

The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

Under the General Section, Landscaping, Fences and Walls, Principle of Development Control 1 states:

Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

- (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
- (b) enhance the appearance of road frontages
- (c) screen service yards, loading areas and outdoor storage areas
- (d) minimise maintenance and watering requirements
- (e) enhance and define outdoor spaces, including car parking areas
- (f) maximise shade and shelter
- (g) assist in climate control within and around buildings
- (h) minimise heat absorption and reflection
- *(i) maintain privacy*
- *(j) maximise stormwater re-use*
- (k) complement existing vegetation, including native vegetation
- *(l) contribute to the viability of ecosystems and species*
- (m) promote water and biodiversity conservation.

The applicant proposes landscaping adjacent all property boundaries. It would appear from the plan that over 10% of the site (generally required for non residential development) will be set aside for landscaping. Details of landscaping are minimal. As stated earlier in this report, Council's Senior Landscape Design Officer has considered the plan and advised that the proposal is well considered and has merit. The basis of the design and proposed species is considerate of the location on the Adelaide Plains. The proposal seeks to screen the new built form from adjacent properties through the use of tree/ shrub plantings.

Should the proposal be supported, a reserved matter requiring a more detailed landscaping plan which include Eucalyptus leucoxylon 'Megalocarpa' as a medium tree is required.

Stormwater Management

Under the General Section, Natural Resources, Objective 5 states:

Development consistent with the principles of water sensitive design.

Under the General Section, Natural Resources, Principles of Development Control, 9, 10, 11 and 12 state:

- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater

The applicant has submitted a stormwater management plan, prepared by Combe Pearson Reynolds, Consulting Engineers (CPR) for the subject property. The plan has been designed to comply with the following criteria;

- Piped underground systems for 1in 10 year event; and
- Overland flow for the 1 in 100 year event.

Roof stormwater has also been designed to be captured and stored in detention tanks from where it will be controlled into existing swales on Port Wakefield Road. The applicant has indicated that treatment of stormwater runoff from carparking areas will be either through Water Sensitive Urban design methods involving swales or by way of an underground pollutant trap. Council's Development Engineer has reviewed than plan, deemed it adequate and indicated conditional support.

<u>Effluent disposal</u>

Under the General Section, Waste, Principles of Development Control 10 states:

Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

The applicant has indicated that site will be connected to SA Water's Waste water /sewerage system on the east side of Port Wakefield Road.

Flooding

Under the General Section, Hazzard (Flooding), Objective 4 states:

Development located and designed to minimise the risks to safety and property from flooding.

Under the General Section, Hazzard (Flooding), Principles of Development Control 4 and 5 states;

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1in-100 year average return interval flood event.

Council's Development Engineer has reviewed the plans and supporting information and advised that the site based on the details provided will achieve the requirements of the above Principles of Development Control. The site is not prone to flooding.

Site Contamination

Under the General Section, Hazard (Site contamination), Principle of Development Control 22 states:

Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

The applicant engaged Agon Environmental to carry out a preliminary site investigation on 701-709 Port Wakefield Road, Globe Derby Park to determine if the site was suitable for the intended use.

The objectives of the report was to;

- Identify potentially contaminating activities (PCAs)which may have occurred on the site; and
- Provide a preliminary assessment of risks to human health and the environment associated with any contamination which may have been caused by the identified PCAs on the site.

The investigation revealed that the site historically had been used up to the 1960s for farming and from 1970 for the trotting of horses. The report identified potentially contaminating historical land uses on the site however based on the site observations and consideration of the site history information, Agon considered the potential contamination risk as low. Agon concluded that the site did not pose any significant risk to human health or to the environment that would preclude its use as proposed.

<u>Animal Keeping</u>

Under the General Section, Animal Keeping ,Objectives 1 and 2 state:

1 Animals not kept at a density beyond the carrying capacity of the land or water. 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.

Under the General Section, Animal Keeping, Principles of Development Control 1and 4 states;

- *1* Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

The applicant proposes to house a horse on the subject land for the benefit of the community. A shelter, feed storage area and compound within a fenced horse keeping area is also proposed. (refer site plan)

The applicant has indicated that the stable/shelter and yard will be of a size, large enough for a horse to roll, lie down and move around. The height of the stable/shelter will be at least 60 cm (2 ft) above poll (back of the head) of the horse when standing alert. The horse will always be able to access both the yard and stable/shelter. No details (materials to be used) of the structure has been provided.

The dedicated exercise yard is to have a total area of 80 square metres and will be located next to the stables. The yard will be surfaced with a 10 cm layer of compacted rubble or dolomite topped with 15 cm of a suitable topping, such as sand, shell grit or sand woodchip mix and with a minimum slope of 1/30 to provide both a good surface and suitable drainage.

The 'horse keeping' area as identified on the plans which incorporates the stable, exercise will also be used as an exercise and grazing area for the horse.

The applicant has indicated that the horse manure will be regularly picked up from paddocks, bagged and composted for use on the gardens located on the subject land. Manure will be removed daily from stables, yards and the exercise area and stored in an area protected from rain and surface run-off. This will ensure that no manure or nutrient-rich liquid drains into a watercourse.

The applicant has indicated a commitment to ensuring that the health of the horse to be kept on the land is prioritised. The onsite groundskeeper will be responsible for the care and supervision of the horse. The horse stables have been designed to ensure that the horse is comfortable regardless of weather or site conditions.

The proposed horse keeping activity on the land will or is capable of complying with the above relevant provisions of the Development Plan. The materials and finishes of the stable can be conditioned to be in accordance with Principle of Development Control 9(a) and (b) as can a concrete drainage apron provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit as required in Principle of Development Control 4.

Regulated Trees

Under the General Section, Regulated Trees, Objectives 1 and 2 state:

- *1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.*
- 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
 - (a) significantly contributes to the character or visual amenity of the locality
 - (b) indigenous to the locality
 - (c) a rare or endangered species
 - (d) an important habitat for native fauna.

Under the General Section, Regulated Trees, Principles of Development Control 1 and 2 state:

- *1* Development should have minimum adverse effects on regulated trees.
- 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - (a) the tree is diseased and its life expectancy is short
 - (b) the tree represents a material risk to public or private safety
 - (c) the tree is causing damage to a building
 - (d) development that is reasonable and expected would not otherwise be possible
 - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.

The applicant proposes to remove a regulated tree (Sugar Gum) adjacent the southern property boundary . A report has been submitted by Arbocare Tree and Garden Solutions on behalf of the applicant justifying removal of the tree. The location of the Regulated Tree to be removed, Tree 5 (Eucalyptus cladocalyx- Sugar Gum) have been identified in Image 1 of the report.

The Sugar Gum measures 2.92m circumferences as measured a metre above natural ground level. The tree has poor form and structure and is only average health. The arborist has identified major decay in the base compromising the structure. The main central trunk is dying out with epicormic growth now dominating the structure. Numerous recent major secondary trunk and ordered branch failures exist within the canopy. The arborist is of the view that the tree poses a risk and should be removed.

The proposed Sugar Gum is not in my view notable and does not significantly contribute to the visual amenity of the locality. The sugar gum is indigenous to the West Coast and not the Globe Derby Area. The tree is also not an endangered species nor in this case an important habitat for native fauna. The tree if retained, given its poor structure and average health, will represent a safety risk to people using the site.

Land Use Conflict

Under the General Section, Interface between Land Uses, Objectives 1, 2 and 3 state:

- *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.*

It could be argued that the proposal has been designed to achieve the requirements of objectives 1 and 2. The adverse impact of the use on this site is viewed as minimal and more related to the possible conflict between vehicles and sulky drivers using the local road system to and from the local trotting track.

The more significant objective is 3, protecting desired land uses from encroachment of incompatible development. It could be argued that the proposed use is not so different in nature that it could not co-exist with existing uses within the locality. Whilst the proposed development is for a Community Centre, it does incorporate a community garden and horse enclosure and stables, although not linked to trotting. The facility whilst having an overall floor area exceeding 1200m2 which is reasonable in size, will only support a weekly congregation of up to 150 people and some 250 people for major events up to six times a year. Adequate onsite carparking will be available on site and vehicles movements to and from the site have been viewed as not excessive and not likely to pose an unacceptable risk to public safety. That said, the proposal development will still be at odds with Policy Area 19's intended direction for development within the Zone and existing character in general.

Under the General Section, Interface between land Uses, Principle of Development Control 2 and 6 state:

- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 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.

It has been argued earlier in the report that the proposal will not have a detrimental impact on existing or future potential uses desired in the locality by way of noise or traffic. The proposed Community Centre during major events is not likely to generate detrimental levels of noise given the background noise generated by traffic on Port Wakefield road is extremely high and does have a detrimental impact from a noise point of view in this location. Although not confirmed, functions are likely to be within the proposed buildings.

13. CONCLUSION

The applicant seeks Development plan consent for a mixed use development (Community Facility) comprising a prayer hall, dining hall and library / museum with associated facilities including playground, carpark, caretaker's residence, community garden and horse enclosure and the removal of a regulated tree (Sugar Gum).

The application was assessed as a Category 3 requiring public notification. 31 representations were received, 27 in opposition to the proposal. The representor's principal concerns related to the inappropriateness of the use within the policy area and traffic movement through the adjacent local streets.

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that whilst the mixed use development proposed could co-exist with uses within the locality given that it is not likely to have a detriment impact on the amenity or ongoing horse related activities and operations of occupiers within the locality, the application should be refused as the Rural Living Zone (Bolivar Policy Area 19) is clear in its intent for existing and future development within the policy area.

The desired character for the policy area encompasses land set aside for people living within detached dwellings on allotments accommodating stables, generally associated with the Globe derby Trotting facility. The relevant principles and objectives reinforce this this view and provide no leeway by using the term "predominantly" for other uses other than those envisaged.

A decision whether to grant approval or not should have due regard to all the provisions of the Development Plan and in particular the extent to which the proposal fits with the desired character of the locality. The characteristics of the locality should be afforded substantial weight when assessing the compatibility of the proposed development within its context.

A core aspect of the rural living policy is in the distinction and direction of the policy areas. Each policy area contains a different character statement, Objectives and Principles of Development Control. Bolivar Policy Area 19 that applies to this application sets out a clear direction development should take and is absent of any wording that contemplates any variation to the envisaged land uses. It would appear the wording was intended to limit discretion on nonconforming developments.

The question should be asked whether the departure of the proposed use from what is envisaged in the character statement and relevant Objectives and Principles of Development Control affect in any material way, the expressed purpose of the Policy Area. Development within the Policy Area should be designed and sited to allow for the orderly expansion of residential development and horse keeping and should not be undertaken unless it is consistent with the desired character statement. The departure in this case is considered substantial and unjustified in the circumstances. The established character is low density residential development comprising detached dwellings on large allotment the majority containing stables with horse activities predominantly associated with trotting and the Globe Derby trotting facility. The character is well established and dates back to the initial creation of the zone when the Globe Derby Park trotting facility was established. As stated earlier in this report, approval of a use in this zone other than what is envisaged will represent a significant departure from the characteristic features of the locality and possibly open up opportunities for more non related development to occur which in time is likely to change the intended desired character.

To approve the use would be acting in a manner that would not be favorable to achieving the desired goals expressed for the Bolivar Policy Area 19.

Accordingly, it is recommended that Development Plan Consent be refused.

14. STAFF RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan Consolidated.
- B. That Development Application No 361/1144/2016/3B for a Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree. at 701-709 Port Wakefield Road, Globe Derby Park is not considered to be seriously at variance with the Objectives and Principles of the City of Salisbury Development Plan Consolidated 5 May 2016 but is **REFUSED** Development Plan Consent for the following reasons:

The proposed development is not in keeping with the desired character of the locality and is at variance with the following Objectives and Principles of Development Control of the Salisbury Council Development Plan consolidated 5th May 2016:

General Section

Interface between Land Uses

Objective 3 - Protect desired land uses from the encroachment of incompatible development

Rural Living Zone

Objective 1- A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

Bolivar Policy Area 19

Objectives 1 - A policy area that accommodates low density residential development and stables on large allotments.

Objective 2 - Residential development in association with the keeping of horses in close proximity of the South Australian Trotting Club (Globe Derby Park) facilities.

Objective 3 - Development that contributes to the desired character of the policy area.

Principle of Development Control 1 - The following forms of development are envisaged in the policy area:

- detached dwellings on large allotments
- domestic outbuilding in association with a detached dwelling
- horse keeping
- stables.

Principle of Development Control 2 -Development should not be undertaken unless it is consistent with the desired character for the policy area.

Principle of Development Control 3- Development should be designed and sited to allow for the orderly expansion of residential development and horse keeping.

CO-ORDINATION

Officer:	GMCiD	MDS
Date:	15.06.17	13.06.17

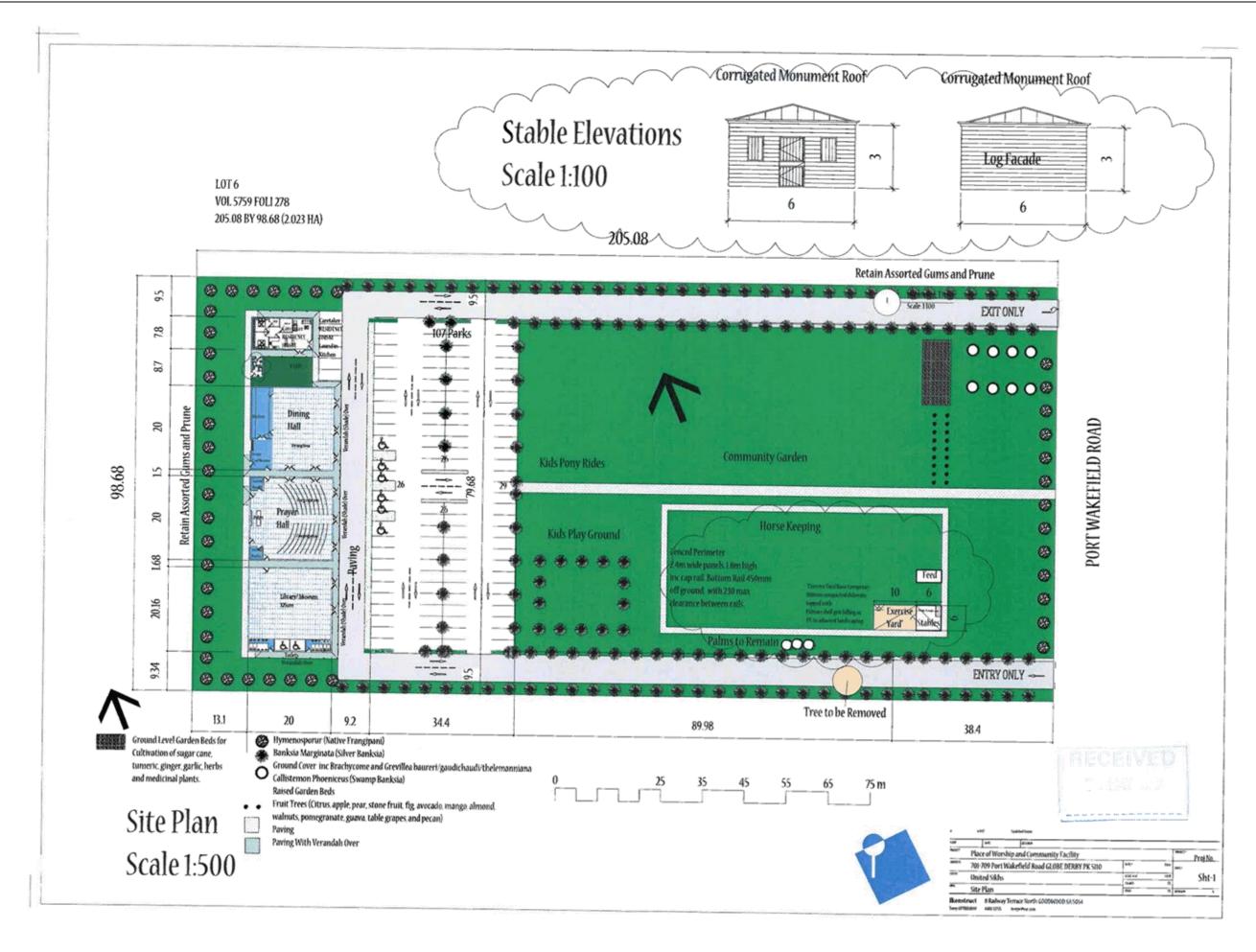
ATTACHMENTS

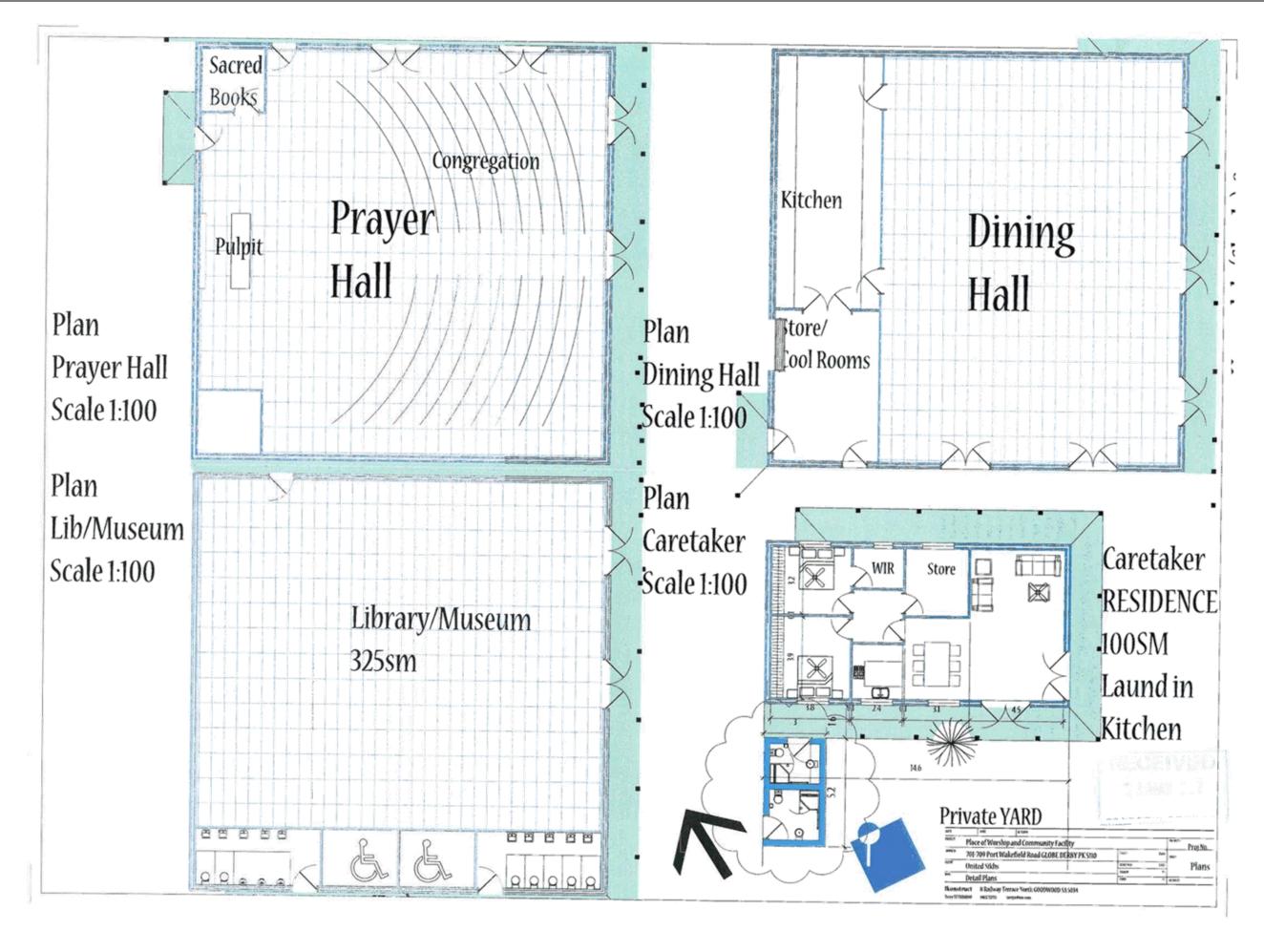
This document should be read in conjunction with the following attachments:

- 1. Proposal Plans
- 2. Application and Supporting Documentation
- 3. Notice of category 3 Application, List of Representors and Representations
- 4. Applicant's Response to Representations
- 5. Further Information from Applicant Additional Reports
- 6. Relevant Development Plan Exrtacts and Location Maps, Consolidated 5 May 2016

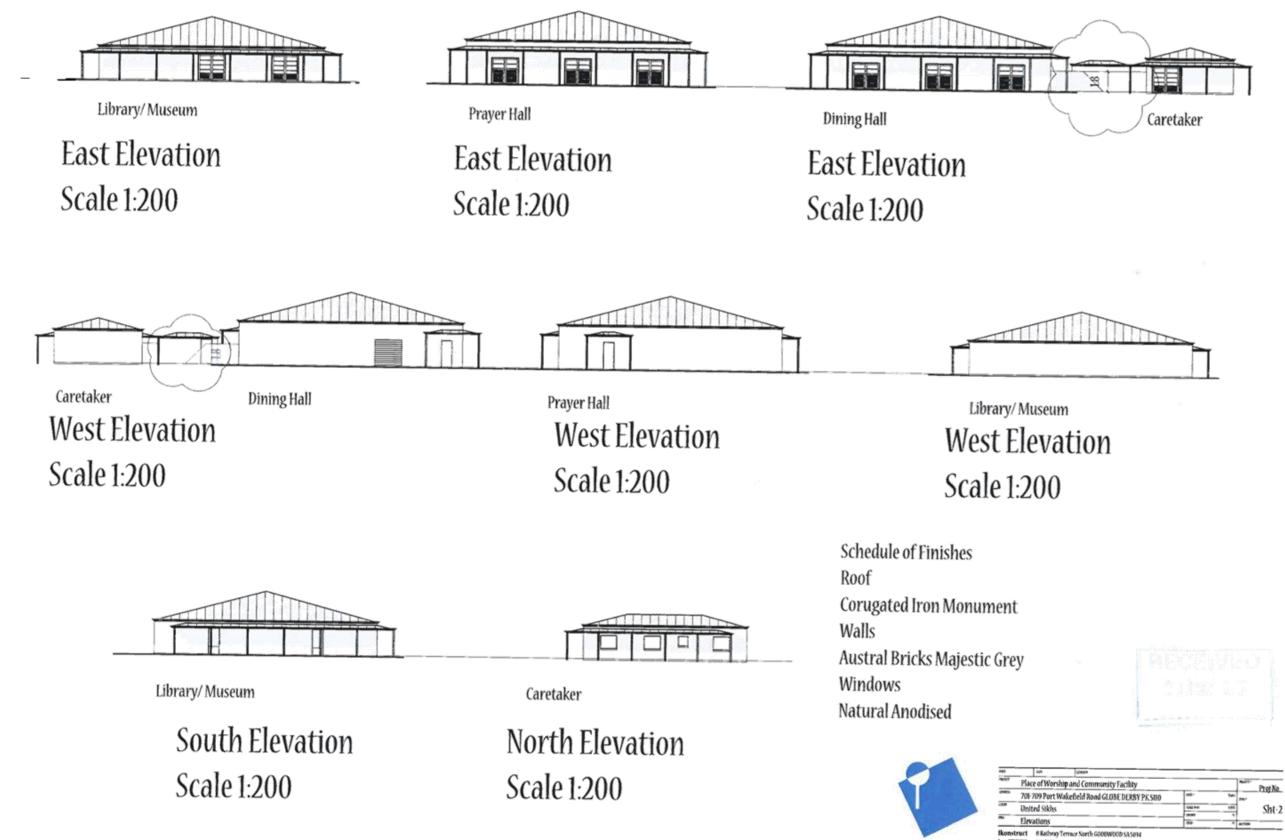
Attachment 1

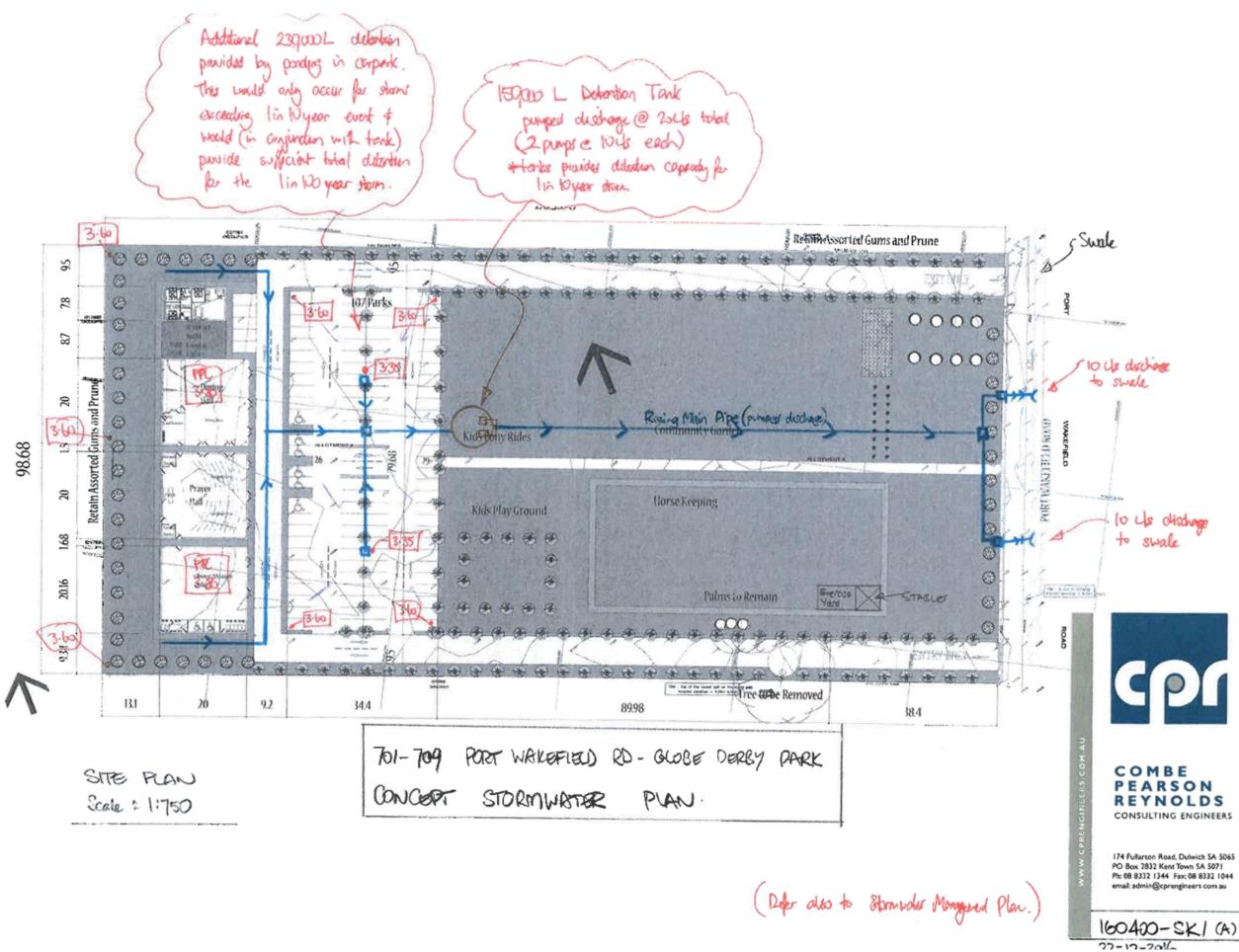
Proposal Plans





Item 5.1.1 - Attachment 1 - Proposal Plans





Attachment 2

Application and Supporting Documentation

Item 5.1.1 - Attachment 2 - Application and Supporting Documentation

5.1.1 Application and	Supporting Documentation			
	CITY OF SALIS			
	DEVELOPMEN"	T APPLICATI	on form	
\$114.00	361/ 144	/2016/ 3b		
Salisbury	Please use BLOCK LETT		lue ink	
PPLICANT NAME: Town	Planning Advisors			
OSTAL ADDRESS: PO B	Box 9061 Henley Beach SA	\$ 5022		
WNER NAME: (This must	be completed) United Sikhs	s of SA Inc	□ as above	
WNER POSTAL ADDRESS	s: PO BOX 61 Kilkenny S/	A 5009	□ as above	
WINER PHONE NO:	OWNER FAX NO:	owner Email:		
	CONTACT PERSON FOR F	URTHER INFORM	ATION	
AME: Bill Stefanopoulos	;		: 08 7070 7496 : 0478 509 777	
MAIL: bill@townplannin	ngadvisors.com.au	Fax:		
UILDER NAME: TBA	n dage van die gewonden en de	BUILDERS EMAIL:	energine e config de la consecte de facto de la consecte d	
WILDER POSTAL ADDRES	SS:		CONTACT NO.: LICENCE NO.:	
URRENT USE OF PROPE	RTY: Vacant	a na an an tao kana an fantanan an fananan tao an an an an an		
ESCRIPTION OF PROPOS	SAL:		DEVELOPMENT COST	
lixed development comprising a community facility, together w ssociated facilities including playground, carpark, caretakers		y, together with caretakers	\$1,000,000	
esidence and communit	v garden	F PROPOSAL	I	
Street No: 701-709 Stre	et: Port Wakefield Road	Suburb:	Globe Derby Park	
.ot No: 8 Sec	tion: 6 Plan: 706	0 Volume	: 5759 Follo: 278	
	OFFICE	USE ONLY	-	
Registration Date: MA- /	6 /2016	zone: RUL	Ward: West	
	BUILDING RULES	CLASSIFICATION	ļ	
Classification sought:				
If Class 5, 6, 7, or 9 classification	If Class 5, 6, 7, or 9 classification is sought, state the proposed number of employees Male: Female:			
N Class 9a classification is sought, state the number of persons for whom accommodation is provided:				
if Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:				
l acknowledge that copies accordance with the Devel	of this application and support opment Regulations, 1993. Deve	ng documentation may lopments requiring pu	be provided to interested persons in blic notification will be made available	

to the public for comment via Council's TE DATE: 09 / 06 / 16 **IGNATURE:**

		DEARFOLMENT WEGOLYHOUR 2009			
		DECLARATION OF APPLICANT (BUILDING SAFELY NEAR POWERLINES) (Pursuant to clause 2A(1) of Schedule 5)			
то	City Of Sal Developme PO Box 8,	isbury ent Services – Lodgement Officer SALISBURY SA 5108			
FROM	Name	Bill Stefanopoulos			
11000		PO BOX 9061 HENLEY BEACH SOUTH SA 5022			
	Phone No	08 7070 7496 (Mobile) 0478 509 777			
DATE OF	APPLICATI	ON 09/06 /2016			
LOCATIO	N OF PROP	OSED DEVELOPMENT			
House No_	House No 701-709 Lot No 8 Street Port Wakefield Road				
Town/Subu	rb Globe De	erby Park			
Section No	Section No (full/part) Hundred				
Volume 5	759 F	Celio 278			
	NATURE OF PROPOSED DEVELOPMENT				
Mixed development comprising a community facility, together with -associated facilities including playground, carpark, caretakers residence, community garden and horse keeping					
I (insert full name) Bill Stefanopoulos					
being the applicant / a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under Clause 2A (1) of Schedule 5 of the Development Regulations 2008.					
SIGNED	ARE	DATE 09/06 /2016			

WORLD A STRAND GARG

PLEASE NOTE THAT THE FORM CONTINUES OVER

- 2 -

DEVELOPMENT REGULATIONS 2008

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

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in Section 4 (1) of the Development Act 1993), other than where the development is limited to -

an internal alteration of a building; or a)

an alteration to the walls of a building but not so as to alter the shape of the building. b)

Note 2

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

fence that is less than 2.0 m in height; or a)

a service line installed specifically to supply electricity to the building or structure by the operator of the b)

transmission or distribution network from which the electricity is being supplied

Note 3

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- Is on a major road; 60
- Commercial / industrial in nature; or õ
- Built to the property boundary. ÷

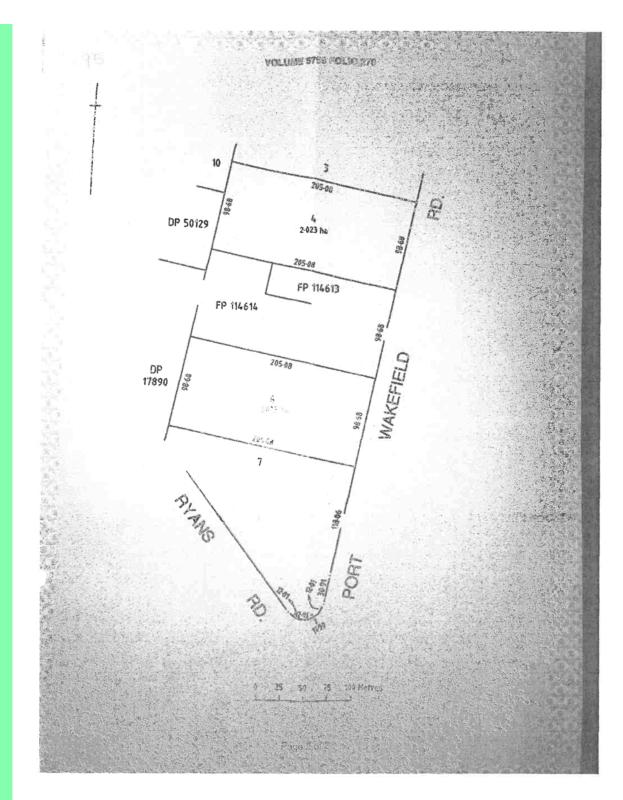
Note 5

Information brochures 'Powerline Clearacne Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au.

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current from within the prescribed clearance distances, the applicant is able to sign the form.

WARMING SEFORE DEALING WITH THIS LAND, CEARCH THE CURRENT CERTIFICATE 1. 2.18 CERTIFICATE OF TITLE Volume 5759 Folio 278 Dealing(s) Creating Title CONVERTED TITLE Title Issued 19/04/2000 Santh Australia Edition 4 Edition issued 07/01/2016 I certify that the registered proprietor is the proprietor of an estate in fee simple (or such citier estate or interest is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of dealings. Registrar Guneral ESTATE TYPE FEE SIMPLE **REGISTERED PROPRIETORS** UNITED SIKHS OF SOUTH AUSTRALIA INC. OF CARE 34 ROCKVILLE AVENUE DAW PARK SA 5041 DESCRIPTION OF LAND ALLOTMENT & DEPOSITED PLAN 7060 IN THE AREA NAMED GLOBE DERBY PASK HUNDRED OF PORT ADELAIDE EASEMENTS MIL SCHEDULE OF DEALINGS MIL. END OF TEXT Page 1912





PO BOX 9061 HENLEY BEACH SOUTH SA 5022 Phone: 08 7070 7496 ! Mobile: 0478 509 777 Email: <u>bill@townplanningadvisors.com.au</u> Website: www.townplanningadvisors.com.au

27 June 2016

George Pantelos City of Salisbury PO Box 8 SALISBURY SA 5108

Dear George,

Mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping

1. Introduction

Town Planning Advisors have been engaged by, the owners of number 701 to 709 Port Wakefield Road Globe Derby Park, to provide a Development Report to accompany a Development Application. The applicant proposes to construct a mixed development comprising a community facility and place of worship, together with associated facilities including a playground, carpark, caretakers residence, community garden and horse keeping. The following report is provided in support of this application.

2. Subject Land & Locality

The subject land is known as 701 to 709 Port Wakefield Road Globe Derby Park and comprises a single allotment. The site is formally described in Certificate of Title Volume 6029 Folio 841 as Allotment 6 within Deposited Plan 7060 within the Hundred of Yatala. A copy of the Certificate of Title is included as Attachment A. The land is rectangular and has a 98.68 metre frontage to Port Wakefield Road, and a depth of 205 metres. The subject land has a total area of approximately 20,229 square metres.

The land is currently vacant and covered with sparse vegetation and grasses with a single mature gum and a single mature palm located close to the southern boundary. The land is fenced from Port Wakefield Road by a chain mesh fence with access via gates supported by brick pillars.

Adjoining the subject land to the south is a vacant allotment of a similar area to the subject land. The allotment to the south houses a significant piece of electricity transmission infrastructure.

The locality is dominated by Port Wakefield Road, a primary arterial road which carries substantial vehicle traffic including heavy vehicles. The western side of Port Wakefield Road is characterised by rural living type land uses, dwellings and orchards. The diverse mix of uses gives the locality a semi-rural/industrial character.

3. Proposed Development

The development application before you proposes to construct a mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping.

The community facility comprises a total of 3 buildings, the southernmost building is to be used as a library/museum, the southern central building is to be used as a congregation hall/place of worship and the northern central building is to be used as a meeting and meals area. The library/museum element is proposed to have a wall height of 2.7 metres. The remaining community facility buildings are proposed to have a wall height of 3.6 metres. Each building's roof is to be covered by colorbond with a hipped design.

The proposed use has been described as a mixed development including a community facility. A similar use to that proposed was considered in Australian Unitarian Druze Community Inc v Adelaide Hills Council & ANOR [2015] SAERDC 38 (4 September 2015). In this case the court defined a facility catering to the entire South Australian Druze community as a community facility.

The South Australian Planning Policy Library Terminology List provides guidance as to land uses that may be defined as a community centre or community facility. The Planning Policy Library Terminology List defines a non-residential club and community facility as a community centre. Based on the Environment Resources and Development Court definition of community facility and the broad range of uses covered by the definition of community centre, we believe that the proposed use is best defined as a community facility.

The caretaker's residence is proposed to be located north of the community facility. The caretakers residence is proposed to have a total area of 114 square metres and includes three bedrooms a living/lounge area and associated amenities.

The primary carpark is proposed to be located in close proximity to the proposed buildings and 128 metres Wakefield Road. The car park provides a total of 107 spaces. An additional 5 car parking spaces will be provided adjacent the caretakers residence.

There will be a full time caretaker onsite at all times.

No parties or receptions are to be held on site, weekly services catering to around 150 people will be the primary use of the land. On special yearly occasions (less than 10 times per year) there will be a maximum of 250 people.

Operation Hours - place will be available to pay visit by members of congregation between 7.00am and 9.00pm, mass will not run for more than 4 hours on any service day.

Further details of the proposed gardens and agricultural use have been prepared by Daniel Connell and are attached as Attachment C. Attachment C outlines the importance of the community gardens as part of the community use of the land.

It is proposed that any member of the community (not only members of the Sikh community) will be allowed to use the community garden. The community garden will function in a similar manner to Council operated community gardens, with interested persons able to access individual plots.

In addition to the community gardens the applicant proposes to permit members of the wider community access to the land to and use of all onsite facilities. Sikh culture welcomes interaction with the wider community and proposes to operate in an open manner with anyone from the local or wider community invited enjoy the community gardens or other facilities.

A total of 3-4 horses are proposed to be kept on the subject land within the area identified as horse keeping on the attached plans. The horses are to be used for children's rides and horse riding lessons. Animal keeping forms an important part of the community use of the land.

4. Zoning and Planning Process

In accordance with Schedule 1 of the Development Regulations 2008 the proposed development is best described as:

Mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping

The subject land is located within the Rural Living Zone, Bolivar Policy Area 19 as depicted on Zone and Policy Area Maps *Sal/31*. The procedural matters section of the Rural Living Zone states that:

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

As the proposed development is not specifically described within Schedule 9 of the Development Regulations the proposed Development is Category 3.

5. Assessment against the Development Plan

Land Use

The following Objectives and Principles are of particular relevance in an assessment of the proposed land use:

Community Facilities

Objectives

2 <u>The proper provision of public and community facilities including the</u> reservation of suitable land in advance of need.

Principles of Development Control

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

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.	e activities are for religious not have a large	
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.

Orderly and Sustainable Development

Objectives

- 1 <u>Orderly and economical development that creates a safe, convenient</u> and pleasant environment in which to live.
- 2 <u>Development occurring in an orderly sequence</u> and in a compact form to enable the efficient provision of public services and facilities.

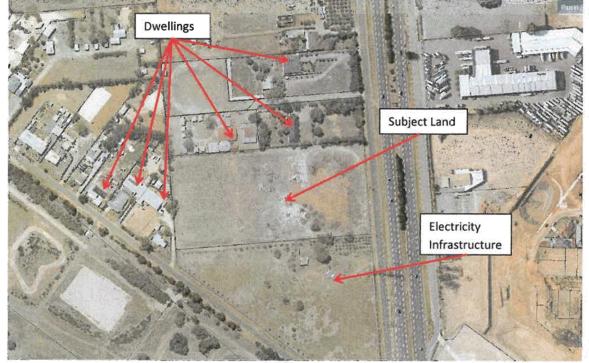
- 3 <u>Development that does not jeopardise the continuance of adjoining</u> <u>authorised land uses.</u>
- 4 <u>Development that does not prejudice the achievement of the provisions</u> of the Development Plan.

Principles of Development Control

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 4 Urban development should form a compact extension to an existing built-up area.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

The subject land is currently vacant and underutilised. The applicant proposes to develop a community facility/place of worship, playground and community gardens.

Figure 1



Development on the western side of Port Wakefield Road is Rural Living in nature

The purpose of the Rural Living Zone Bolivar Policy Area is for residential development on large allotments in association with the keeping of horses. The applicant proposes to construct a community facility/place of worship, playground community gardens and to keep two horses. The playground is proposed to include recreational activities such as pony and horse rides and horse riding lessons.

The proposed development also includes the provision of a community garden and the following landscaping:

- At the entrance a contemporary drought tolerant garden of Adelaide plains indigenous species;
- Within the grounds a series of approximately 10, 3x1m raised garden beds suitable for the elderly;
- An area of approximately 50 square metres of ground level garden beds for cultivation of perennial larger plantings of such as sugar cane, turmeric, ginger, garlic, herbs and medicinal plants using heavily mulched organic methods and again harvested rain water through micro irrigation systems;
- Fruit trees (citrus, apple, pear, stone fruit, fig, avocado, mango, almonds, walnuts, pomegranate, guava, table grapes and pecan) planted around the children's play area, bordering the site;
- Creating shaded recreation areas;
- Silver Banksia planted adjacent the length of the northern and southern boundaries;
- Native Frangipani Adjacent the length of the western boundary and part of the northern and southern boundaries;
- Garden beds will aim to utilise 90% recycled or rain water; and
- A state of the art vermiculture system to recycle all food waste from the Langar kitchen into manures to be used on the gardens.

The proposed development is an orderly and economic form of development which is likely to protect rural living land, from conversion to non-production or other incompatible land uses, by utilising it, in part, for open space and low intensity agriculture and horse keeping purposes. Although it will at the same time also introduce a building and activities which are non-residential in nature, it will do so in a way which, to an appropriate extent, will continue to serve and preserve the rural character of the subject land and in turn, the locality.

A similar application was determined by the Environment Resources and Development Court in Australian Unitarian Druze Community Inc v Adelaide Hills Council & Anor [2015] SAERDC 38 (4 September 2015). The Court determined that:

The history and nature of both the philosophy and activities of the appellant demonstrate that these two forms of use are intended to operate in an integrated and complementary manner.

And

We also recognise and accept that, for a mixed form of development with these characteristics, the opportunity for it to locate in a township, in proximity to businesses and shopping facilities is limited, given the area of land required and the consequent cost of purchase. We are satisfied that, allowing for the appellant's requirements for a sizeable tract of land to serve the horticultural use, the amended proposal will be located conveniently to the community it is to serve. The circumstances of the above Druze application are similar to the proposed development in that the community functions of the subject land are to operate in concert with the proposed horse keeping and low scale horticultural use of the land. The Rural Living Zone Bolivar Policy Area 19 is a suitable location for the form of development proposed.

Site Layout and Appearance of the Development

Design and Appearance Development Plan provisions seek:

Objectives

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

Principles of Development Control

- 1 <u>The design of a building may be of a contemporary nature and exhibit</u> <u>an innovative style provided the overall form is sympathetic to the scale</u> <u>of development in the locality and with the context of its setting with</u> <u>regard to shape, size, materials and colour</u>.
- 3 <u>Buildings should be designed to reduce their visual bulk and provide</u> visual interest through design elements such as: (a) articulation (b) colour and detailing (c) small vertical and horizontal components (d) design and placing of windows (e) variations to facades.
- 11 <u>Buildings, landscaping, paving and signage should have a co-ordinated</u> <u>appearance that maintains and enhances the visual attractiveness of</u> <u>the locality.</u>
- 17 <u>The setback of buildings from public roads should:</u>

 (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 (b) contribute positively to the streetscape character of the locality
 (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

The above provisions seek to ensure that new buildings are compatible in scale and design to existing development within the locality. The above provisions also seek to ensure that new buildings include design elements that improve building façades when viewed from the locality.

Each of the proposed buildings will be located a minimum of 157 metres from the Port Wakefield Road boundary. Each of the proposed buildings will be screened from the street by landscaping and the proposed community gardens

Some elements of the proposed buildings will be visible from adjoining dwellings to the north and the west. The visual impact of the proposed buildings will not unreasonably impact any adjacent dwelling as:

- The proposed buildings include design elements such as eaves and hipped roofs;
- The proposed buildings are to be of a residential scale and not exceed one storey in height;
- Each element of the proposed development is to be housed within a separate building rather than a single large building;
- Each building is proposed to be setback a minimum of 9.5 metres from any boundary;
- The land to the south is vacant and unlikely to be developed for residential purposes given the presence of significant electrical infrastructure; and
- Significant landscaping is proposed adjacent the northern, western and southern boundaries, that will soften views of any new building.

The proposed buildings and associated earthworks (in terms of their visual impacts) are generally in conformity with the relevant provisions of the Plan and will not, in any event, detrimentally affect the amenity of the locality in any meaningful way.

Interface Between Land Uses

The following Development Plan provisions seek to ensure that any proposed development does not unreasonably impact other development within the locality:

Interface Between Land Uses

Objectives

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

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) hours of operation
 - (g) traffic impacts.

- 2 <u>Development should be sited and designed to minimise negative impacts on</u> <u>existing and potential future land uses desired in the locality</u>.
- 5 <u>Sensitive uses likely to conflict with the continuation of lawfully existing</u> <u>developments and land uses desired for the zone should be designed to</u> <u>minimise negative impacts</u>.
- 6 <u>Non-residential development on land abutting a residential zone should be</u> <u>designed to minimise noise impacts to achieve adequate levels of</u> <u>compatibility between existing and proposed uses</u>.

In order to ensure that the proposed development does not result in any adverse impact on adjacent residential development the applicant has included the following design elements:

- Significant setbacks from all side and rear boundaries;
- Surfacing of all car parks and driveways to minimise dust pollution;
- Landscaping around the perimeter of the site; and
- No after hours activity will occur on the land.

The proposed development will not jeopardise the continuing use of any adjacent residential property. The low scale horticultural and community nature of the proposed development is compatible with development within the locality and will not adversely impact any adjacent development.

Car Parking and Access

The applicant proposes to provide a total of 113 off street car parking spaces. The proposed development will function as a community facility/place of worship. The following Transportation and Access Principles of Development Control specify the minimum car parking rates within the City of Salisbury:

32 <u>Development should provide off-street vehicle parking and specifically</u> <u>marked disabled car parking places to meet anticipated demand in</u> <u>accordance with Table Sal/2 - Off Street Vehicle Parking Requirements</u> 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 <u>Development should be consistent with Australian Standard AS 2890</u> <u>Parking facilities.</u>
- 34 <u>Vehicle parking areas should be sited and designed in a manner that</u> <u>will:</u>

(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

(i) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.

Table Sal/2 - Off Street Vehicle Parking Requirements

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

Based on the above table the proposed development can cater for up to 339 persons (place of worship). The applicant only proposes that a total of 250 persons will attend the subject land at any one time (less than 10 times per year). Generally the number of persons attending the subject land will be much less.

The car park layout will allow for vehicles to enter and exit the site in a forward direction and has been engineered to ensure all Stormwater associated with the development can be drained to the street. The proposed onsite car parking and access arrangement complies with all relevant Principles of Development Control.

6. Conclusion

The applicant proposes to develop a community facility/place of worship on a vacant parcel of land as well as a community garden and horse keeping. The land is located

in the Rural Living Zone, Bolivar Policy Area 19 which emphasises the importance of residential development in conjunction with small scale horse keeping and agricultural uses.

An important feature of the proposal is the mixed nature of the development comprising both its use as a community facility/place of worship and a horticultural use. Relevant Development Plan provisions anticipate the construction of community type uses and places of worship within residential zones. Given the connection between the proposed use and the horticultural/farming character of the locality the Rural Living Zone is suitable for the proposed use.

The applicant has sought to minimise any visual or noise impact on adjoining residential development. By locating all buildings a minimum of 9 metres from any side or rear boundaries, planting landscaping, surfacing access points and limiting after hours uses of the land there will be no adverse impact on adjacent dwellings.

Any buildings will not be visible from the street and the proposed landscaping and community gardens will improve the appearance of the subject land from the locality. Overall the proposed development will result in an improved streetscape when compared to the existing state of the subject land.

The proposed development satisfies relevant provisions of the Salisbury Council Development Plan and warrants Development Plan Consent.

Should you have any queries or require any further information or clarification with any components of this application, please do not hesitate to contact by calling me on 0478 509 777 or by email <u>bill@townplanningadvisors.com.au</u>

Yours faithfully

Bill Stefanopoulos, MPIA BA Planning, Grad Dip Environmental Planning

TOWN PLANNING ADVISORS

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Tree Report 3045

12th August 2016

D/A 361/1144/2016/3B

Prepared for Terri Efthimiou

M: 0411 172 755 E: <u>terrye@me.com</u>

Re: The proposed community facility at property at701-709 Port Wakefield Road GLOBE DERBY PARK

Dear Terry,

I was asked to inspect and assess the trees from ground level in relation to the proposed building envelope and development at 701-709 Port Wakefield Road GLOBE DERBY PARK; and identify if there will be any impact upon a regulated and or significant tree (See images 1 to 3) and the proposed development plan (See Appendix 1).

Brief

This report will assess the general condition, structure, health and vitality of the designated trees on the property and neighbouring trees.

Summary of tree locations:-

- Neighbouring property All are Non -Regulated;
- Proposed building envelope
 - o (None set off the boundary to the neighbours; all non regulated trees)
 - o All can be pruned as some have failed; alleviating any issue with the proposed dwelling.
 - o Pruning to AS4373-2007.
- Edge of the proposed building envelope; the pruning and removal of unwanted pest plants, trees; that are dying, dead trees on the boundary fences to the property.
- False Date Palms can be relocated and or retained with development of a road abutting the Palms.
 - o Retention and prune these trees to maintain the aesthetics and amenity
- Sugar Gum on the southern Boundary near the two False Date Palms.

1) The trees will be assessed against the current provisions of the Development Act 1993 relating to "Regulated and Significant "trees. Those trees that are not protected, dead and or dying will be removed near and or within the proposed building envelope and or fences to allow for reasonable development.

2) Trees to be retained have a higher useful life expectancy and must be protected during development; I have identified those trees (See image 1) and will recommend appropriate Tree Protection Zones (TPZ)¹⁰

3) The management of the site before, during and after the proposed development to minimise any adverse effects upon the remaining trees; enhancing the completed project;

4) Provide any further information deemed appropriate regarding the proposed development.

Executive Summary

I am of the opinion the proposed development can proceed as the impacts upon those trees that can be maintained will not be impacted upon by the proposed development (See site plan with tagged reference points).

1) **Tree 1** the rear of the property is set back 13 metres off the western boundary (See Appendix 1) well away from the neighbouring property; all are non-regulated trees. Therefore any pruning can be completed to AS 4373-2007 "Pruning of Amenity Trees" by a qualified arborist (**See Image 1**).

2) **Tree 2** the northern side of the property will have a designated egress from the site set back approximately 3 metres off the northern boundary (See Appendix 1) well away from the neighbouring property; all are non-regulated trees. Therefore any pruning can be completed to AS 4373-2007 "Pruning of Amenity Trees" by a gualified arborist. (See Image 1).

3 and 4) **Trees 3 and 4** the False Date palms approximately 2.3 metres in circumference at 1 metre; and may be in the way of the proposed driveway and therefore can be relocated within the site as the main feature to the entrance of the complex. (See Image 1).

- Transplanting Palms can effectively be done without detrimental damage to the fibrous root system.
- Root ball at least 2 cubic metres
- Use of a soil conditioner, Humates and sucrose to aid in transplanting the palms avoiding shock. We have successfully transplanted over 100 Palms in Adelaide (Seppeltsfield Winery (45), Grange Jetty Project (32) and Apex Park Christies Beach (6) and numerous other sites) all successful.

5) **Tree 5** the Sugar Gum (Eucalyptus cladocalyx) is a regulated tree measuring 2920mm at 1 metre. The tree has major decay and is structurally defective at the base with the main central trunk dying out and epicormic regrowth dominates the main structure of the tree. Numerous recent major secondary trunk and ordered branch failures (150-300 mm in diametre) exist within the canopy. (See Image 1).

The southern canopy has been either lost as sudden limb failure, SA Power pruning clearances in alignment with the ETSA Act and or the neighbour removing the lower canopy for fruit production. This has had a significant effect on the Sugar gum.

Die back caused from past practices of lopping (ETSA) back in the 1980's has caused the tree to be in its current state with epicormic growth now the main structure of the tree with continual limb failure disfiguring the middle and upper canopy. Major dead wood within the tree approximately 100-300mm diametre.

I am of the opinion removal of the Sugar gum is the safest option for this tree and to replant with other trees within the proposed landscape. This will allow provide future landscaping for the immediate neighbours and community adding character and amenity to the streetscape.

The removal of the Sugar gum at 701-709 Port Wakefield Road, GLOBE DERBY PARK is supported by City of Salisbury Council Development plan **Consolidated – 7th July 2016** Principals of Development Control

Table 1

Tree Number	1	2	3	4	5
Common Name	Assorted gums	Assorted gums	False Date Palm	False Date Palm	Sugar gum
Tree Species	Eucalyptus Spp	Eucalyptus Spp	Phoenix canariensis	Phoenix canariensis	Eucalyptus cladocalyx
Circumference at 1 metre in (Millimetres)	<1000 mm	<1000 mm	2200 mm	2300 mm	2920mm
Tree Category	Non Regulated	Non Regulated	Regulated	Regulated	Regulated
Diameter at Breast Height	.200mm	.200mm	.700mm	700mm	
Height	6 metres	6 metres	8 metres	8 metres	12 metres
Width	4 metres	3 metres	8 metres	8 metres	8 metres
Form/structure	Poor	Poor	Excellent	Excellent	Poor
Vigour/Health	Good	Good	Excellent	Excellent	Average
Recommendation	Prune	Prune	Prune	Prune	Remove

PRINCIPLES OF DEVELOPMENT CONTROL

City of Salisbury Council Development plan Consolidated - 7th July 2016

Tree 5 the Sugar Gum (Eucalyptus cladocalyx) is a regulated tree measuring 2920mm at 1 metre

Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

(a) Significantly contributes to the character or visual amenity of the locality	ty No
(b) Indigenous to the locality	No,
(c) a rare or endangered species	No,
(d) an important habitat for native fauna	Yes, Defective tree at the base

Development should have minimum adverse effects on regulated trees.

The proposed development has brought to our attention the structural defectiveness of Tree 5 a Sugar gum (Eucalyptus cladocalyx) caused by pollarding and lopping; to sudden limb failure and continual pruning from SA Power network (ETSA) and the neighbour pruning the Gum away from the semi mature crop of production trees; resulting in the poor management of the tree in the past.

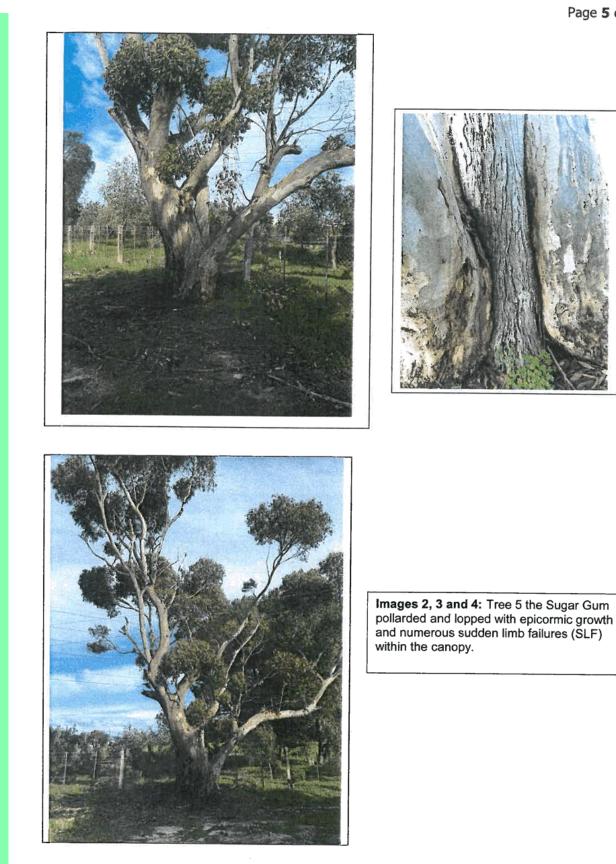
A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:

(a) in the case of tree removal:	Yes	Tree 5 Sugar Gum
(i) the tree is diseased and its life expectancy is short	Yes	Tree 5 Sugar Gum
(ii) the tree represents an unacceptable risk to public or private safety	Yes	Owner, neighbours and utility services
(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area	No	
(iv) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value	No	
(v) all other reasonable remedial treatments and measures have been determined to be ineffective	Yes	Tree 5; Pruning not an option; a defective tree
(vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	Yes	Tree 5; Damage to the base of the tree from pollarding and lopping; a poor specimen.
Recommendation		Removal

Site plan



Image 1: 701-709 Port Wakefield Road GLOBE DERBY PARK. Trees 1-5.



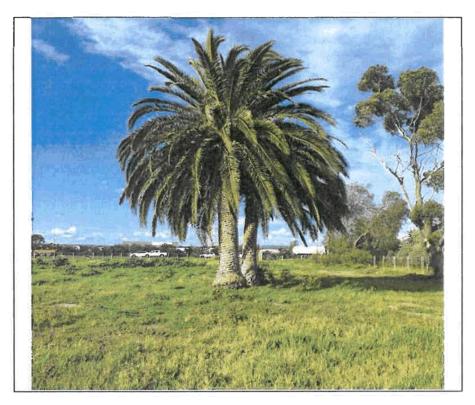


Image 5: Trees 3 and 4 The 2 False Date Palms (Phoenix canariensis) are approximately 11.68 metres in from the boundary to the centre of the closest Palm tree. **Please Note:** the proposed road is 9 metres in from the boundary



Image 6 and 7: The western boundary non-regulated trees that have failed over the fence that can be pruned to AS4373-2007. The northern fence requires minor pruning.

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Proposed development near trees

Root zones including excavations and activities that may damage roots.

- It is important to maintain the 'natural soil' level and avoid soil or material build within the TPZ. The
 roots of a tree require oxygen and minerals which they obtain from spaces within the soil. Soil build-up
 also affects the soils permeability and availability of water. Unless porous materials can be used to
 allow oxygen and water to filter through to the natural levels of the soil.
- Soil contamination due to spillage and run-off from building activities (cement washings) waste disposal (liquid waste) and waste storage, must be avoided within the TPZ.
- Any areas within the TPZ that require sealing for access driveways and or pathways must use low impact methods (above grade) incorporating open-sealed porous pavers (gravel, pavers or similar) to allow some air and water infiltration into the soil profile. This may be applicable for trees 3 and 4 the False Date Palms which are near the proposed driveway.

We can preserve the tree as identified within AS4970–2009 "Protection of Trees on Development sites" that incorporates the permeable surfaces can occur without adversely affecting the health or condition of the Palm trees as per the recommendations in this report and can be used as conditions as part of the approval process in accordance with the City of Salisbury Council Development plan **Consolidated – 7th July 2016** relating to a regulated tree.



Image 8: The use of Eco Cell above the natural soil with 20mm gravel to allow yearly access; this is a viable option for the palms to allow reasonable access under the False Date Palms without causing structural root damage.

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Tree Pruning

Damage to all the trees is inevitable either naturally occurring genetically, environmental, insect, pathogen and or human and or a combination of several factors affecting the form, habit, structure, longevity and or environmental factors, drought, water and or mechanical means can greatly shorten the safe useful life expectancy S.U.L.E. of a tree.

There is no product known that can prevent the trunk wound from decaying, so in time the branch and or trunk will lose its structural integrity; our main concern is the trees ability to sustain itself amongst built form and human habitation with all our impacts upon and affecting tree growth. Trees may never fully close (occlusions) over their injuries or wounds as water acts upon the timber (Catalyst) changing the structure as the changes from a dynamic to static force as wood rot and or decay persist within the structure of the tree.

Pruning cannot correct all the imbalance of the tree growing as a solitary specimen and or within a group of trees affected by each trees habit, form, allelopathy and or phototropism and pruning natural/human intervention; which is now entirely determined by the response from each tree through Compartmentalisation of Decay in Trees (C.O.D.I.T.) of their wounds. The preferred location to make a pruning cut is just beyond the branch collar at the branch's point of attachment. The tree is biologically equipped to close such a wound, provided the tree is healthy enough and the wound is not too large.

There are recommended techniques AS4373-2007 "Pruning of Amenity Trees. If practical, branches should be removed back to their point of origin. If a branch must be shortened, it should be cut back to a lateral that is large enough to assume the terminal role. A rule of thumb is to cut back to a lateral that is at least one-third the diameter of the limb being removed.

This method of branch reduction helps to preserve the natural form of the tree. However, if large cuts are involved, the tree may not be able to close over and compartmentalize the wounds. Sometimes the best solution is to remove the tree and replace it with a species that is more appropriate for the site.

Therefore this is my reason for removing those trees that are structurally unsound and or through past pruning practices. We have determined that a tree(s) having major structural faults cannot be resolved; the trees with poor structure and habit with so many multiple sudden limb failures, epicormic growth with wounds are points of entry for decay that pose a high to extreme risk that cannot be fully resolved; the long term issues of structural instability concerning (**Tree 5** The Sugar Gum) and its removal is supported by the City of Salisbury Council Development plan **Consolidated** -7^{th} July 2016 relating to a regulated tree.

Discussion and conclusions

I am of the opinion the development of the property can proceed on several basic facts that can be adopted as part of the conditions for development.

However; I am of the opinion the proposed driveway can be developed through the tree protection zone (TPZ) of the Palms using suitable engineering techniques using Geo-fabrics and "Eco cell"® to form a driveway through the designated driveway. Minimising any further impacts upon the remaining root plate of the various tree which can be fenced off prior to development allowing for allow for "Tree Effects".

Similar situations have sought suitable engineering strategies to be implemented to allow for minimal disturbance of the soil using noninvasive building techniques. The maturity of vegetation may be shown in the landscape plan by a qualified engineer. I am of the opinion recent presentations, books and papers at conferences in Adelaide and Australia from 2008 showing the use of such structures and evidence from the University of Adelaide (See Appendix 1) without adversely affecting the health and vigour of the tree.

Principals of Development Control

Development involving ground work activities such as excavation, filling, sealing of surfaces (weather such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.

I am of the opinion develop can occur to the property with the minimum of fuss that would allow compliance with a Tree Protection Zone (TPZ) enforced for those trees within the site; the installation of protective fencing to avoid tree damaging activities. The tree protection zone can be mulched to avoid drying out of the soil while protecting the root plate of the tree during development.

If a (TPZ) fence is erected it should consist of a 2.0 metre high, solid, chain-mesh, steel or similar fabrication with posts at three metre intervals. The fence should incorporate on all sides, a clearly legible sign displaying the words "Tree Protection Zone".

It is therefore reasonable to expect that applications for complying development will be assessed favourably against the provisions of the relevant Development Plan. This will provide adequate protection of the tree during construction of the dwelling without impacting upon the tree and is adhered to; therefore development with conditions would concur with therefore development with conditions would concur with the City of Salisbury Council Development plan **Consolidated – 7th July 2016** relating to a regulated and or significant tree.

Proposed landscaping

The owner's expressed aim is to enhance the property in maintaining and nurturing appropriate trees which will add to the value and amenity of the site. One aim of tree assessment is to identify appropriate trees for retention in order that the best options for prolonging the life of each tree with inter-planting around those trees to be monitored and assessed in the future.

A final combined aim of tree assessment and landscape planning is to provide an attractive environment in which vegetation will add to the local amenity and environment without threatening or compromising safety of persons or property.

The owner has considered the streetscape and amenity of the area and sought the advice of a horticulturalist with regard to the site. A focus of the proposed landscaping is to retain and enhance those plants that can be retained within the allotment and sustainability; with consideration of water wise species suited to the local climate and projected climatic change.

I believe any tree retained should have a further assessment during and after the completion of the development and then at least an inspection every two years to ascertain tree health and appropriate action if required to remediate those issues.

All tree work if completed must be done by a suitably qualified arborist. Please contact me if you require more information on 0430 432 007.

Yours sincerely,

David M. G. Mably (Electronic signature 27th August 2016)

David M. G. Mably

ISA Certified Arborist AU- 0285A Ad Dip Hort (Arb) Aust. Ass Dip. App Sci. (Park Management) Aust. Cert Tree Surgery U.K.

Page **10** of **12**

BIBLIOGRAPHY:

Martin Ely	School of Architecture, Landscape Architecture and Urban Design Green Infrastructure		
Brian Shackel,		University of New South Wales, Australia	
Simon Beecham, Da	vid Pezzaniti, Baden Myers,	University of South Australia, Australia	
	Design of Permeabl	e pavements for Australian conditions Adelaide 2008	
Lonsdale, D (2001)	(001) "Principles of Tree Hazard Assessment and Management" The Stationary Office, London.		
Mattheck, C Breloer, H (2003)	"The Body Language of Trees" the Stationary Office, London.		
Matheny, N Clark, J (2003)	"Evaluation of Hazardous t 2 nd Edition HortScience, Inc,		

Endnotes

1. Part 2 Amendment of Development Act 1993 4 Amendment of Section 4. Sub regulations (1) and (2) The Act controls "tree damaging activities' in relation to a regulated tree and or 'significant tree' by defining it to be 'Development'. Trunk circumference of 2.0 metres or more; are measured 1.0 metre above natural ground level within the metropolitan Adelaide and townships in the Adelaide Hills qualify as 'Regulated trees'.

Trees with a trunk circumference of 3.0 metres or more, measured 1.0 metre above natural ground level within the metropolitan Adelaide and townships in the Adelaide Hills qualify as 'significant trees'. Trees with multiple trunks and have an average stem size of 625mm >.

Part 2 Variations of Development Regulations 2008 4 Sub regulations (1) and (2) do not apply Regulated and Significant trees (8) 'Tree damaging activities' in section 4(1) of the Act, pruning-

(a) That does not remove more than 30% of the crown of the tree; and

(b) that is required to remove-

(i) dead or diseased wood;

(ii) branches that pose a material risk to a building; or

(ii) branches to a tree that is located in an area frequently used by people and the branches pose a material risk to such people, is excluded from the ambit of that definition. Breaches of the act can incur a fine up to \$60,000.00.

2. The Australian Standard: AS4373 - 2007 'Pruning of Amenity Trees' provides a minimum pruning standard based on the widely accepted theories of compartmentalisation of decay/dysfunction in trees (CODIT) that must be applied for all tree's. Pruning should only be carried out by trained and experienced Arboricultural technicians under the supervision of an AQF level 4 or higher qualified Arborist.

3. The minimum Arboricultural qualification required to enable effective decision making with regard to tree health, stability and safety issues is AQF (Australian Qualification Framework) Level 3. As with all professions, a level of experience proportionate with the task being undertaken is essential, regardless of qualifications.

4. Planting of trees should be avoided near the foundations of the house or neighbouring house on reactive sites as they can cause damage due to the drying out of the clay at substantial distances. To reduce, but not eliminate the possibility of damage, tree planting should be restricted to a distance from the house of:

- 1.5 x mature height for class E (extremely reactive) sites.
- 2. 1 x mature heights for class H (highly reactive) sites.
- 0.75 x mature height for class M (moderately reactive) sites.

AS2870-1996 Residential slabs and footings - Construction p53

5. Root protection zone (RPZ) A specified area below ground and at a given distance from the trunk set aside for the protection of tree roots to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. **NOTE:** Establishment of these areas may include root investigation and mapping, root pruning and installation of root barriers or other protection measures at the edge of the RPZ to prevent conflict between roots and works.

Page 11 of 12

6. Structural root zone (SRZ) The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright, so the entire profile (depth) of the root zone is included in the structural root zone. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

7. Tree protection zone (TPZ) The combined area of the root protection zone (RPZ) and crown protection zone (CPZ) as an area set aside for the protection of a tree.

8. Vigour is the ability of a tree to sustain its life processes, as used in the Standard for calculating the minimum RPZ. NOTE: The term 'vigour' in this document is synonymous with commonly used terms such as 'health' and 'vitality'.

9. The Landscape below Ground 11 proceedings of an international Workshop on tree Root Development in Urban Soils. Dr Dan Neely Dr Gary W. Watson

10. It is commonly thought that a healthy tree tolerates the removal of up to one third of its root as noted by Harris 1992 and Helliwell 1985 as cited in Matheny and Clark 1998 Trees and Development A Technical Guide to Preservation of Trees During land Development (International Society of Arboriculture, Indiana) p72. It is also stated that healthy trees are more tolerant to root disturbance while trees with low vigour are less tolerant.

11. Trees and Development a Technical Guide to preservation of Trees During Land Development Nelda Matheny and James R Clark Pages 84 and 85.

Disclaimer

This report only covers identifiable defects and issues present at the time of inspection. The author accepts no responsibility or can be held liable for any structural defects or unforeseen event/weather conditions that may occur after the time of the inspection and assessment, unless clearly specified within timescales detailed within the report.

The author cannot guarantee trees contained within the report will be structurally sound under all circumstances and cannot guarantee that the recommendations made will categorically result in the tree being made safe.

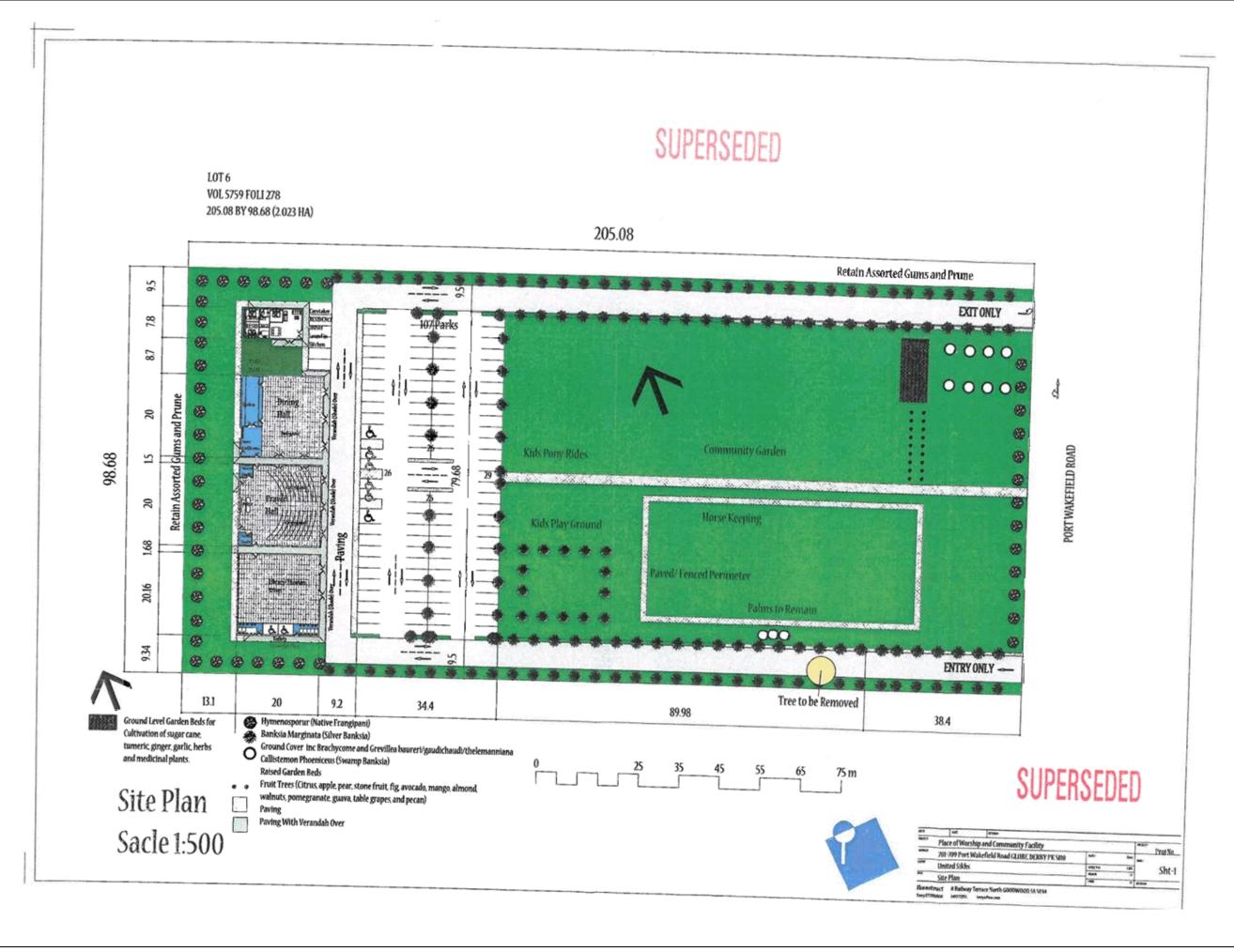
Unless specifically mentioned, this report will only be concerned with issues above ground, and are undertaken visually. It is suggested that trees are living entities and as such are subject to forces and influences out of the control of the author. The recommendations are made on the basis of what can be reasonably identified at the time of the inspection; therefore the author accepts no liability for any recommendations made.

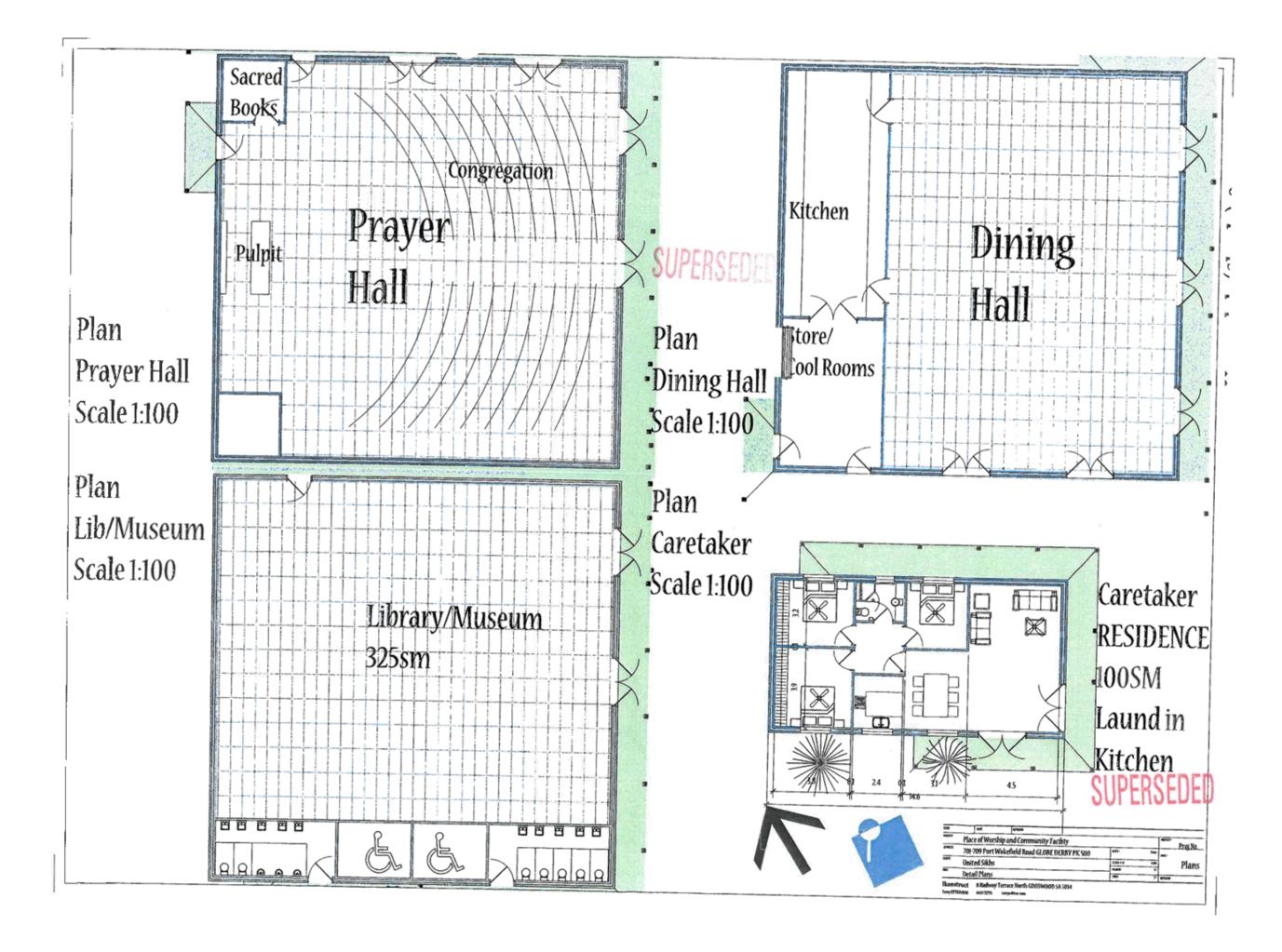
Care has been taken to provide information that is based on sound arboriculture practices and standards. The author accepts no liability for actions undertaken by third parties in undertaking any of the arboriculture work as recommended. All data has been verified and based on sound arboriculture standards, however the author cannot guarantee nor is responsible for the accuracy of information supplied by third parties.

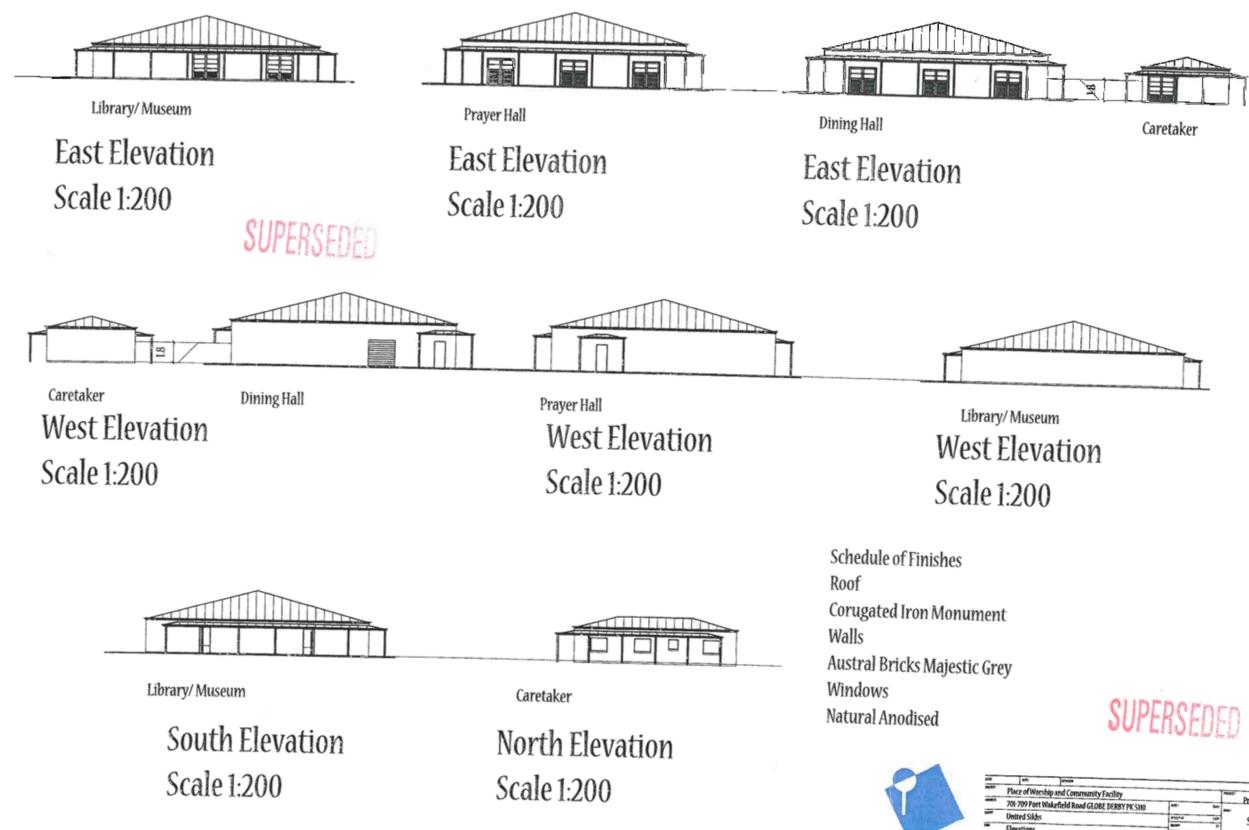
Note: This report is valid for three months from the report date.

Appendix 1: See attached pdf Appendix 2: Tree Protection Zone









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akefield Road GLOBE DERBY PK 5110			
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Attachment 3

Notice of Category 3 Application, List of Representors and Representations

DEVELOPMENT ACT 1993 CITY OF SALISBURY

NOTICE OF APPLICATION FOR CATEGORY 3 DEVELOPMENT

Pursuant to Section 38(5) of the Development Act, 1993

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

DEVELOPMENT NO:	361/1144/2016/3B
APPLICANT:	Town Planning Advisors PO Box 9061 HENLEY BEACH SA 5022
NATURE OF THE DEVELOPMENT:	MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
LOCATED AT:	701-709 Port Wakefield Road , Globe Derby Park SA 5110
CERTIFICATE OF TITLE:	CT-5759/278
ZONE:	Rural Living

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 4th October 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: George Pantelos, Principal Planner

Date: 16 September 2016

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



City of Salisbury ABN 82 615 416 895

12 James Street PO Box 8 Salisbury SA 5108 Australia
 Telephone
 08
 8406
 8222

 Facsimile
 08
 8281
 5466

 city@salisbury.sa.gov.au

TTY 08 8406 8596 (for hearing impaired)

www.salisbury.sa.gov.au

5 October 2016

Bill Stefanopoulos Town Planning Advisors PO Box 9061 HENLEY BEACH SA 5022

Sholie. gr.

Dear Bill

APPLICANT: APPLICATION NO: SUBJECT SITE: PROPOSED DEVELOPMENT:

Town Planning Advisors 361/1144/2016/3B 701-709 Port Wakefield Road , Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE

Further to your application for consent, Council is required to notify an applicant of any representations in respect of the application.

You are advised that (31) representations have been made to Council. Copies of the representations are attached to this letter. Should you wish to respond to these representations, your reply is required to be lodged with Council, in writing **within ten (10) business days** from the date of this letter. Please refer to the above application number in all correspondence.

All representations received, together with your reply, will be taken into account by Council when considering the proposal.

Name and Address of Representors

R Gaskin J C Lee C Alexopoulos and D Alexopoulos A Kolovinos and M Kolovinos M A Harding and L B Harding R Frezza and R Frezza	8 Norton St, NORTHFIELD SA 5085 21 Alabar Cres, GLOBE DERBY PARK SA 5110 729 Port Wakefield Rd, GLOBE DERBY PARK SA 5110 739 Port Wakefield Rd, GLOBE DERBY PARK SA 5110 15 Trotters Dr, GLOBE DERBY PARK SA 5110 719 - 727 Port Wakefield Rd, GLOBE DERBY PARK SA 5110
P G Pavlovich and L Pavlovich	24 Grayling Ct, GLOBE DERBY PARK SA 5110
L P Randall and P B Randall	23 Trotters Dr, GLOBE DERBY PARK SA 5110
S L Trevean	23 Trotters Dr, GLOBE DERBY PARK SA 5110
R Trevean	23 Trotters Dr, GLOBE DERBY PARK SA 5110
C L Baker	23 Trotters Dr, GLOBE DERBY PARK SA 5110
H G Searle	2 Alabar Cres, GLOBE DERBY PARK SA 5110
S Lowe	109 Daniel Ave, GLOBE DERBY PARK SA 5110
V P King	711 Port Wakefield Rd, GLOBE DERBY PARK SA 5110

B Norman H M Stevens and D Barrett R H Norman M L Norman M P Crosby and L H Holberton C E Newman and S M Newman D J Nolan and A K Nolan V L Newman and D K Newman T D Tsetsang and C H Tran P M Spirou and S P Spirou R White P Marshall A J Zoontjens and M P Walden M G Billinger M C Agius and M Agius J G Dougherty and W L Dougherty	13 Trotters Dr, GLOBE DERBY PARK SA 5110 18 Grayling Ct, GLOBE DERBY PARK SA 5110 69 Daniel Ave, GLOBE DERBY PARK SA 5110 69 Daniel Ave, GLOBE DERBY PARK SA 5110 10 Alabar Cres, GLOBE DERBY PARK SA 5110 667 Whites Rd, GLOBE DERBY PARK SA 5110 9 Alabar Cres, GLOBE DERBY PARK SA 5110 15 Grayling Ct, GLOBE DERBY PARK SA 5110 5 Daisy Ct, PARAFIELD GARDENS SA 5107 734 Whites Rd, GLOBE DERBY PARK SA 5110 751-761 Port Wakefield Rd, GLOBE DERBY PARK SA 5110 80 Main North Rd, PROSPECT SA 5082 17 Grayling Ct, GLOBE DERBY PARK SA 5110 91 Daniel Ave, GLOBE DERBY PARK SA 5110 197 Ryans Rd, GLOBE DERBY PARK SA 5110 7 Grayling Ct, GLOBE DERBY PARK SA 5110
J G Dougherty and W L Dougherty	7 Grayling Ct, GLOBE DERBY PARK SA 5110
K A Gully	99 Daniel Ave, GLOBE DERBY PARK SA 5110

Should you require any assistance or further advice please do not hesitate to contact me.

Yours sincerely

George Pantelos Principal planner Phone: 08 8406 8277 Email: gpantelos@salisbury.sa.gov.au

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act City of Salisbury PO Box 8, SALISBURY SA 5108 To: Salisbury Email: representations@salisbury.sa.gov.au THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT. 361/1144/2016/3B **Development Number:** 701-709 Port Wakefield Road, Globe Derby Park SA 5110 Town Planning Advisors Applicant: MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING Location: HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES Proposed Development: INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE (this information must be provided to ensure that this is a valid representation) YOUR DETAILS: IAME(S): SOAIAL NOR DRESS: EMAIL: ONE NO: am: (please tick one of the following boxes as appropriate) The emper/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 elow to ensure that this is a valid representation.

361/1144/2016/3B Con 00 O 0 M concerns would be addressed by: (state changes/actions to the pro sal sought) Rula MANG mad Alan *** -----100 11 James Ha

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

indicate a person's desire to be heard. Please note that if you do not indicate be heard, it will be taken that you <u>do not</u> 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 o Tuesday 4th October 2016, to ensure that it is a valid representation and taken in account Representor's Declaration: I am aware that the representation will become a public document as prescribed in the Free of Information Act 1991, and will be made available to the applicant, agencies and other bo pursuant to the Development Act 1993, and may be uploaded to the Council's website as a attachment to the hearing agenda. Signature: Data 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 4th October 2015.



To:

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>



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: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
---	--

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

NAME(S):	John Lier				
ADDRESS:	21 ALABOR CRES.	GLobe Deaby	Pk.	5110	
	8281644A	- ÷ -			

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

The owner/occupier of the property located	at:AS ABode.

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.

This AREA IS A LORSE AREA AND PRECTANTAY WE have the pro	Lacen
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361/1144/2016/3B
MORT IN CREARING ALL THE THE WITH TRUCKS de laveering building
MATERIALS C SALD Shellen TETC)
FURTHER TRACTIC WOULD IN TIME CAUSE ACCIDENTS.

Notice of category 3 Application, List of Representors and Representations

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

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).

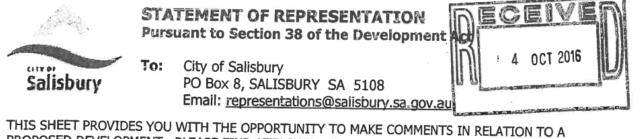
Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 2016, to ensure that it is a valid representation and taken into account.

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.

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.
- \square 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 4th October 2016**.



PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

Development Number: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
---	--

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

NAME(S): Demetred - Christos ALExopoulos	
ADDRESS: Lot 3 Pt wakefie to RD Globe Deeby	••••
PHONE NO:	

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

\mathbf{Z}	The owner/occupier	of the property	located at:	AS.	ABOVE	

Other (please state):

YOUR COMMENTS:

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

Support the proposed development.

Oppose the proposed development.

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

We oppose this pevelopment we because we believe There will be a LARGE Number of People and vehicks. present of this church also we concern about the amount of noise this will Bring pro

361/1144/2016/3	B
also concern of property volues Dropping Due to this pevelopment	
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	••
My concerns would be addressed by: (state changes/actions to the proposal sought)	
	•

	•••
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PTO

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 <u>do not</u> need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 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: A.A.lea.o. p.o. dr.

Date: 29 / 9 / 16

- 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 4th October 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.gcv.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: Applicant: Location: Proposed Development:	361/1144/2016/38 Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE

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

NAME(S): ALEXANDROS AND MARGARITA KOLOVINOS

	739	FLAT	2-1	DORT W	JAKEFIEL	D GLO	BE DER	By PAI
ADDRESS:							< A	5110
	In States	258 62	1-29	EMAIL:	NA		DA .	

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

J	The owner/occupier of the property located at:	ABOVE ADDREJS
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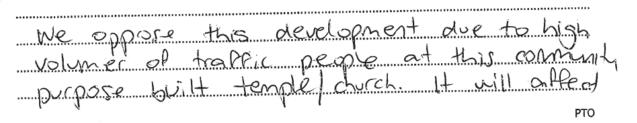
Other (please state):

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.



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

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••••••		•••••••		
	2			

PTO

361/1144/2016/3B

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:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 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: 29/9/2016

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Jetail 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 4th October 2016.

4

.1 Notice of category 3 Application, List of Representors and Representations
- 3 OCT 2013
STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act
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: Applicant: Location: Proposed Development: Applicant: Development: Applicant: Down Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): $Mary \cdot Les Harding$
ADDRESS: 15 Trotters Drise Globe Derby Perk
PHONE NO: EMAIL: EMAIL: EMAIL:
The owner/occupier of the property located at: 15 Trotters Drive Clube Drih Parts
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 train harness reacing harses from our property
Our main concern is the amount of car truffic which
would impart on not only Trotters Drive bot David
Avenue and Globe Derky Drive where horses are licetal
PTO

361/1144/2016/3B

and exercised from. They are jogged along these roads by their trainers to Globe Derby Part training tracks a Calecourse Our experience with people not femiliar with dangers associated to horses and handlers has inter field .t.h with non-industry celeded people driving on our rocals They refuse to slow down and be courteous and give way. Major accidents are more likely with the amount of new Fraffic this deschopment wild create. no mention of severage reguirements 7/52 I note My concerns would be addressed by: (state changes/actions to the proposal sought) All frattic and us would need to be vic oud only and cars kent and of 1ª Waketidd horse training Gree uch a divelopment dues not med rulal requirements PTO

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,	 2
a	OR .	
	Represented by the following person:	•••
	Contact details:	

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 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: May a Hardy

Date: 2 1/0 1/6

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 4th October 2016.

Notice of category 3 Application, List of Representors and Representations
STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act
Salisbury 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: Applicant: Location: Proposed Development: MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): Robert Rosa Frezza (Ianniello)
ADDRESS: 719-727 Portwakefield Rd Globe Derby Park
PHONE NO: 04188251981 EMAIL: DObjezza & bighord correct
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: 719-727 Patwakefuld for Globe Derby Park
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.

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

I/We:	
Do not w	ish to be heard in support of my representation.
Wish to t	be heard in support of my representation, and I will be:
	Appearing personally,
	OR
	Represented by the following person:
*1	Contact details:
(Please note	, matters raised in your written representation will be considered during the

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Representor's Declaration:

account.

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Signature: Rusa	rest.	Date:	3,10,	16

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- \Box 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 4th October 2016.

Rosa and Robert Frezza For Antonio Ianniello (Owner and father of above) 719-727 Port Wakefield Road

Globe Derby Park SA 5110

To George Pantelos,

In regard to the Development Application no; 361/1144/2016/3B located at 701-709 Port Wakefield Road, Globe Derby Park SA. 5110 we are opposed to the development for the following reasons;

- The land in this area is zoned as rural living indicating quiet living with limited uses. This
 proposal will prejudice the integrity of the existing zone for its intended purposes.
- The development will result in contributing to the detrimental impact upon the function, appearance and the character of the locality. We feel this could result in larger development at a later stage as indicated in an image on the applicants' web page.
- The development of this application suggested that a Prayer hall with allocation for over car parks will be included. The access road in front of this property that serviced the surrounded properties will undoubtable become a very busy thorough fare of traffic again compromising the idea of rural living endangering local usage.
- Properties along this stretch do not have access to sewage facilities except septic systems. How will this be addressed when indications according to the proposal suggest they will have more than 250 people present at their events?
- Events that are proposed 10 times a year will impact on the noise level and affect the many horses in this area as well as the community.

We strongly oppose the proposed plan and look forward to being heard in support of this application.

Roba Assa Fregs for Antonio Iamiello

- 3 OCT 20/3



To:

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

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: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE

YOUR DETAI (this information must be provided to ensure that this is a valid representation) 141 NAME(S lic ADDRESS PHONE NO: EMAI I am: (please tick one of the following boxes as appropriate)

The owner/occupier of the property located at: 24. \mathbf{N} Other (please state): ш

YOUR COMMENTS:

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

Ш Support the proposed development.

V 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.

to the proposed CCSS. development . This proposal has mix parking spaces. The 101 Cac Onty 7(0) CXIL <u>Hhis</u> development to travel south PTO

361/1144/2016/3B

Mawson Lall en toward the city or on <u>0</u> <u>رسا</u>. 21.(17.54 triand -44. sea Ving De + rains $\sim \circ \uparrow$ hovs ·v~cr 0150 7 Speco 41 se 07 ar \cdots this area $\underline{\alpha}$ SSING eauna expect ь concerns would be addressed by: (state changes/actions to the proposal sought)

My hia SAY ne this propose solin. 1 A .12 DIA F rele it SC ruce m 9 must. This is a very dange ornet

PTO

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OR
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01/10/16 Signature: Date:

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- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Tuesday 4th October 2016**.

30th October 2016

To the CEO

Salisbury Council

Po Box 8

Salisbury

Dear Sir

I have in front of me a notice of Application for Category 3 development number 361/1144/2016/3B.

We would like to lodge an objection on the grounds that no provision has been made to provide for the flow of traffic.

- 1. Entry is available from the Adelaide city direction via Daniel Avenue then turn into the side road to the development.
- Entry from Bolivar direction is only available by crossing Port Wakefield Road via a very dangerous crossing (extremely dangerous at any time without extra traffic)
- If unable to or to afraid to cross at this crossing then traffic must continue up to the lights at Globe Derby Drive then travel down to Trotters Drive and back towards Port Wakefield Road then left into side road.

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-2 OCT 2016

- 4. Exiting this area has only one way to go, out of the side road to merge with Port Wakefield Road (another scary option) this does not provide an exit for traffic to travel back in the direction of Adelaide, Salisbury, Mawson Lakes etc.
- 5. The only other way of exit is back down Trotters Drive or Whites Road to Globe Derby Drive and to the lights.

As you can see by this description of the traffic management through this area traffic will most certainly have to travel through the "Horse" area of Globe Derby Park leaving a serious accident waiting to happen.

We have no objections to this establishment on cultural or religious grounds it is only the lack of entry and exit for this volume of traffic. As stated on the website for this planned building they list parking for 500 cars even though Salisbury Council have a lodged application stating approximately 100 car parks.

Council supported our community when we objected to a Mosque being built on the same principal as this so we are looking to them to again support us on the same reasons (Increased traffic through the very busy horse area)

Remembering we are also about to have up to 2 years of heavy truck traffic suppling soil and supplies to the building of the new freeway travelling up and down Globe Derby Road 6 days a week from 7am to 7pm.

I Lois Randall am prepared to speak on this subject on behalf of the other people that are listed here as objecting to this proposal.

Lois Randall

Peter Randall

Sharon Trevean

Reg Trevean

Charissa Baker

All of whom residue at

23 Trotters Drive Globe Derby Park.

Yours Sincerely

Lois Randall

0162978476



STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
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YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): HOWARD SEARLE. ADDRESS: NO 2 ANABAR CRESCONT. GLOBE DERBY PARK

EMAIL:

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

The owner/occupier of the property located at: No 2 HABAR CRESCUNT.
 Other (please state):

YOUR COMMENTS:

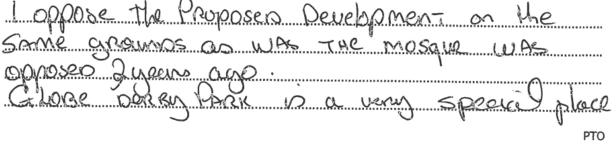
PHONE NO:

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.



361/1144/2016/3B THERE 15 no other place LIKE IT. n Adelande OF Ge pun over en a HOISSE THAN care and we u e to keep it th REMAIN HAS 5 pron meet DAU 200000 BRING, HUMBREDS MORE cars THAT U zhobe densu MOSCOUL HAS N A propertur 1 HAVE KOAVO UNHAT FANTATIC SOE TI IHE OF ITS OWN BUT e inspanner , anns with grow ur yne THEY WITCH OT NO MSC CONBOTROPIC TO WITIGH concerns would be addressed by: (state changes/actions to the proposal sought) assura post COM DIMENT Gue THING TOR $p \sim w$ ON eno 10 Descr

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Page 124 Development Assessment Panel Agenda - 27 June 2017

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I/We:

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

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

Appearing personally,
OR
Represented by the following person:
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beng Signature:

Date: 30 1916

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

NAME(0)				a	
ADDRESS:	109 Damel Ave,	Globe No.	by fle	.SA	5110
PHONE NO:			ownalale	the state	Schul

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

	ne owner/occupier of the property located at: 109 Daniel Ave, Globa Derk	J Ph
2	ther (please state): Land on whiter Rd 683A	

YOUR COMMENTS:

NAME(C)

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 development is on a access road of It wake Field Rd, there is no direct access to the property From pt wake Field Rd As you will be aware Globe Derby resident Main PTO

361/1144/2016/3B

entry point is the bookst fic light entrance, So one again with your pre sposed developments 5 extra troppic in the area, 1107 parks of extro cars For a small community otion 15 a Derky fark is a horse area. Mor there are sho train horses, ride for pleasure or STright Liders, White SLION' their being be fut into clanger . My anil has a long association with the homess racing industry (Sbury Council Seems determined to keep allowing proposals to go ahead that are not Suited area, and will cause troppic fraglens. I should add that if travelling North you san turn left into to accers Service Daniel Avenue Shich will stal Cause exa traffic on the Ser & road for Pleasure concerns would be addressed by: (state changes/actions to the proposal sought) don't think my - Roula CONCERNS CAM Inless you Made an access fount from Malesfiled Straight to the proposed development

PTO

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

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,		Appearing	personally,
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OR

Represented by the following person	
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Signature:	
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Date: /

1

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Development Numb Applicant: Location: Proposed Developm		361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
		nformation must be provided to ensure that this is a valid representation) e King Povt Wakefield Rood, Globe Derby Rav EMAIL:
The owner/occu	upier o	the following boxes as appropriate) of the property located at: 711 Pat Wakefield Rd, Globe Der Ryk
YOUR COMMENTS	i:	

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

Support the proposed development.

Oppose the proposed development.

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

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361/1144/2016/3B

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

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

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

	Appearing personally,
	OR
	Represented by the following person:

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Signature:	_
Signature,	

Date: 04/10/16

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- Detail of reasons for making the representation.
 - $\int \sqrt{1}$ Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Tuesday 4th October 2016.**

Heidi Crossley

To: Cc:	bazzanorman6@gmail.com Monday, 3 October 2016 1:17 PM Development matthew.norman@auspost.com.au development app pumber, 261/1144/2016/38- 701-709 Port Wakefield Rd
Subject:	development app number- 361/1144/2016/3B- 701-709 Port Wakefield Rd

Barry Norman 13 Trotters Drive globe Derby Park 5110 South Australia

To whom it may concern,

As a concerned resident and rate payer of Salisbury council I have some safety and road traffic management concerns with this proposed development.

When access to port Wakefield rd was closed via Daniel avenue, it has increased traffic flow on trotters drive to access the other Port Wakefield road exit via the traffic lights. It has now become a very busy road for local residents and local horse participants to share with other users.

I feel we have been very lucky there hasn't been a nasty traffic incident in this point of time

With this proposed development, traffic flow will increase therefore increasing the exposure to a life changing road incident. At the moment road users are exceeding speed limits and there has already been numerous near misses.

If this development is approved it will no doubt increase traffic flow and exposure to a life changing incident to local residents and horse participants. As we are zoned rural living local horse participants have a right to remind safe in using the local facilities.

1

I hope common safe prevails and this development is not approved.

Yours truly

Barry Norman

Sent from my iPad



To:

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au

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Proposed Development: MIXED HALL A INCLU	9 Port Wakefield Road, Globe Derby Park SA 5110 USE DEVELOPMENT COMPRISING PRAYER HALL, DINING ND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES DING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, UNITY GARDEN AND HORSE ENCLOSURE
--	---

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

NAME(S): Heather Stevens + David Borrett
ADDRESS: 18 Grayling Crt Globe Derby Park
PHONE NO:
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: AS c.bo.y.c.
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. Our main concern with this development is the value of traffic. it will create. Globe Decky Park is a horse training area with
horses using the roads at all hours of the marnings and
PTO

361/1144/2016/3B

If this complex is built it will create a significantly increased traffic flow through our streets with motorists who have little or no understanding of horses. This can be dangerous for trainers and fiders. Any visitors leaving who need to travel south can only exit. Globe Derby by going back to Danie ! Ave turning right and then left anta Trattas. Drive and then left anter Globe Derby Drive which takes them down. to the traffic lights at Pt Wafebeid Rd. This development is already being advertised on their website as the hub of religious and community activities all year round They also advertise weekly meetings on Sundays, Sundays we have horse trials at the Globe Derby race. track. So again, increased traffic Flow at this time would be un favourable Abo potential noise issues. There are a number of residential propertier close to the planned development. These include Ryans Rd, Grayling Cot and Alabar Cres. Any increased noise from events would impact on these residents. My concerns would be addressed by: (state changes/actions to the proposal sought)

Changes to Part Wakehield Rd so that people will be able to exit this complex without driving through the streets of Globe Derby Park Matorists should be able leave this complex whether going North or South without impacting on local residents. The Globe Derby streets should be used for local residents nat as a thoroughfaire

Marse restrictions imposed for Sunday mornings and all evenings.

PTO

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,
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Salisbury THIS SHEET PROVIDE PROPOSED DEVELOPM	Pursu To:	City of Salisbury PO Box 8, SALISBUR Email: <u>representatior</u> VITH THE OPPORTUNE	of the Development /	IN RE	CEIVED -4 OCT 2010
Development Numb Applicant: Location: Proposed Developm		MIXED USE DEVELOI HALL AND LIBRARY/ INCLUDING PLAYGRO	ors eld Road, Globe Derby PMENT COMPRISING PI MUSEUM WITH ASSOCI OUND, CARPARK, CARE N AND HORSE ENCLOS	rayei Iatei Etake	R HALL, DINING D FACILITIES
ADDRESS: 63 PHONE NO: 1 am: (please tick of The owner occ	Danu Danu ne of th upier of	velley Novman el Ave Globe EMAIL De following boxes as	Derby Park : Derby Park appropriate) at: 63 Daniel) Mg	
Support the pro Oppose the pro Whether you supp below to ensure to Man reason Via Daniel	he most posed o posed o port or hat this 	levelopment. oppose this propose is a valid represent Mic due to -1	ial you must provide ntation. here will be exes to developme	SIVe	e traffic
	*******				РТО

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Signature:

3110116 Date:

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CETY OF	To:
Salisbury	

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au

STATEMENT OF REPRESENTATION

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Applicant:	Town Planning Advisors
Location:	701-709 Port Wakefield Road, Globe Derby Park SA 5110
Proposed Development:	MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING
	HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE,
9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	COMMUNITY GARDEN AND HORSE ENCLOSURE
YOUR DETAILS: (this i	nformation must be provided to ensure that this is a valid representation)
NAME(S): MICHAEL	
NAME(S): MIGINEL	
ADDRESS: 69 1	ANIEL AVE GLOBE DERBY PILSITO
PHONE NO:	ILIA EMAIL: MENOCARE QUINT COMPANY
I am: (please tick one of t	the following boxes as appropriate)
The owner occupier o	of the property located at:
	· · · · · · · · · · · · · · · · · · ·
YOUR COMMENTS:	
I/We: (please tick the mos	st appropriate box below)
Support the proposed	development.
Oppose the proposed	development.
Б. 	
Whether you support of below to ensure that th	r oppose this proposal you must provide written reasons is is a valid representation.
My MANN ACT	INITY FROM THIS PROPERTY IS TRAINING
	MAIN (UNCLEN WOULD BE- THE ADDED
	WOULD HAVE TO COME DOWN DANICL AVE
ON A RÉGULAR	BASIS IF THEY HAVE TO GO TOWARDS ADGLAIDE

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My concerr	ns would b	e addres	sed by:	(state cha	nges/act	ions to l	the prop	osal soud	nht)	
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I/We:	vish to be heard in support of my representation.
1.1	be heard in support of my representation, and I will be:
925	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 <u>do not</u> need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 2016, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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

Signature:

Date: 3 / 10 / 16

- 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 4th October 2016.

5.1.1 Notice of cate	egory 3 Application, List of Representors and Representations	
lisbury	PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au	RECEIVED
	WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELO	TOA
lopment Number: cant: tion: osed Development:	361/1144/2016/38 Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 511 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACIL INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RE COMMUNITY GARDEN AND HORSE ENCLOSURE	, DINING LITIES
R DETAILS: (this i	information must be provided to ensure that this is a valid repr	esentation)
E(S): MAR	1 CROSBY LANCE HOU Labor Crescent Globe D	BERTON,
The second second second		a D.C. I are
NENO: 2008	BILL B EMAIL: Daug Lotas by Call	Sandan LOM
5	the following boxes as appropriate)	
•		
Other (please state):		
R COMMENTS:	э.	
) (please tick the mo	st appropriate box below)	
Support the proposed	d development.	
Oppose the proposed	l development.	
w to ensure that the T_{C^2}	n oppose this proposal you must provide written re his is a valid representation: L — ISS wes More traffic would be i Globe Derby Area wh ty a horse thining th	
	a and a constant of the second se	

361/1144/2016/3B recreation Ċ DIEC 0550 ON 5 UAT ri Q by: (state changes/action he-proposal-sought) $\mathcal{O}\iota$ 00 ani 0

PTO

I/We:

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

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

Appearing personally,
OR
Represented by the following person:
Contact details:

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Date: 3 1/01/6 Signature:

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 4th October 2016**.



STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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

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

NAME(S): CE + SM NEWMAN
ADDRESS: 667 WHITES ROAD GLOBE DERBY PARK
PHONE NO: EMAIL:
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: 667 WHITES ROAD G.D.P.K

Uther (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.

NOT HAL INCREASE TRAFFIC ALON PE 10 ROAD AND IS VENIVE WHEN GOING LIGHTS GLOBE DERDY DTO THAN TRAFFIC OTHER EXIT NO POOTPATHS TROTTER DUE G.P. AL DRIVE

RECEIVED

5.1.1 Notice of category 3 Application, List of Representors and Representations
BE ENDANGERED WALKING THESE ROPDS WITH
NO FOOTPATHS & EXTRA TRAFFIC PERSONS
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TRAFFIC REGULATIONS IN THIS AREA NON HORSE PERS
THIS IS A HORSE AREA WHIH MANY CHILDREN
RIDING HORSES AND BICYCLES WITH NO OPTION
BUT TO TRAVERSE THE ROADWAY AS THERE ARE NO
PATHS TO THE SDE OF THESE ROADS
F SIMILAR PROPOSAL WAS DECLINED RELIOUSLY
BECAUSE OF INCREASED TRAFFIC IN THIS AREA - AS ONL
NE SOUTH BOUND EXT THROUGH A HORSE AREA
THERE HAVE ALREADY BEEN ACCIDENTS AT THESE TRAFFIC LIGH
ASTERN KND OF GLOBE DERBY DVE WITH MINIMAL LOCAL TRAFF
ACLESS SOUTH TO P.W BD DUE TO FLOODING DANIELAUE WIN THES BD T JUNCTIC SO SOUTHERN END WHITTED BD COMPLICATE THE TRAFFIC SITURTION EVEN MORE concerns would be addressed by: (state changes/actions to the proposal sought) ITH A RECIPE FOR MORE DANGEROUS CONDITIONS ON THESE BOADWAYS IN
concerns would be addressed by: (state changes/actions to the proposal sought)
TE GLOBE DERBY AREA.
ŝ.

De neard, it will be taken that you do not wish to be heard by the Panel.

ī/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,

6

tem 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

Represented by the following person: $\mathcal{C} \, \mathcal{D} \, \mathbb{R}_{\mathcal{K}}$ Ass

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 2016, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

OR

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Signature: Date: 3 / 10 / 20/6

- 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 4th October 2016.



STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA45 PG 2016 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE				
YOUR DETAILS: (this is	nformation must be provided to ensure that this is a valid representation)				
NAME(S):	+ Angela Nolan				
ADDRESS:	labor Crescent, Globe Derk				
PHONE NO 00 . COL	STORES EMAIL: MARKEN AND AND AND AND AND AND AND AND AND AN				
I am: <i>(please tick one of t</i>	the following boxes as appropriate)				
The owner/occupier of	f the property located at:				
YOUR COMMENTS:					
I/We: (please tick the mos	t 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.					
TRAFFIC	Isous				
· On exitin	in the proposed development				

361/1144/2016/3B

/W. A 2.10M 6 0 0 My concerns would be addressed by: (state changes/actions to the proposal sought) Ĭ.

I/We:

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

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

9	Appearing personally,
	OR
	Represented by the following person: Contact details: Des Nolan - Other Contact details:
	*

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 2016, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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

Signature: ...

Date: 3/10/16

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 4th October 2016.

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act Yes Salisbury Te: City of Salisbury Po Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au This SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMPARED IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROVIDED DEVELOPMENT. Development Number: 361/1144/2016/38 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 Applicant: Town Planning Advisors Location: 701-709 Port Wakefield Road, Globe Derby Park SA 5144 NING HALL AND LIBRARY/MUSEUM WITH ASSOCTATE PACILITIES INCLUDING PLAYGROUND, CAPPARK, CARETAKER RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(5): VAUGHIN + DENISE NEWMAN ADDRESS: 15 GRAYLING CT. GLOBE DERBY PARK PHONE NO: EMAIL: I am: (please tick one of the following boxes as appropriate) 'YOUR COMMENTS: Wee (please state): 'YOUR COMMENTS: Wheter you support or oppose the proposal you must provide written reasons Below to ensure that this is a valid representation. SAFETY_CONCERNY: Resonally_ride_horse_post_including Nexteends	The Press					
Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.se.gov.au THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMPENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT. Development Number: 361/1144/2016/3B Applicant: TOWN Planning Advisors Proposed Development: MIXED USE DEVELOPMENT. ON Wakefield Road, Gene Derby Park SA 5100 (Cattor): Proposed Development: MIXED USE DEVELOPMENT COMPRISING PARTER HALL SINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S INSIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): NAME(S): VAUGHN + DENISE: 15 GRAYLING CT. GLOBE DERSY PHONE NO: EMAIL: EMAIL: I am: (please tick one of the following boxes as appropriate) The owner/occupier of the property located at: ASS VOUR COMMENTS: I/VAUR COMMENTS: I/VAUR COMMENTS: I/We: (please tick the most appropriate box below) Support the proposed development. Monte proposed the sproposal you must provide written reasons below to ensure that this is a valid representation. SAFETY ConceRNI: Representation. SAFETY ConceRNI: Representation. SAFETY ConceRNI:	Aller .					
PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT. Development Number: 361/1144/2016/38 Applicant: Town Planning Advisors Town Planning Advisors Proposed Development: MIXED USE DEVELOPMENT COMPRISING PRAYER HALL HALL AND LIBRARYMUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): VAUGHN + DENISE NEWMAN ADDRESS: 15 GRAYLING CT. GLOBE DERBY PARK PHONE NO: EMAIL: I am: (please tick one of the following boxes as appropriate) I' The owner/occupier of the property located at: AS ABONE. I' Other (please state): YOUR COMMENTS: I/We: (please tick the most appropriate box below) Support the proposed development. VMether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation. SAFETY_CONCERN: Respondly_ride_horse_Past_His proposed_development. SAFETY_CONCERN: Respondly_ride_horse_Past_His Proposed_development_Several_times_Past_Mast_Mast_Mast_Mast_Mast_Mast_Mast_M		То:	PO Box 8, SALISBURY SA 5108			
Applicant: Town Planning Advisors Proposed Development: Town Planning Advisors Proposed Development: MIXED USE DEVELOPMENT COMPRISTING PRAYER HALLSMING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): VAUGHN + DENISE NEWMAN ADDRESS: 1.5 GRAYLING CT GLOBE DERISE PHONE NO:	THIS SHEET PROVIDE PROPOSED DEVELOPM	S YOU 1ENT.	WITH THE OPPORTUNITY TO MAKE COMPLEXIS IN RELATION TO A PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.			
NAME(S): VAUGHN + DENISE NEWMAN ADDRESS: 15 GRAYLING CT. GLOBE DERBY PARK PHONE NO: EMAIL: I am: (please tick one of the following boxes as appropriate) The owner/occupier of the property located at: AS ABONE. Other (please state): VOUR 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. SAFETY CONCERN: Personally ride horse past this proposed development several times per week (including Weekends) - Very concerned in relation to the anomal of traffic that will use this road As: horse being treated	Applicant: Location:		Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5140 MIXED USE DEVELOPMENT COMPRISING PRAYER HAVE, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE,			
ADDRESS: 15 GRAYLING CT. GLOBE DERBY PARK PHONE NO: EMAIL: I am: (please tick one of the following boxes as appropriate) The owner/occupier of the property located at: AS ABONE Other (please state): YOUR COMMENTS: I/We: (please tick the most appropriate box below) Support the proposed development. Yopose the proposed development. Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation. SAFETY CONCERN: Rensenally ride horse past this proposed development several times per week (including Weekends) - Very concerned in relation to the arround of trafflic that will use this road. Bo: horse being treated				_		
PHONE NO: EMAIL:						
 The owner/occupier of the property located at:A.S. ABONE. Other (please state):	the second second	81				
 Other (please state):	I am: <i>(please tick o</i>	ne of t	the following boxes as appropriate)	£		
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. SAFETY CONCERN: Resonally ride horse past this proposed development several times per week (including Weekends) - Very concerned in relation to the amount of traffic that will use this road Re: horse being treated						
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. SAFETY concerns: Personally ride horse past this proposed development several times per week (including weekends) - Very concerned in relation to the amount of traffic that will use this road Re: horse being treated						
 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. SAFETY CONCERN: Ressonally ride horse past this proposed development several times per week (including Weekends) - Very concerned in relation to the amount of traffic that will use this road Re: horse being treated 			st appropriate box below)			
Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation. SAFETY CONCERN: Rensonally ride horse past this proposed development several times per week (including Weekends) - very concerned in relation to the amount of traffic that will use this road Re: horse being treated			18			
below to ensure that this is a valid representation. SAFETY CONCERN: Personally ride horse past this proposed development several times per week (including weekends) - very concerned in relation to the amount of traffic that will use this road Re: horse being treated	Oppose the proposed development.					
proposed development several times per week (including weekends) - very concerned in relation to the amount of traffic that will use this road Re: horse being treated	Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.					
Weekends) - very concerned in relation to the amount of traffic that will use this road Re: horse being treated	/ / / /	1				
of traffic that will use this road Re: horse being treated						
	of traffic	、		.1		
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361/1144/2016/3B + slow down, stop, or pass with care as a potentia hazard ensurin horse. m 2 500 Darking <u>. 40</u>(er Members 50 n ars Same 100 >) nalinala may Cano JO itions 04 loss 0 se le. My-concerns-would-be addressed by: (state changes, actions

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

7

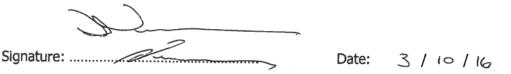
Represented by the following person: DES NOLAN Contact details: SIALABAR CRS, GLOBE DERBY PARK

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

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- 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 4th October 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: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
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YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): Chuony Hoong Tran & Tsepak Doller Tsetsony
ADDRESS: 713A Port Wakefield Rood, Globe Derby Park, SA 5110
PHONE NO: Phone and a standard and a
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: 713A Part Wakefield Road , Giobulandy Par
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.
Our opposition to the proposed development is based on the
fact that we use in a viscal residential area (zone) and this
proposal would have a regative impost on the current way
of life for our neigh bearhoad.

PTO

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

361/1144/2016/3B

The two main aveau of anewin are traffic and noise
levels in the area. The new development propercy is bound to
increase traffic in the most new as well as parting in the
Inmediate vicinity. Atthough Sikhs in general many pring quiretly. Some
temples are known to project their project cover land speakers during their
moromy & exercise prayers.
Noise brets as well as traffic (parking issues would increase
exponentially on special occassion or festivate. Although my knowledge
of Sith religion is not extensive, I believe they give special mont
to communal proyor so this could ever be a daily issue if
large numbers gother for proger their morning and eserving proger on a
denily barsis
3

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

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		•••••	••••••							***********

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I/We:

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

 \mathbf{M} Wish to be heard in support of my representation, and I will be:

Ø	Appearing personally, Chuchy Heary Tran, 5 Daisy Court, Rushield Garden OR
	Represented by the following person:
	Contact details:

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

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**** Signature: ...

Date: 4/10/2016

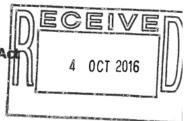
- Name and address of person (or persons).
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- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Tuesday 4th October 2016.



To:

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development A

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>



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Development Number: Applicant: Location: Proposed Development:	361/1144/2016/3B Town Planning Advisors 701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE
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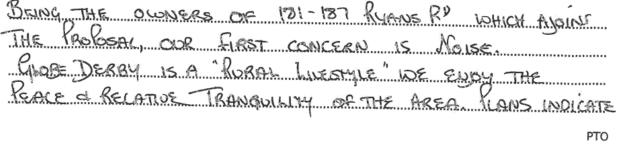
YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)

NAME(S): MRS + MRS P SPIROU
ADDRESS: 734, WHITES RD GLOBE DERBY PARK SA 5110
PHONE NO: EMAIL:
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: 181-187 RYANS R GLOBE DECEMPR
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.



361/1144/2016/3B . 🤗 JOITEDSIKHS Å Ω.. 75130 1ATTAS 8 POTH N A39 MUN M.NIA h2G1 ADON 0 \$ H RB AND SAH SE ISTEMS NOT AWY S proposal sought) WORE ! addressed b changes/actions to the (state

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 <u>do not</u> need to be repeated at the hearing).

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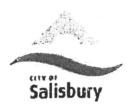
Representor's Declaration:

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e Angaron Signature: 190

Date: 29/9/16

- I 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 4th October 2016**.



STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

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NAME(S): R.J.	nformation must be provided to ensure that this is a valid representation) WHTE			
ADDRESS: LOT S	10 PK WAKEFIED RD G/D PARK			
PHONE NO:	EMAIL:			
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.			
	r oppose this proposal you must provide written reasons his is a valid representation.			
	E DE THE NOTEE THE LOPITANT			

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Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

361/1144/2016/3B VARAICIPANON 60 AND w R R 1623 128 6 ą My concerns would be addressed by: (state changes/actions to the proposal sought) IGAN AN ROM 501 VIDED O SION COUN 143 О SULPORT Ĺ 1 de Ar FORN Comm 11 THS ALL IS FEL II. OR) itos6 PTO

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

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:

Z	Appearing personally,
	OR Represented by the following person: R.J. SERKMP
-	Contact details:

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

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RMI.h. 4,10,2016. Signature: ... Date:

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.

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

Marshall (ACN 169 497 689 P/2) NAME(S):..... ruula Main NOAD Rd, Prospect SH 5082 ADDRESS: 30 PHONE NO: EMAIL:

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

The owner/secupier of the property located at: 8. Carayling Court, Clobe Derby 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.

Globe Derby Park is one of Adelaides Best Kept Secrets I have invested in this area because of the horse activities available to residents and the tratting community. I believe that any other activity deservates and arer populates Globe Derby PTO

361/1144/2016/3B areany increase vehicles access, pende activ ned noice fix all concerned. ar pr urreatly have the rights in this alla s.Wh nere EVERNA 15 Ser Lan 0,00 080 encioal a anae lou na VE EXEVA act TMATHQ.M.OG nis ages H completely Mana.L JORY DOLLE e Say In D MARChy tor celeptoral wor - please recomise 15 ITAINM NOT ave sp and atto of resident in This area amers concerns would be addressed M by: (state changes/actions to the proposal sought)

Item 5.1.1 - Attachment 3 - Notice of category 3 Application, List of Representors and Representations

I/We:

 \Box

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,
1.	[

OR

Represented by the following person:

Contact details:

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Date: 2 /10/16

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Detail of reasons for making the representation.

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

NAME(S):.. ADDRESS: lna PHONE NO: EMAIL: I am: (please tick one of the following boxes as appropriate) The owner/occupier of the property located at: ... 17 Gva Other (please state): \bigcirc YOUR COMMENTS: (please tick the most appropriate box below) I/We 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. 2214 e.

361/1144/2016/3B n + nc0 Dremi 25 $n \leq n$ ing. -11-12 Pr)C are

My concerns would be addressed by: (state changes/actions to the proposal sought) nvnda .+ Throug orses, goats an J ωo Go 5 1 S 51 to the commun Clubsa

I/We:

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

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

ALL ALL	Appearing personally,
	OR I will attend but be
X	OR I will attend but be represented by my partner Represented by my partner
	Contact details:

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

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Signature:

Date: 28/9/16

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

NAME(S): MARIENE 1514111 GER	
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ADDRESS: GI DAHIEL AUE	2LOBE DERBY	PARK	5110
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PHONE NO:		EMAIL:
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I am: (please tick one of the following boxes as appropriate)

M	The owner/occupier	of the property located a	t:	ABOJÉ
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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.

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

2

I/We:

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

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

Appearing personally,
OR
Represented by the following person:
Contact details:

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Signature:	enserp
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Date: 22/9/2016

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--	--

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

NAME(S): MICHAEL & MARY-CARMEN HGIUS
ADDRESS: 197 RUANS RD GLOBE DERBY PARK 5-110
PHONE NO: EMAIL:
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at:
YOUR COMMENTS:
X/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.
WEARE NOT FUSSED ABOUT BUILDING AS LONG AS THERE'S MINOT FOO MUCH NOBSE ARCUND THE AREA

361/1144/2016/3B

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

I/We:

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

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

Appearing personally,
OR
Represented by the following person:
Contact details:

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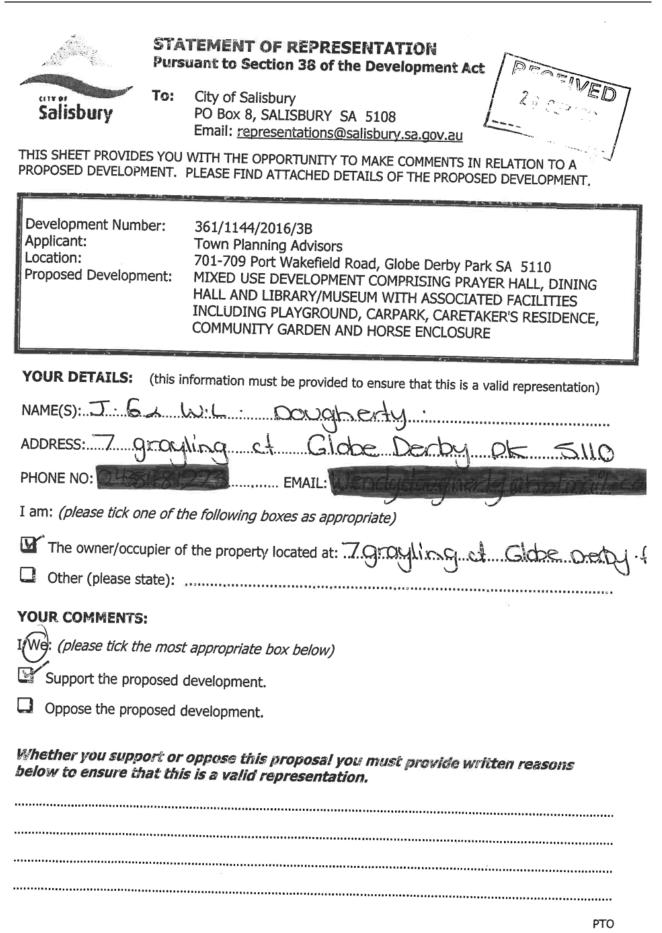
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Signature:

Date: /

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361/1144/2016/3B

My concerns would be addressed by: (state changes/actions to the proposal sought) ON 0hC Ot E <u>X.</u>Į. W $\mathbf{\Omega}$ + 11) 18 Ð have (Y SNUCIE 0 $\mathcal{U}($

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

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

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Appearing personally,

ÓR

Represented by the following person:

Contact details:

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Signature

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k ee	
Salisbury PO Box 8, SALISB	B of the Development Act 2 3 SEP 2016 URY SA 5108 ions@salisbury.sa.govau
Proposed Development: MIXED USE DEVEL HALL AND LIBRAR INCLUDING PLAYO	
NAME(S): 1/4.6. KATHARKN A. C ADDRESS: 9.9 SANIEL AVE. PHONE NO: EM/ I am: (please tick one of the following boxes a The owner/occupier of the property locate	GROBE DERBY BARK 64. 5110 AIL: N. F. P
YOUR COMMENTS: I/We: (please tick the most appropriate box be Support the proposed development. Oppose the proposed development.	3/ <i>OW</i>)
Whether you support or oppose this prop below to ensure that this is a valid repres $1 \times 1978 \qquad MY \qquad 4 USE \qquad 3$ $4 \times 40 USE \qquad 5798 \times 5 \qquad 3$	sentation.

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I/We:

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

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

Appearing personally,
OR
Represented by the following person:
Contact details:

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Signature:	Date: 24191 Loub

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.

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Attachment 4

Applicant's Response to Representations



PO BOX 9061 HENLEY BEACH SOUTH SA 5022 Phone: 08 7070 7496 I Mobile: 0478 509 777 Email: <u>bill@townplanningadvisors.com.au</u> Website: www.townplanningadvisors.com.au

18 May 2017

City of Salisbury PO Box 8 SALISBURY SA 5108

Dear Sir/Madam

Mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping

1. Introduction

Town Planning Advisors, acts on behalf of the applicant in relation to this Development Application. The City of Salisbury has undertaken Category 3 notification of the application and has forwarded written representations from the following people:

Number	Name	Address	For/Opposed
1.	R Gaskin	8 Norton St, NORTH FIELD SA 5085	Oppose
1.	J C Lee	21 Alabar Cres, GLOBE DERBY PARK SA 5110	Oppose
2.	C Alexopoulos and D Alexopoulos	729 Port Wakefield Rd, GLOBE DERBY PARK SA 5110	Oppose
3.	A Kolovinos and M Koiovinos	739 Port Wakefield Rd, GLOBE DERBY PARK SA 5110	Oppose
4.	M A Harding and L B Harding	15 Trotters Dr, GLOBE DERBY PARK SA 5110	Oppose
5.	R Frezza and R Frezza	719 - 727 Port Wakefield Rd, GLOBE DERBY PARK SA 5110	Oppose
6.	P G Pavlovich and L Pavlovich	24 Grayling Ct, GLOBE DERBY PARK SA 5110	Oppose
7.	L P Randall and P B Randall	23 Trotters Dr, GLOBE DERBY PARK SA 5110	Oppose
8.	S L Trevean	23 Trotters Dr, GLOBE DERBY PARK SA 5110	Oppose
9.	R Trevean	23 Trotters Dr, GLOBE DERBY PARK SA 5110	Oppose
10.	C L Baker	23 Trotters Dr, GLOBE DERBY PARK	Oppose

		SA 5110	
11.	H G Searle	2 Alabar Cres, GLOBE DERBY PARK SA 5110	Oppose
12.	S Lowe	109 Daniel Ave, GLOBE DERBY PARK SA 5110	Oppose
13.	V P King	711 Port Wakefield Rd, GLOBE DERBY PARK SA 5110	Oppose
14.	B Norman	13 Trotters Dr, GLOBE DERBY PARK SA 5110	Oppose
15.	H M Stevens and D Barrett	18 Grayling Ct, GLOBE DERBY PARK SA 5110	Oppose
16.	R H Norman	69 Daniel Ave, GLOBE DERBY PARK SA 5110	Oppose
17.	M Norman	69 Daniel Ave, GLOBE DERBY PARK SA 5110	Oppose
18.	M P Crosby and L H Holberton	10 Alabar Cres, GLOBE DERBY PARK SA 5110	Oppose
19.	C E Newman and S M Newman	667 Whites Rd, GLOBE DERBY PARK SA 5110	Oppose
20.	D J Nolan and A K Nolan	9 Alabar Cres, GLOBE DERBY PARK SA 5110	Oppose
21.	V L Newman and D K Newman	15 Grayling Ct, GLOBE DERBY PARK Oppos SA 5110	
22.	T D Tsetsang and C H Tran	5 Daisy Ct, PARAFIELD GARDENS SA 5107	Oppose
23.	P M Spirou and S P Spirou	734 Whites Rd, GLOBE DERBY PARK SA 5110	Oppose
24.	R White	751-761 Port Wakefield Rd, GLOBE Oppos DERBY PARK SA 5110	
25.	P Marshall	80 Main North Rd, PROSPECT SA Oppose 5082	
26.	A J Zoontjens and M P Walden		
27.	M G Billinger	91 Daniel Ave, GLOBE DERBY PARK Support SA 5110	
28.	M C Agius and M Agius	197 Ryans Rd, GLOBE DERBY PARK Support SA 5110	
29.	J G Dougherty and W L Dougherty	7 Grayling Ct, GLOBE DERBY PARK Support SA 5110	
30.	K A Gully	99 Daniel Ave, GLOBE DERBY PARK SA 5110I	Support

The representors raised the following concerns:

- · Concerns regarding the disposal of stormwater;
- There is no horse shelter or feed store shown on the plans;
- Noise associated with the development may upset animals within the locality;
- The proposed development may result in a conflict between horses and visitors to the land;
- · There will be an increase in traffic on local roads;
- There may be an increase in noise;
- The proposed development will prejudice the use of nearby land for its intended use;

- Properties within the locality use septic systems, how will the waste be disposed of;
- Concerns regarding boundary construction;
- The proposal is not in keeping with a rural living area;
- Will horse/pony rides be carried out as a business; and
- Is there sufficient car parking.

Following consultation the applicant has prepared the following additional information;

- Updated site plan;
- Traffic assessment;
- Traffic surveys of the locality;
- Stormwater management plan; and
- Preliminary site investigation.

Each issue raised by the representors is addressed below.

2. Proposed Development

In responding to the above submissions it is critical to outline the proposed land use.

Specifically the development application before you proposes to construct a mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping.

The community facility comprises a total of 3 buildings, the southernmost building is to be used as a library/museum, the southern central building is to be used as a congregation hall/place of worship and the northern central building is to be used as a meeting and meals area.

The caretaker's residence is proposed to be located north of the community facility. The caretakers residence is proposed to have a total area of 114 square metres and includes three bedrooms and a living/lounge area.

The primary carpark is proposed to be located in close proximity to the proposed buildings and 128 metres Wakefield Road. The car park provides a total of 118 spaces. An additional 5 car parking spaces will be provided adjacent the caretakers residence.

There will be a full time caretaker onsite at all times.

Attendance at the subject land will include a single weekly service catering to 150 people with only the groundskeeper and less than 20 people attending on any other day.

Services will occur between 10am and 2pm with attendance spread out over a four hour period. Services catering to up to 250 people will be held up to 6 times per year. Services will occur between 10am and 2pm on weekends with attendance staggered over these times.

In summary there will be a weekly service catering for up to 150 people and a maximum of up to 6 annual services catering to up to 250 people. The following table provides an overview:

Day of the Week	Time	Maximum Number of People onsite
Monday	9am to 5pm	20 or less
Tuesday	9am to 5pm	20 or less
Wednesday	9am to 5pm	20 or less
Thursday	9am to 5pm	20 or less
Friday	9am to 5pm	20 or less
Saturday	9am to 5pm	20 or less
Sunday	10am to 2pm	150

Up to 6 annual services will occur per year with attendance of up to 250 people. The date of each service is associated with the lunar calendar. The Services will occur between 10am and 2pm on a Sunday.

It is proposed that any member of the community (not only members of the Sikh community) will be allowed to use the community garden. The community garden will function in a similar manner to Council operated community gardens, with interested persons able to access individual plots.

In addition to the community gardens the applicant proposes to permit members of the wider community access to the land to and use of all onsite facilities. Sikh culture welcomes interaction with the wider community and proposes to operate in an open manner with anyone from the local or wider community invited enjoy the community gardens or other facilities.

A single horse is proposed to be kept on the subject land within the area identified as horse keeping on the attached plans. The horse is to be used for children's rides and horse riding lessons. Animal keeping forms an important part of the community use of the land.

3. Site Investigation

The Preliminary site investigation was undertaken to demonstrate that the subject land is suitable for a residential use. Agon Environmental undertook the following scope of work:

- A summary of property details and current zoning;
- A description of site features and land use on and surrounding the site;
- A brief discussion of regional geology and hydrology;
- A summary of search results on public databases;
- A summary of historical land titles ownership;
- A review of historical aerial photographs of the site and surrounding area;
- A brief summary of other available historical information relevant to the investigation;
- A review of public registers and databases indicating potential contaminants of concern; and
- Compilation of this information in the report.

Following a review of the above investigations Agon Environmental concluded that the site appears to have historically been used for agricultural purposes.

Agon environmental concluded that site contamination risks associated with the previous use of the land are low. As such, Agon Environmental considers that previous use of the land will not pose any significant risk to human health or to the environment.

4. Land Use

1

The proposed development is appropriate within the Rural Living Zone Bolivar Policy Area key Zone and Policy Area provisions include:

Rural Living Zone

Objectives

1 A zone consisting of <u>large allotments</u>, detached dwellings and <u>rural activities</u> <u>that do not adversely impact the amenity of the locality</u>.

Principles of Development Control

- The following forms of development are envisaged in the zone: • detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- <u>Development listed as non-complying is generally inappropriate</u>.
- 4 <u>Commercial, industrial, or retail activities should not be undertaken within the</u> <u>zone</u>.

Bolivar Policy Area 19

Objectives

- 1 A policy area that accommodates low density residential development and stables <u>on large allotments</u>.
- 2 Residential development in association with the keeping of horses in close proximity of the South Australian Trotting Club (Globe Derby Park) facilities.
- 3 Development that contributes to the desired character of the policy area.

Desired Character

The policy area encompasses land set aside for persons desiring to live within detached dwellings on allotments that also accommodate stables. Uses within the site are generally linked to the Globe Derby Park sporting venue.

Principles of Development Control

- 1 The following forms of development are envisaged in the policy area:
 - detached dwellings on <u>large allotments</u>
 - domestic outbuilding in association with a detached dwelling
 - horse keeping
 - stables.

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 <u>Development should be designed and sited to allow for the orderly expansion</u> of residential development and horse keeping.
- 4 Buildings should be set-back at least 30 metres from the top of the banks of the Little Para River west of Port Wakefield Road.

The above Zone and Policy Area provisions promote:

- Large allotments;
- Development that will not adversely impact the amenity of the locality;
- Development that will not unreasonably impact adjacent development; and
- Horse keeping and stables;

Development that is not appropriate within the zone or policy area is listed within the noncomplying development provisions:

Rural Living Zone

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	Exceptio		
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than		
and an eff			
		80 km/h	
	(b)	has an advertisement area of 2 square metres or less	
		and aphieves all of the following:	
		 (i) the message contained thereon relates entirely to a lawful use of land 	
		(ii) the adventisement is exected on the same	
		allotment as the use it seeks to advertise	
		(iii) the advertisement will not result in more than two	
		advertisements on the allotment.	
Amusement machine senire			
Bed and breakfast for more than 6 guests			
Bulky Goods Outlet			
Caravan park			
Consulting room		there it achieves all of the following:	
	 (a) it is ancillary to and in association with a detached 		
	(6)	dwelling the maximum component floor area used as a	
	(6)	consulting room does not exceed 50 square metres.	
Crematorium	ng, diseria kepid akapatén dari kerain		
Dairy			
Develling	Except w	here it achieves one of the following:	
	(a)	it is a detached dwelling that results in no more than	
		one dwelling per allotment	
	(b)	it is a second dwelling and it is attached to an existing detached dwelling.	
Fuel depot			
Hotel			
Industry			
Intensive animal keeping			

Form of development	Exceptions		
Land division	Except where it achieves one of the following: (a) it is located within the Bolivar Policy Area 19 and all resulting allotments are at least 4000 square metres (b) it is located within the Direk Policy Area 20 and all resulting allotments are at least 1 hectare.		
Major public service depot			
Motor repair station			
Office	 Except where it achieves all of the following: (a) it is anciilary to and in association with a detached dwelling (b) the maximum component floor area used as an office does not exceed 50 square metres. 		
Read transport terminal			
Service trade premises			
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.		
Slock sales yard			
Sitock skauginier works			
Store			
Warrethouse			
Waste reception, storage, treatment or disposal			
Wheeking yard			

Rural Living Zone Principle of Development Control 4 states that commercial, industrial, or retail activities should not be undertaken within the Zone. Principle of Development Control 4 is reinforced by the above list of non-complying development.

Non-complying uses include advertising, tourist accommodation, shops of varying scales, consulting rooms, intensive agricultural uses, hotels, industrial uses, offices and various commercial activities.

The proposed development is best described as a community centre with ancillary stables gardens and place of worship. A community centre is defined by the Development Regulations as:

community centre means land used for the provision of social, recreational or educational facilities for the local community, but does not include a pre-school, primary school, educational establishment or indoor recreation centre;

A place of worship is not defined within the Development Regulations. Importantly community centres and Places of worship have not been excluded from the Rural Living Zone by being listed as non-complying forms of development.

Community Centres have been listed as non-complying in the following zones within the City of Salisbury Development Plan, the Bulky Good Zone, Caravan and Tourist Park Zone, Coastal Conservation Zone, Coastal Open Space Zone, Deferred Urban Zone, Hills Face Zone, Industry Zone, Light Industry Zone, Mineral Extraction Zone, Mixed Use (Bulky Goods, Entertainment and Leisure) Zone and parts of the Primary Production Zone.

While exclusion from the list of non-complying development does not mean that a form of development is appropriate within a zone, it does mean that, a particular form of development may be appropriate following a detailed assessment.

Assessing the proposed development against Rural Living Zone Principle of Development Control 4 and the list of non-complying development it is important to consider that:

- The proposed development is not commercial, industrial or retail;
- Larger services will only occur 1 day a week for a period of approximately 4 hours;
- The proposed buildings will not be visible from the street;
- No activity will occur at the subject land at night;
- Members of the local community will be encouraged to participate in the community gardens and horse keeping activities; and
- The subject land adjoins a total of four residential allotments.

The following Council Wide Objectives and Principles are of particular relevance in an assessment of the proposed land use:

Community Facilities

Objectives

2 <u>The proper provision of public and community facilities including the</u> <u>reservation of suitable land in advance of need</u>.

Principles of Development Control

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

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 <u>should be appropriately located on major collector roads to</u> <u>minimise congestion or traffic conflict within local streets.</u>
- 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.

Orderly and Sustainable Development

Objectives

- 1 <u>Orderly and economical development that creates a safe, convenient and</u> pleasant environment in which to live.
- 2 <u>Development occurring in an orderly sequence</u> and in a compact form to enable the efficient provision of public services and facilities.
- 3 <u>Development that does not jeopardise the continuance of adjoining</u> <u>authorised land uses.</u>
- 4 <u>Development that does not prejudice the achievement of the provisions of the</u> <u>Development Plan</u>.

Principles of Development Control

- 1 <u>Development should not prejudice the development of a zone for its intended</u> <u>purpose</u>.
- 4 Urban development should form a compact extension to an existing built-up area.
- 8 Vacant or underutilised land should be developed in an efficient and coordinated manner to not prejudice the orderly development of adjacent land.

Figure 1

The above Development Plan provisions provide guidance as to suitable locations for community facilities and places of worship. Community Facilities Principle of Development Control 4 categorises places of worship as small medium or large based on the number of attendees.

Small places of worship should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets. Large places of worship should be located within centre, commercial or the periphery of industrial zones. The proposed development is a medium place of worship.

Medium size places of worship should be purpose built or re-use existing buildings, have medium footprints and are found in most suburbs and country towns.

It is clear from the above provisions that places of worship and community centres are anticipated within residential type zones. The proposed development is located adjacent a primary arterial road and adjoins a total of four residential properties



The proposed development adjoins a total of 4 residential properties

In summary community centres and places of worship are not excluded from the Rural Living Zone Bolivar Policy Area. In addition community centres and places of worship are to be anticipated in residential type zones and suburbs.

Given the low density nature of the locality, significant setbacks between the proposed development and any residential use and low intensity nature of the proposed development, impacts on nearby residents will be minimal.

The proposed development can exist in a cohesive manner with nearby residential development. The proposed development should not be excluded from the Rural Living Zone Bolivar Policy Area.

5. Stormwater management

The applicant has engaged CPR to prepare a stormwater management plan for the subject land. The system has been designed to comply with the following criteria:

- Piped underground systems for 1 in 10 year event; and
- Overland flow for 1 in 100 year event.

Roof water from the new building and paving be collected and will discharged to an underground detention tank from where it will be pumped to the existing swale between Port Wakefield Road and the adjacent service road.

It is proposed to provide the following stormwater detention:

- 150,000 litres detention via a single underground tank with pumped discharge at controlled rate of 20 L/s (tank to be located adjacent the car park to the east of the proposed new buildings) – note that this tank will cope with the 1 in 10 year storm (with 20 L/s discharge); and
- Further 230,000 litres via ponding in the car park note that this will only eventuate in storms exceeding the 1 in 10 year event and in combination with the tank will cope with storms up to the 1 in 100 year event (with 20 L/s discharge).

Treatment of the stormwater runoff from car parking areas will be provided by either a WSUD (water sensitive urban design) approach involving swales in the car park and/or landscaping or an underground gross pollutant trap (GPT). Either of these methods will treat the runoff from the car park area before running into the underground detention tank and then being discharged to the swale adjacent Port Wakefield Road.

The management plan demonstrates that stormwater generated by the proposed development will not unreasonably impact neighbouring properties and will comply with council flow rate and water quality guidelines. The applicant is willing to accept any Council conditions relating to stormwater.

The proposed development is consistent with the following Development Plan provisions:

Infrastructure

Principles of Development Control

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.

2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure

6. Horse keeping

A horse shelter, feed storage area and details of fencing surrounding the horse keeping area have been added to the plans. The applicant is committed to ensuring that the health of the horse to be kept on the land is prioritised.

A single hose is to be kept within the area identified on the site plan. The onsite groundskeeper will be responsible for the care and supervision of the horse. The horse stables have been designed to ensure that the horse is comfortable regardless of weather or site conditions.

The stable/shelter and yard will be big enough for a horse to roll, lie down and move around. The height of the stable/shelter will be at least 60 cm (2') above the poll of the horse when standing alert. The horse will always be able to access both the yard and stable/shelter.

A dedicated exercise yard is to be provided, the yard is to have a total area of 80 square metres and will be located next to the stables. The yard will be surfaced with a 10 cm layer of compacted rubble or dolomite topped with 15 cm of a suitable topping, such as sand, shell grit or sand woodchip mix and with a minimum slope of 1/30 to provide both a good surface and suitable drainage.

The area of the land identified on the plans as 'horse keeping' will be used as an exercise and grazing area. The horse keeping area will be monitored in order to ensure that:

- · Paddocks are soil tested regularly and fertilized accordingly;
- Pastures are not overgrazed;
- Pastures are rotationally grazed;
- Weeds are controlled;
- Insect pests are monitored and controlled; and
- Species of grass and legumes grown are suitable for the soil and climate and are safe for horses to eat.

Horse manure will be regularly picked up from paddocks, bagged and composted for use on the gardens located on the subject land. Manure will be removed daily from stables, yards and the exercise area and stored in an area protected from rain and surface run-off. This will ensure that no manure or nutrient-rich liquid drains into a watercourse.

The proposed development is consistent with the following Development Plan provisions:

Animal Keeping

Principles of Development Control

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1-in-10.

- 4 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.
- 8 Development of stable and yard areas should have dimensions and areas of at least 3.7 metres by 3.7 metres per horse stable and provide a minimum of:
 - (a) 15 square metres per horse per holding yard (standing only)
- 9 To ensure sanitary conditions and prevent soil erosion, dust, odour and pollution of stormwater run-off, horse keeping should conform with the following principles:

(a) stable floors constructed of concrete that is at least 100 millimetres thick and graded to the doorway with a fall of at least 15 millimetres over three metres

(b) stables constructed of masonry or concrete to a minimum height of 1.2 metres. Timber, metal or similar construction should only be used the minimum 1.2 metre height or on the roof

(c) stables sited at least 3 metres from all allotment boundaries.

7. Noise

The following Development Plan provisions seek to ensure that development does not unreasonably impact existing uses within a locality:

Interface Between Land Uses

Principles of Development Control

- 6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.

The subject land is to be used as a community facility for community gatherings. Attendance at the subject land will include a single weekly service catering up to 150 people with only the groundskeeper and less than 20 people attending on any other day.

Services will occur between 10am and 2pm with the larger groups attendance spread out over a four hour period. Services catering to up to 250 people will be held up to 6 times per year. The larger services will occur between 10am and 2pm on weekends with attendance staggered over these times.

In summary there will be a weekly service catering for up to 150 people and a maximum of 6 annual services catering to up to 250 people

The numbers listed above represent the maximum numbers of persons that may attend the land on any given day. Importantly persons attending the subject land will not arrive or depart at the same time. Attendees to the land are free to come and leave at their leisure, often members of the community will stay for only a short period or may attend intermittently.

When assessing noise impacts it is important to consider that the subject land is located within a rural type area and adjacent a primary arterial road and transport route. Noise generating activities such as the use of ride on mowers, chainsaws and wood chippers are to be expected as well as noise associated with heavy vehicles using Port Wakefield Road. No large scale gatherings (over 100 people) will occur after 8pm on any day. Further no amplified music will be used at any time and generally all noise will be confined to enclosed areas.

The proposed development will generate no greater level of noise than an agricultural use of the land. The proposed development is consistent with the above Development Plan provisions:

8. Vehicle movement, parking and potential conflict with horses within the locality

8.1. Will there will be an increase in traffic on local roads?

CIRQA traffic advisors have undertaken a complete review of vehicle movements to and from the subject land. The CIRQA review includes a review of the proposed use of the land and an analysis of the local road network.

CIRQA concluded that the site would generate in the order of 41 peak hour trips during a typical weekly 150 person service and up to 67 peak hour trips during special 250-person services (occurring no more than 6 times per year).

All traffic assessment has been undertaken based on a worst case scenario (the largest 250 person services that occur 6 times per year).

The following traffic volumes will be distributed to/from Port Wakefield Road (assuming that all attendees live outside of Globe Derby Park) via three access points. The following distribution of trips has therefore been assumed:

- 40% to/from the north via Port Wakefield Road (Port Wakefield Road / Port Wakefield Road service road intersection);
- 30% to/from the east via Martin Road, Ryans Road and/or Salisbury Highway (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections); and
- 30% to/from the south via Port Wakefield Road (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections).

The above assessment was prepared on a 'worst-case' basis for use of the internal road network within Globe Derby Park. In reality, there are alternative access routes (such as via Shepherdson Road/Victoria Drive as well as utilising the U-turn facility north of Daniel Avenue on Port Wakefield Road) that provide similar or shorter distances than those adopted for the original (conservative) assessment. It is considered that, with the exception of the service road and its intersection with Daniel Avenue (and connection to Port Wakefield Road), the proposal does not rely heavily on the internal road network of Globe Derby Park.

CIRQA concluded that the above traffic volumes will be adequately accommodated on the adjacent roadway and are well within typical local road capacities. The volumes would have negligible impact on queues and delays currently experienced on the above roads and the associated intersections with Port Wakefield Road.

The applicant is committed to working with the local community to ensure that there is no conflict between horses and attendees at the land. The applicant will educate attendees of the land of the horse training that occurs within the area. Further the applicant will use volunteers during larger services to assist with directing visitors away from the Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections.

8.2. Potential conflict with horses

Austraffic have been engaged to assess the level of horse activity within the area, CIRQA traffic consultants have reviewed the Austraffic data and the locality to determine whether there will be any conflict between horses and vehicles as a result of the proposed development.

Austraffic undertook surveys on Sunday 19th March 2017 between 7am and 8pm at the Service Road/Daniel Avenue intersection, the Daniel Avenue/Trotters Drive intersection and mid-block on Trotters Drive. Surveys were undertaken on Sunday, as services will only occur on the land on Sundays.

The Austraffic survey found that:

- at the intersection of the Service Road and Daniel Avenue, no horse movements were recorded during either the 9am to 10am nor the 1pm to 2pm periods;
- at the surveyed mid-block section of Trotters Drive there were no horse movements recorded during either the 9am to 10am nor the 1pm to 2pm periods;
- at the Trotters Drive/Daniel Avenue intersection (including the adjacent off-road horse path and adjacent access gates to the trotting facility), there were 14 horse movements during the 9am to 10am period and no horse movements during the 1pm to 2pm period. Of the horse related movements recorded in the 9am to 10am period, there were:
 - 2 movements undertaken on Trotters Drive (one to the opposite off-road path and one to Daniel Avenue to the west);
 - 7 movements between (to/from) Daniel Avenue (west) and the access gates to the trotting facility; and
 - 5 movements between (to/from) the off-road path and the access gates to the trotting facility.

The key periods of potential interaction between horses and vehicles generated by the subject site will relate to the periods immediately before and after services. The above results indicate that during the key times associated with vehicle movements to/from the proposed facility, there is a low level of horse related movements on the adjacent road network.

Importantly the proposed operational times of the proposed facility are outside of the times when training of sulkies typical occurs (early morning). As such, minimal horse (sulky) movements would be expected when the proposed facility is in operation. This was

confirmed by several spot checks of the subject site (and Globe Derby Park) throughout the day.

It is acknowledged that the distribution of movements via Trotters Drive would be higher during the after-service period. However, as noted above, no horse movements were recorded during this period.

CIRQA have considered the locality in its entirety and concluded that (in proportion to the total number of allotments in Globe Derby Park which contain horse facilities), interaction between vehicles and horses (sulkies) will be minimal.

In summary a detailed review of vehicle movements associated with the proposed development, horse movements within the locality and existing land uses within the locality has been undertaken. The review concluded that there will be almost no conflict between attendees to the subject land and existing horse training activities within the locality.

8.3. Total vehicle movements to and from the land

As part of the previous traffic assessment (detailed in the previous letter prepared by CIRQA, dated 05 December 2016), surveys were undertaken at a similar facility at Glen Osmond. The survey identified a peak hour traffic generation rate of 0.27 trips per person (adult or child) attending the site. As such, based upon a 250-person service, it could be expected that a peak hour traffic generation of 67 trips would occur.

CIRQA have discussed peak vehicle movements with Council's traffic engineers and provided additional justification for the calculations used. A full description of the methodology used is included in the updated traffic report

8.4. Internal access and layout

Council requested additional information regarding internal vehicle movements within the subject land. CIRQA have undertaken a complete review of the proposed internal access roads and proposed car parking areas.

The updated car park layout is illustrated on the attached plans prepared by CIRQA (drawing no. C16153_02-SH01 & SH02, dated 07 March 2017).

CIRQA have reviewed the proposed car parking area and have advised that the parking area has been designed in accordance with the "Australian / New Zealand Standard for Parking Facilities - Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and "Australian / New Zealand Standard for Parking Facilities - Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2009) in that:

- regular parking spaces will be 2.5 m wide and 5.4 m long;
- parallel parking spaces will be at 2.1 m wide and 6.1 m long;
- disabled parking spaces will be at least 2.4 m wide and 5.4 m long with and adjacent shared area of the same dimension;
- aisle widths adjacent regular parking spaces will be 5.8 m wide;
- aisle widths adjacent parallel parking spaces will be at least 3.3 m wide; and
- 0.3 m clearance will be given to solid objects greater than 0.15 m in height.

Pedestrian paths have also been provided adjacent the northern and southern boundaries of the subject site. These 1.5 m wide paths provide connections to the Port Wakefield Road Service Road as well as access to the facility for drivers parked within the driveway.

Access to the parking area will be accommodated via two crossovers on the Port Wakefield Road Service Road (an ingress only and an egress only). The access points (and internal circulation roadway) have been designed to accommodate the turn-path of an 8.8 m rigid commercial vehicle (MRV).

In summary, it is considered that the likely level of interaction (and conflict potential) between vehicles generated by the proposed facility and existing horse related activities on and immediately adjacent the surrounding roads will be minimal. Survey data recorded confirms that the number of horse related movements undertaken in key locations at times the proposal would generate peak flows are very low.

8.5. Onsite car park numbers

The number of car parks proposed will cater for the maximum number of persons anticipated to attend the subject land at any time (the largest 250 person services). The internal car park has been designed and reviewed by qualified traffic consultants who have confirmed that there will be no impact on the locality.

8.6. Traffic Conclusion

In summary, it is considered that the likely level of interaction (and conflict potential) between vehicles generated by the proposed facility and existing horse related activities on and immediately adjacent the surrounding roads will be minimal. Survey data recorded confirms that the number of horse related movements undertaken in key locations at times the proposal would generate peak flows are very low.

The proposed development is consistent with the following Principles of Development Control:

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
 - (d) have minimal negative environmental and social impacts
- 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.

Principles of Development Control

- 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.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 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.
- 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.
- 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, Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area and Concept Plan Map Sal/32 - Mawson Lakes Town Centre Car Parking 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.

9. Caretakers residence form and function

In order to ensure that the proposed caretakers residence does not function as a 'detached dwelling' the applicant has updated the proposal to provide shared access to the associated bathroom from outside of the building.

The bathroom is proposed to be available not only to the caretaker but also to attendees to the land generally.

The caretakers residence is not 'self-contained'. The caretaker's residence is not proposed to function as a 'detached dwelling'.

10. Will the proposed development prejudice the use of nearby land for its intended use

The subject land is located in the Rural Living Zone Bolivar Policy Area 19. The Objectives of the Zone and Policy Area are:

Rural Living Zone

Objectives

1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

Bolivar Policy Area 19

- 1 A policy area that accommodates low density residential development and stables on large allotments.
- 2 Residential development in association with the keeping of horses in close proximity of the South Australian Trotting Club (Globe Derby Park) facilities.
- 3 Development that contributes to the desired character of the policy area.

The subject land has been selected, as the zone and policy area promote low intensity agricultural and horse keeping uses. A key element of the proposed development is the onsite horse keeping and low scale agricultural uses.

A connection with nature and agriculture form an important part of the Sikh philosophy. By locating community gardens and horse keeping in close proximity the proposed community facilities the applicant seeks to create an integrated rural oriented facility.

As discussed the proposed development has been designed in a manner to ensure any offsite impacts are minimised. Attendance at the land will be staggered on weekdays with only 6 larger (250) people events to be held throughout the year. All roadways and parking areas will be surfaced to ensure that dust does not adversely impact neighbours.

11. Waste management

All wastewater associated with the proposed development will be disposed of via a SA Water wastewater connection point located to the east of the subject land.

12. Boundary construction

All structures are proposed to be located 13 metres from the rear boundary and 9.5 metres from the northern and southern boundaries. Further all building work will be screened from view by proposed landscaping the proposed development is consistent with the following Development Plan provisions:

Interface between land uses

Principles of Development Control

2 Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.

13. The proposal is not in keeping with a rural living area

The proposed development incorporates the following land uses that would be anticipated within the Rural Living Zone Bolivar Policy Area 19 including:

- Horse keeping;
- Low scale agriculture (community gardens); and
- Low scale residential (grounds keeps residence).

Item 5.1.1 - Attachment 4 - Applicant's Response to Representations

The community gardens and horse keeping are rural living type activities. Horse keeping and low scale agriculture and a dwelling would ordinarily not be appropriate within a residential zone, commercial zone or other zones within the city of Salisbury.

The community gardens and horse keeping and groundskeeper are integral parts of the proposed development. A similar development application was considered by His Honour Judge Costello, Commissioner Green and Commissioner Koukourou in Australian Unitarian Druze Community Inc v Adelaide Hills Council & Anor [2015] SAERDC 38 (4 September 2015). When assessing the suitability of the proposed use His Honour Judge Costello, Commissioner Green and Commissioner Koukourou considered alternative zones and locations for the Druze development. Ultimately a rural type zone was the most suitable location.

The Rural Living Zone Bolivar Policy Area 19 is a suitable location for the proposed development. The proposed development is compatible with development within the locality.

14. Will horse/pony rides be carried out as a business

The applicant does not intend to charge a fee for pony rides at the land. The applicant has advised that members of the wider community will be welcome to attend the land and participate in the community gardens.

15. Conclusion

Representors raised concerns regarding noise, traffic, storm water, wastewater and horse keeping. In order to address these concerns the applicant has engaged a number of specialist consultants as well as providing updated plans.

While the proposed land use is different from other development within the locality the proposed use is low scale and agricultural in nature.

Any impact associated with the proposed development can be managed and the applicant looks forward to becoming a member of the Globe Derby community. The applicant welcomes all members of the wider community and has every intention of making the community gardens and horse rides available to members of the wider community.

The proposed development is appropriate with the Rural Living Zone Bolivar Policy Area 19 and will not result in unreasonable impacts on the wider community. The application warrants Development Plan Consent.

Should you have any queries or require any further information or clarification with any components of this application, please do not hesitate to contact by calling me on 0478 509 777 or by email <u>bill@townplanningadvisors.com.au</u>

Yours faithfully

Bill Stefanopoulos, MPIA BA Planning, Grad Dip Environmental Planning

Attachments

Attachment A: Site Plan Attachment B: Elevation Plans Attachment C: Traffic Report Part 1 Attachment D: Traffic Report Part 2 Attachment E: Agon Environmental Report

Attachment 5 Further Information from Applicant Additional Reports



Ref: 16153 BNW

Mr Callum Little Town Planning Advisors PO Box 9061 HENLEY BEACH SOUTH SA 5022

8 May 2017

Dear Callum,

PROPOSED COMMUNITY CENTRE 701-709 PORT WAKEFIELD ROAD, GLOBE DERBY PARK

I refer to the proposal to develop a Community Centre at 701-709 Port Wakefield Road, Globe Derby Park. As requested, I have undertaken a review of comments received from the City of Salisbury (letter from Mr George Pantelos, dated 11 January 2017, Application No. 361/144/2016/3B).

Key comments raised relating to traffic, parking and associated design aspects of the proposal are identified in italics below, followed by my response.

"The proposed Community Centre does not have direct access onto Port Wakefield Road and relies heavily on the internal road network in dispersing the majority of vehicles that will head in a southerly direction."

The previous letter prepared by CIRQA (dated 05 December 2016) provided a high-level traffic distribution associated with the proposal. Specifically, the assessment identified that "the following distribution of trips has been ... assumed:

- 40% to/from the north via Port Wakefield Road (Port Wakefield Road / Port Wakefield Road service road intersection);
- 30% to/from the east via Martin Road, Ryans Road and/or Salisbury Highway (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections); and
- 30% to/from the south via Port Wakefield Road (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections)."

The above assessment was prepared on a 'worst-case' basis for use of the internal road network within Globe Derby Park. In reality, there are alternative

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access routes (such as via Shepherdson Road/Victoria Drive as well as utilising the U-turn facility north of Daniel Avenue on Port Wakefield Road) that provide similar or shorter distances than those adopted for the original (conservative) assessment. It is considered that, with the exception of the service road and its intersection with Daniel Avenue (and connection to Port Wakefield Road), the proposal does not rely heavily on the internal road network of Globe Derby Park.

Nevertheless, it is acknowledged that drivers heading directly south of the site (during the after-service period) would primarily utilise Trotters Drive. Drivers heading south-east (i.e. to Elder Smith Road and beyond), however, would be presented with a shorter route via use of the nearby U-turn facility on Port Wakefield Road and Ryans Road. The number of movements experienced on Trotters Drive would therefore be low (further discussion on the number of horse movements on the adjacent road network at the time these movements would be generated is provided below).

"It [the proposal] could lead to conflict between people leaving the Community Centre after an event and residents using the road to take their sulkies to and from the trotting facilities. It may be that the key use times of the Community Centre are outside the popular times for track / training operations."

The subject site is located in the northern portion of Globe Derby Park, with only nine allotments further north of the site. Off-road paths do not appear to extend into this portion of Globe Derby Park. Available aerial imagery identifies that at least four allotments do not contain facilities for horses (or sulkies). As such, minimal sulky movements would occur past the subject site.

Furthermore, vehicles travelling between the subject site and Port Wakefield Road (via the service road and Daniel Avenue) are required to pass eight allotments, of which at least five do not appear to contain horse facilities. It is therefore considered that (in proportion to the total number of allotments in Globe Derby Park which contain horse facilities), interaction between vehicles and horses (sulkies) will be minimal. Nevertheless, it is acknowledged that some vehicle movements generated by the proposed facility would be directed to the Globe Derby Drive/Port Wakefield Road intersection (via Trotters Drive) and further consideration to potential impact is discussed below.

As noted by Mr Pantelos, the proposed operational times of the proposed facility are outside of the times when training of sulkies typical occurs (early morning). As such, minimal horse (sulky) movements would be expected when the proposed facility is in operation. This was confirmed by several spot checks of the subject site (and Globe Derby Park) throughout the day.

In addition, to confirm the level of horse related activity on the subject road network, Austraffic were commissioned to provide independent traffic surveys at key locations. The surveys were undertaken on Sunday 19th March 2017 between 7am and 8pm at the Service Road/Daniel Avenue intersection, the Daniel Avenue/Trotters Drive intersection and mid-block on Trotters Drive. The surveys included identification of existing vehicle movements and any movements associated with horses (i.e. being led by a pedestrian, via sulkies etc.). The key periods of potential interaction between horses and vehicles

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generated by the subject site will relate to the periods immediately before and after services. It is understood that the primary services will be held between 10am and 1pm on Sundays. The following key survey results are therefore summarised for the hours before (9am to 10am) and after (1pm to 2pm) the proposed service times:

- at the intersection of the Service Road and Daniel Avenue, <u>no horse</u> <u>movements</u> were recorded during either the 9am to 10am nor the 1pm to 2pm periods;
- at the surveyed mid-block section of Trotters Drive there were <u>no horse</u> <u>movements</u> recorded during either the 9am to 10am nor the 1pm to 2pm periods
- at the Trotters Drive/Daniel Avenue intersection (including the adjacent off-road horse path and adjacent access gates to the trotting facility), there were <u>14 horse movements</u> during the 9am to 10am period and <u>no</u> <u>horse movements</u> during the 1pm to 2pm period. Of the horse related movements recorded in the 9am to 10am period, there were:
 - 2 movements undertaken on Trotters Drive (one to the opposite off-road path and one to Daniel Avenue to the west);
 - 7 movements between (to/from) Daniel Avenue (west) and the access gates to the trotting facility; and
 - 5 movements between (to/from) the off-road path and the access gates to the trotting facility.

The above results indicate that during the key times likely to be associated with vehicle movements to/from the proposed facility, there is a low level of horse related movements on the adjacent road network. In particular, no movements were recorded during the above key periods on the Service Road (where all movements generated by the site would be accommodated). The only area where horse movements were identified was the Trotters Drive/Daniel Avenue intersection. The majority of movements were crossing movements with minimal horse movements undertaken along the roads likely to be utilised by vehicles associated with the proposed facility.

Importantly, the horse movements recorded occurred during the morning period when the majority of drivers would be able to access the site via the Port Wakefield Road/Daniel Avenue intersection and not pass through the Trotters Drive/Daniel Avenue intersection.

In particular, the number of movements (associated with the proposal) undertaken through the Trotters Drive/Daniel Avenue intersection during the pre-service period would be low given that only drivers accessing the site from the east would potentially use this route (drivers from the south and north can access the service road more directly). Furthermore, drivers accessing the site from the east could, alternatively, utilise a shorter access route via Shepherdson Road/Victoria Drive (north of the site with direct access to the

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service road via the right turn lane on Port Wakefield Road) instead of Trotters Drive. Therefore, there would be little or no requirement for drivers to enter the site via Trotters Drive.

It is acknowledged that a higher portion of (southbound) drivers may utilise Trotters Drive during the after-service period. However, as noted above, no horse movements were recorded during this period. The small number of movements (less than 20 trips forecast) during this period would have minimal impact on the internal road network of Globe Derby Park.

"... traffic generation numbers which in the worst case scenario the consultant has estimated to be 67 peak hour trips. This was based on a survey of another similar inner metro site located at Glen Osmond. Council's Traffic Section believe that given the location and intended community use, the proposed use has the ability to generate higher vehicle numbers than what have been identified. The family nature and an assumption of (2) adults per vehicle could potentially generate vehicle numbers of approximately 125 vehicles."

As part of the previous traffic assessment (detailed in the previous letter prepared by CIRQA, dated 05 December 2016), surveys were undertaken at a similar facility at Glen Osmond. The survey identified a <u>peak hour</u> traffic generation rate of 0.27 trips per person (adult or child) attending the site. As such, based upon a 250-person service, it could be expected that a <u>peak hour</u> traffic generation of 67 trips would occur.

Council's assessment has been based upon an average car occupancy of 2 adults per vehicles. Taking into account a 250-person service (peak event mode), Council have forecast a traffic generation of 125 vehicles. However, this assumes that all vehicles associated with the service will arrive within one hour (i.e. Council's comment appears to relate to a generation associated with the overall number of vehicles associated with a service, rather than a peak hour generation rate). Not all vehicles associated with a service would be driven to (or from) the site in the peak hour (for example, some attendees would arrive earlier or later). Such patterns were also observed at the Glen Osmond facility and are taken into account with the peak hour traffic generation rate identified.

Council has noted it considers that the proposed facility would generate higher traffic generation than the surveyed Glen Osmond facility due to its inner metropolitan location. It assumed that this comment suggests that there would be higher propensity for Glen Osmond site users to access the site via other means (walking, cycling and public transport). However, during the survey of the Glen Osmond Road facility, there were no patrons identified using any means other than cars (including taxis) to access the site. Therefore the generation rate is considered comparable. Additionally, the more remote location of the proposed facility could, in fact, result in a higher level of car pooling by attendees which would reduce the generation rate identified at the Glen Osmond facility.

Council also acknowledges that family nature of the proposal, however then applies a direct occupancy rate of 2 adults per vehicle to the total capacity of 250 persons. This assumption erroneously excludes children attending the site

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which would result in a reduction in the total number of vehicles associated with the site. In reality, occupancies would be in the order of one vehicle per three attendees (adults and children). This results in a more realistic total number of 85 vehicles (however noting again that this does not directly relate to the peak hour generation).

"... the plans provide minimal detail. The plan should be amend [sic] to show the width of the driveway and highlight /show a cross section of the width of the drive way and parallel parks with measurements to Australian Standards. This should in my view address carparking requirements on site."

CIRQA was not engaged to provide design advice or undertake a parking assessment as part of the initial engagement. As such, no input into the car park design, associated access or quantification of parking numbers was included in CIRQA's previous report.

Following receipt of feedback from Council, CIRQA has been engaged to review the proposed car park layout and provide an updated design. The updated car park layout is illustrated on the attached plans prepared by CIRQA (drawing no. C16153_02-SH01 & SH02, dated 07 March 2017).

The proposed parking area will accommodate 118 parking spaces in the main parking area (inclusive of 6 spaces for people with disabilities) plus an additional 42 parallel spaces along the ingress and egress driveways. A total of 160 parking spaces can therefore be accommodated on the site. Additionally, a set-down / pick-up area has also been incorporated into the car park design (i.e. for taxi access as well as for drivers to drop off children and/or elderly passengers prior to parking in the car park). The proposed provision will therefore easily accommodate peak demands associated with the site and is above Council's conservatively assessed requirement for 125 vehicles to be accommodated on-site during peak events.

The parking area has been designed in accordance with the "Australian / New Zealand Standard for Parking Facilities - Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and "Australian / New Zealand Standard for Parking Facilities - Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2009) in that:

- regular parking spaces will be 2.5 m wide and 5.4 m long;
- parallel parking spaces will be at 2.1 m wide and 6.1 m long;
- disabled parking spaces will be at least 2.4 m wide and 5.4 m long with and adjacent shared area of the same dimension;
- aisle widths adjacent regular parking spaces will be 5.8 m wide;
- aisle widths adjacent parallel parking spaces will be at least 3.3 m wide; and

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 0.3 m clearance will be given to solid objects greater than 0.15 m in height.

Pedestrian paths have also been provided adjacent the northern and southern boundaries of the subject site. These 1.5 m wide paths provide connections to the Port Wakefield Road Service Road as well as access to the facility for drivers parked within the driveway. Within the primary parking area, shared areas have been installed to provide a pedestrian connection between the buildings and proposed horse keeping / community garden / playground.

Access to the parking area will be accommodated via two crossovers on the Port Wakefield Road Service Road (an ingress only and an egress only). The access points (and internal circulation roadway) have been designed to accommodate the turn-path of an 8.8 m rigid commercial vehicle (MRV). Figure 1 illustrates the turn path of an 8.8 m MRV accessing and circulating through the subject site.

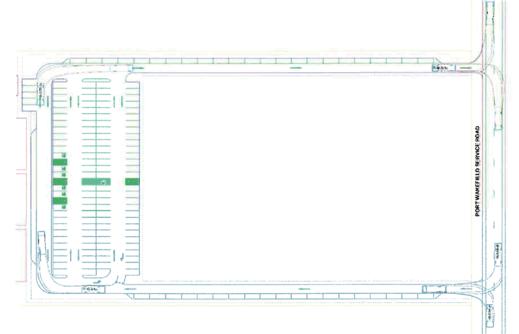


Figure 1 - An 8.8 m MRV accessing and circulating through the subject site.

In summary, it is considered that there will be minimal interaction and conflict potential (if any) between vehicles generated by the proposed facility and existing horse related activities on and immediately adjacent the surrounding roads. Survey data recorded confirms that the number of horse related movements undertaken in key locations at times the proposal would generate peak flows are very low. Of particular note, there would be little or no use of Trotters Drive before services (when horse movements were observed) and while a small number of drivers may utilise Trotters Drive after services, no horse movements were observed during the corresponding time.

An updated parking layout has been provided for the site which provides 160 spaces. Such a provision is well above that required to accommodate typical services as well

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as accommodate demands generated during the proposed facility's (occasional) peak event mode. The parking layout has been prepared in accordance with the relevant Australian Standards.

Please feel free to contact me on 0412 835 711 should you require any additional information.

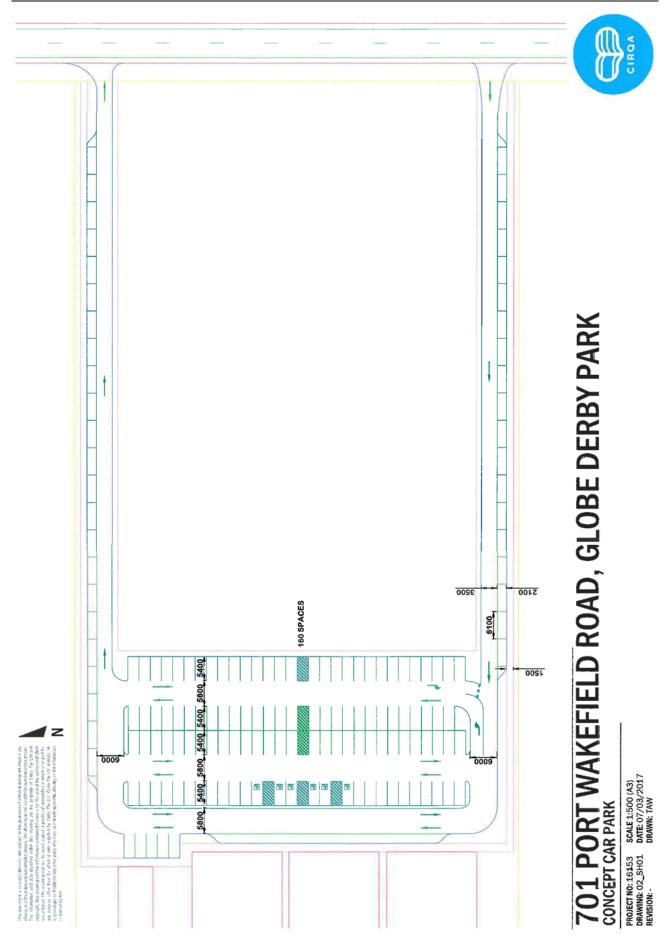
Yours Sincerely,

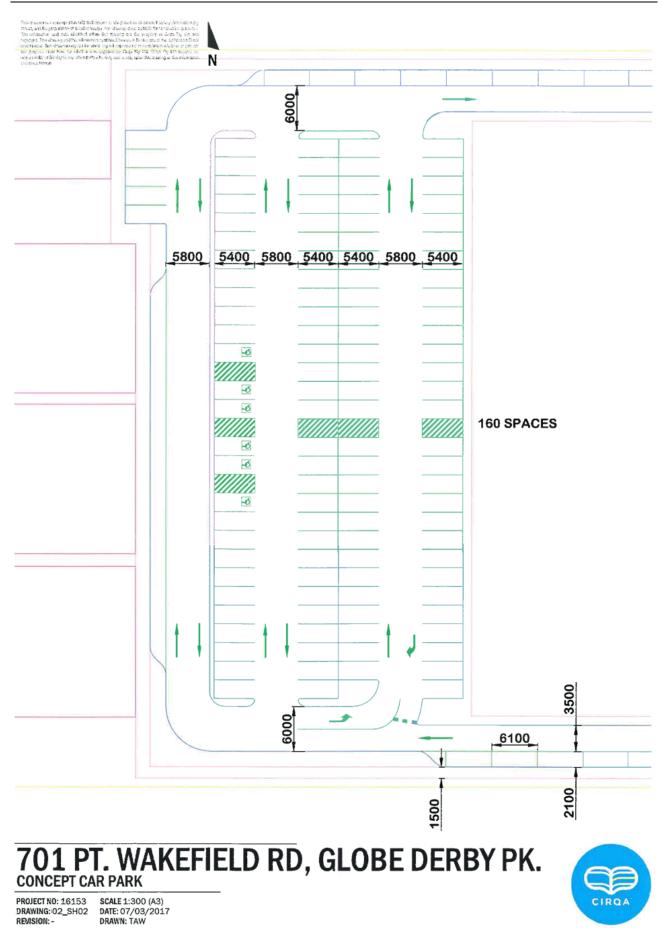
BEN WILSON Director, CIRQA Pty Ltd

Enc. -- Parking and access plans prepared by CIRQA (C16153_02-SH01 & SH02)

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Ref: 16153 BNW

Mr Callum Little Town Planning Advisors PO Box 9061 HENLEY BEACH SOUTH SA 5022

5 December 2016

Dear Callum,

PROPOSED COMMUNITY FACILITY 701-709 PORT WAKEFIELD ROAD, GLOBE DERBY PARK

I refer to the proposal to develop a community facility at 701-709 Port Wakefield Road, Globe Derby Park. As requested, I have undertaken a review of the traffic related aspects of the proposal. This letter summarises the assessment undertaken.

BACKGROUND

The subject site is located on the western side of Port Wakefield Road, within the suburb of Globe Derby Park. The 20,350 m² site (approximate) is currently vacant (brownfield) with access provided via two crossovers (located at the ends of the eastern boundary) on the Port Wakefield Road service road.

The Salisbury Council's Development Plan identifies that the site is located within a Rural Living Zone (Policy Area 19 – Bolivar). Existing access opportunities for the suburb of Globe Derby Park include:

- Port Wakefield Road / Globe Derby Drive (signalised intersection all turning movements);
- Port Wakefield Road / Daniel Avenue (priority controlled left-in/left-out with deceleration / acceleration lanes); and
- Port Wakefield Road / Port Wakefield Road service road (priority controlled two-stage right-in with deceleration lane and left-out with acceleration lane).

Figure 1 illustrates the subject site and key adjacent roads.

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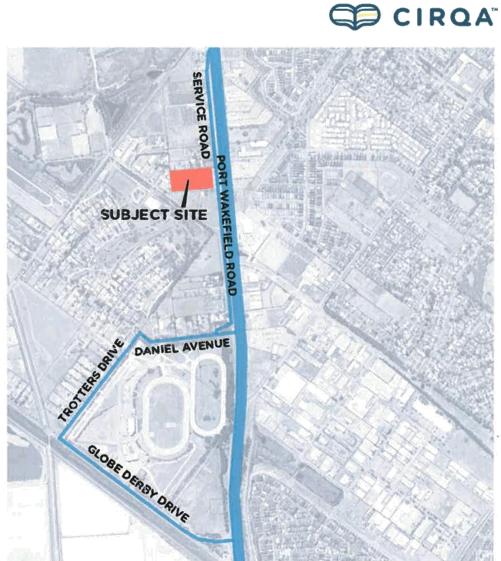


Figure 1 - The subject site, adjacent road network and Globe Derby Park access points.

Data provided by DPTI indicates the following Annual Average Daily Traffic (AADT) volumes (in vehicles per day – vpd) on the above roads (at each intersection with Port Wakefield Road) and their respective commercial vehicle (CV) percentages:

- Globe Derby Drive 1,200 vpd (7.8% CV);
- Daniel Avenue 230 vpd (0.8% CV); and
- Port Wakefield Road service road DPTI data not available, albeit expected to be in the order of 150 vpd.

The proposed development comprises the construction of a mixed-use place-of-worship and community facility with ancillary areas including:

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- a library / museum;
- a dwelling (caretaker's residence);
- a children's playground;
- a horse keeping area (with 3 to 4 horses kept on the subject site); and
- community gardens.

The site will be serviced by an associated car park, with access proposed to remain via the existing crossover on the Port Wakefield Road service road. However, the southern crossover will be converted to an ingress-only (left-in and right-in movements permitted) while the northern crossover will be used as an egress only (left-out and right-out movements permitted).

It is understood that the facility will primarily service a catchment of patrons residing to the north and north-east of the site (with a number of similar existing facilities located within metropolitan Adelaide to the south of the subject site).

A development application for the proposal has been submitted to Council. A number of representations were received in respect to the proposal during the community notification period. The primary issue raised in the representations related to the traffic impact of the proposal. This included comments in relation to the interaction of additional vehicle traffic and horses on the local road network within Globe Derby Park.

TRAFFIC ASSESSMENT

The NSW Roads and Maritime Services' (RMS) "Guide to traffic generating developments" is a commonly utilised document for review of traffic generation rates relevant to a variety of land uses. However, the RMS Guide does not identify traffic generation rates specific to community facilities such as the proposal.

In order to determine a relevant traffic generation rate, surveys were undertaken at a similar facility (Sikh Society of South Australia Gurdwara, Glen Osmond) on Sunday 13 November between 9:45 am and 12:00 noon. The surveys identified that during the peak period (11:00 am to 12:00 pm), a peak trip generation rate in the order of 0.27 trips per person attending the site.

By applying the above surveyed traffic generation rate to the proposal, it is expected that the site would generate in the order of 41 peak hour trips during a typical 150-person service and up to 67 peak hour trips during special 250-person services (occurring no more than 10 times per year).

The above traffic volumes will be distributed to/from Port Wakefield Road (assuming that all attendees live outside of Globe Derby Park) via three access points. The following distribution of trips has therefore been assumed:

 40% to/from the north via Port Wakefield Road (Port Wakefield Road / Port Wakefield Road service road intersection);

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- 30% to/from the east via Martin Road, Ryans Road and/or Salisbury Highway (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections); and
- 30% to/from the south via Port Wakefield Road (Port Wakefield Road / Daniel Avenue and Port Wakefield Road / Globe Derby Drive intersections).

Given the limited access to / from Globe Derby Park, the highest traffic volume utilising local roads adjacent the site will occur when visitors are leaving (i.e. when the subject site becomes the origin of a trip). Based upon this, traffic volumes have been forecast assuming a 20% in / 80% out split of traffic movements.

Based upon the above traffic distribution and the origin / destination percentages, Table 1 illustrates the forecast traffic generation of the subject proposal at the three Globe Derby Park access points during 150-person and 250-person services.

	150 person Service	250 person Event
Service Road Right In	3	5
Service Road Left Out	13	22
Daniel Avenue Left In	2	4
Daniel Avenue Left Out	10	16
Globe Derby Dr Right In	2	4
Globe Derby Dr Right Out	10	16

Table 1 – Forecast additional traffic movements at the key access roads

Table 1 indicates that the peak hour traffic volumes distributed to the adjacent road network will be low. Specifically, the above distribution indicates the following additional volumes on roads within Globe Derby Park during the site's peak hour (depending on the size of the service):

- Service Road (north of the site) 16 to 27 trips;
- Service Road (between Daniel Avenue and the site) 24 to 40 trips;
- Daniel Avenue (between Service Road and Port Wakefield Road) 12 to 20 trips;
- Daniel Avenue (between Service Road and Trotters Drive 12 to 20 trips;
- Trotters Drive (between Daniel Avenue and Globe Derby Drive) 12 to 20 trips; and
- Globe Derby Drive (between Trotters Drive and Port Wakefield Road) 12 to 20 trips.

Such volumes will be adequately accommodated on the adjacent roadway and are well within typical local road capacities. The volumes would have negligible impact on

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queues and delays currently experienced on the above roads and the associated intersections with Port Wakefield Road.

In relation to activities associated with horses on and adjacent the road carriageways within the area, there is little quantified information that can be utilised to assess the potential impact. However, a review of available traffic data provided by DPTI indicates that there have been no reported "hit animal" (or horse) categorised crashes (or any where horses were noted as a factor) in Globe Derby Park between 2005 and 2015.

A number of the respondents commented that issues associated with the potential for traffic-horse interaction related to driver unfamiliarity with the unique conditions within the suburb. It is considered that the majority of patrons associated with the proposed community facility will be regular attendees and be familiar with conditions on the surrounding road network. Additionally, the community nature of the proposal will provide a forum for education of patrons in relation to appropriate driving behaviour when accessing the site (particularly given the proposal itself includes horse keeping facilities).

SUMMARY

An assessment has been undertaken of the potential traffic generation associated with the proposed facility. The proposal will generate peak demands during services held at the site. Services will typically accommodate up to 150 patrons, however a maximum patronage of 250 persons may be experienced during special events.

In order to identify the potential traffic generation of the proposal, survey data from a similar facility has been reviewed. Based on the comparable site's generation rate, it is forecast that in the order of 40 and 70 peak hour trips could be generated during 150 person services and 250 person events, respectively.

The forecast volumes will be distributed to various access routes on the surrounding road network. The additional peak hour movements will be low and readily accommodated on the adjacent roads. In relation to the unique nature of horse activities within the public road reserves surrounding the site, it is considered that site users will typically be regular attendees and will become familiar with these conditions. The community nature of the facility will also allow opportunities for site management to educate and inform patrons of appropriate driving behaviour both within and adjacent the site.

Please feel free to contact me on 0412 835 711 should you require any additional information.

Yours Sincerely, 🦯

BEN WILSON Director, CIRQA Pty Ltd

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PRELIMINARY SITE

701-709 Port Wakefield Road GLOBE DERBY PARK, SA



Prepared for:	United Sikhs of SA Inc
Date:	8 December 2016
Reference No:	JC0133
Report Version:	JC0133 /01

AGON ENVIRONMENTAL 3/224 Glen Osmond Road, Fullarton SA 50%3 Ph.: (08) 8338 1009 www.agonenviro.com.au

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JC0133/01 Globe Derby Park -- Preliminary Site Investigation

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AGON DOCUMENT CONTROL

Report Tit	le:		Project Refere	ence
701-709 P	ARY SITE INVES Fort Wakefield R Fby Park, SA, 51	oad,	JC0133	
Written:			Approved:	
Sophie Ha	a mbour ental Scientist		David Probert SA State Man	
Rev No	Status	Date	Author	Reviewer
01	DRAFT	8/12/2016	SH	DP

Rev No	Copies	Recipient
01	1 electronic	Town Planning Advisors, Mr Callum Little

JC0133/01 Globe Derby Park - Preliminary Site Investigation

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1.0 INTRODUCTION

1.1 Background

Agon was engaged by Town Planning Advisors on behalf of United Sikhs of SA Inc ("the proponent") to conduct a Preliminary Site Investigation (PSI) of the site located at 701-709 Port Wakefield Road, Globe Derby Park SA ("the site", see

Figure 1).

The proponent plans to construct a mixed community development comprising a community facility and place of worship together with associated facilities.

1.2 Objectives

The objectives of this investigation were to:

- Identify potentially contaminating activities (PCAs) which may have occurred at the site; and
- Provide a preliminary assessment of risks to human health and the environment associated with any contamination which may have been caused by the identified PCAs at the site.

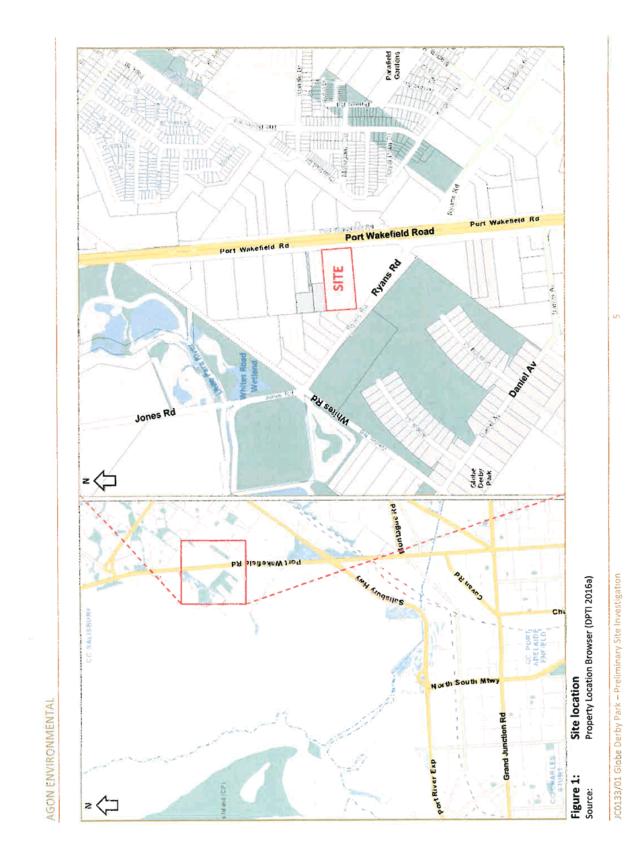
1.3 Scope of Work

The scope of work for this investigation comprised:

- A summary of property details and current zoning;
- A description of site features and land use on and surrounding the site;
- A brief discussion of regional geology and hydrology;
- A summary of search results on public databases;
- A summary of historical land titles ownership;
- A review of historical aerial photographs of the site and surrounding area;
- A brief summary of other available historical information relevant to the investigation;
- A review of public registers and databases indicating potential contaminants of concern; and
- Compilation of this information in this report.

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Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports

2.0 SITE DETAILS

2.1 Site Identification

The site comprises one land piece outlined in red in Figure 2, which comprises approximately 2.2 Ha in area. Land parcel and Certificate of Title details are provided in Table 1. Current Certificates of Titles and a survey plan are provided in Appendix A.



 Figure 2:
 Site allotment identification

 Source:
 Property Location Browser (DPTI 2016a)

	ource: DPTI 2	ficate of Title Details		
2	CT Volume / Folio	Plan/ Allotment	Area	Owner
-	5759/278	D7060AL6	2.2 Ha	United Sikhs of South Australia Inc.

The site is identified as Allotment 6 in Filed Plan D7060 as described in Certificate of Title Book Register Volume 5759, Folio 278.

2.2 Physical Setting

The site is situated in the suburb Globe Derby Park on Port Wakefield Road, approximately 17 km north of the Adelaide CBD. The nearest surface water body is the White Road Wetlands and the Little Para River, approximately 450 – 500 m north of the site. The Little Para River flows to the west and discharges into the Port River estuary at Swan Alley Creek.

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2.3 Site Zoning

The site is located within the City of Salisbury and is currently zoned Rural Living. The primary objective of the Rural Living zone as described in the Salisbury Council Development Plan is:

 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

As shown in Figure 3, the site is bordered by a large expanse of land zoned for Rural living. Land with frontage on the eastern side of Port Wakefield Road is zoned Industrial, with Open Space and Residential beyond. Areas to the north and west of the site are zoned Open Space and Primary Production, with areas to the south zoned for Commercial and Community use.

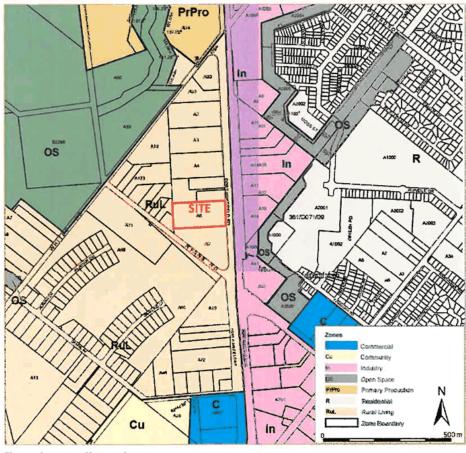


 Figure 3:
 Site zoning

 Source:
 Salisbury Council Development Plan (DPTI 2016b)

2.4 Land Use

As shown in Figure 4, land use on the site is identified as Rural Residential, with land use on adjoining allotments comprising rural residential and vacant land. The surrounding land uses, (west of Port Wakefield Road) is predominantly rural residential and recreation/reserves or vacant land, but also includes utilities/industry and agriculture. Other land uses (east of Port Wakefield Road) include residential, retail commercial and areas of vacant urban land.

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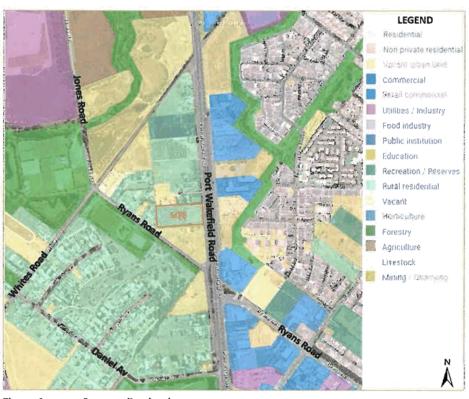


 Figure 4:
 Surrounding land use

 Source:
 Location SA Map Viewer (SA Gov. 2016)

2.5 Local Hydrogeology

A search for registered groundwater wells within a 1 km radius of the site was undertaken using the online Water Connect website (DEWNR 2016a, see Figure 5).

Groundwater information obtained from the Water Connect website indicates that there are no registered groundwater wells on the site. However, there are 115 registered groundwater wells identified within a 1 km radius of the site, with standing water levels (SWL) ranging from 1.16 m below ground level (m bgl) to 30.48 m bgl, and salinities ranging from 228 mg/L TDS (Total Dissolved Solids) to 7,401 mg/L TDS.

This indicates that the shallow groundwater in the area is quite saline, while deeper groundwater in the area is generally of good quality, with water generally considered to be of potable quality at salinities less than 500 mg/L TDS (NHMRC 2003).

A summary of the Water Connect data is provided in Appendix B.

JC0133/01 Globe Derby Park - Preliminary Site Investigation

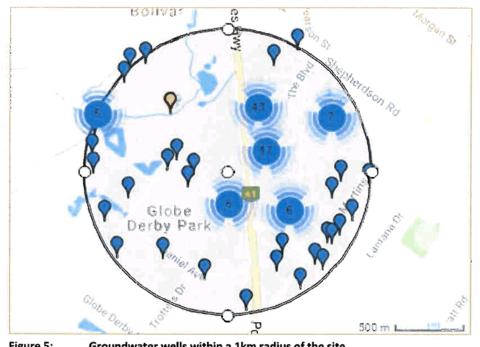


 Figure 5:
 Groundwater wells within a 1km radius of the site

 Source:
 Water Connect (DEWNR 2016a)

Operational groundwater wells within a 300 m proximity to the site appear to access groundwater occurring at depths between 2.98-9.0 m bgl, and include observation and irrigation wells, and aquifer managed recharge, storage and recovery wells. Groundwater salinities in these operational local wells generally ranges between 228 and 4,158 mg/L TDS.

The nearest registered operational observation well (unit number 6628-18499) is located on the east side of Port Wakefield Road, about 200 m to the east of the site, and accesses groundwater from the Hindmarsh Clay Aquifer. This well was drilled to a final depth of 6 m on 25 September 1996. The standing water level recorded in the well on that day was 3 m bgl.

Regional groundwater flow is anticipated to be in a westerly direction (Gerges 2006).

2.6 Local Geology

The geological map sheet data presented in the South Australian Resources Information Geoserver (SARIG) indicates that the natural soil at the site is likely to comprise Pleistocene aged Pooraka Formation deposits (clay, sand and carbonate earth, silty with gravel lenses).

In the surrounding vicinity of the site (to the east), natural soil is likely to comprise Holoceneaged Saint Kilda Formation deposits (undifferentiated Holocene coastal marine sediment).

A map showing geological data from SARIG in the vicinity of the site is presented in Figure 6.

JC0133/01 Globe Derby Park - Preliminary Site Investigation



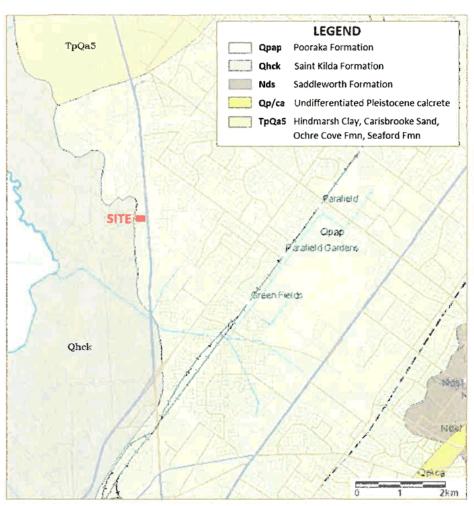


Figure 6: Generalised regional geology Source: SARIG (DSD 2016)

A description of materials encountered approximately 300 m north east of the site, likely to comprise Pleistocene aged Pooraka Formation deposits, in the borehole log for registered water well (unit number 6628-18459) in 1997, is presented in Table 2. This log suggests that Pleistocene aged clays dominate and extent to around 23 m depth at the site.

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able 2:	Drillers log from SARIG (DSD 2016)	
Depth	Major Lithology	Description
to (m)	فتور ساوه والمعاوية	وبهد فبارتها الإسلام فتبليه بسرية فيستريك ويتريه
0.1	BITUMEN	Bitumen
0.2	GRAVEL	Gravel, small to medium sized, beige, within a fine sand and silty clay matrix (fill)
2.7	SAND	Sand, clean, medium grained, yellow, well sorted (fill)
3	CLAY (Undiff. Origin)	Clay, moderate plasticity, brown, some silt, little dine sand, brown to red brown, some quartzose and calcareous nodules
4	CLAY (Undiff. Origin)	Clay, high plasticity, red to brown, some fine sand
5	CLAY (Undiff. Origin)	Clay, same as above
7	CLAY (Undiff. Origin)	Clay, high plasticity, brown, strong odour
8	CLAY (Undiff. Origin)	Silty clay, low plasticity, brown, with mottled high plasticity grey clay.
9	CLAY (Undiff. Origin)	Clay, high plasticity, mottled grey
10	CLAY (Undiff. Origin)	Clay, moderate plasticity brown, mottled grey. Minor coarse grained gravel. No odour
11	CLAY (Undiff. Origin)	Clay, low plasticity, brown, mottled grey. Minor coarse grained gravel. No odour. Grading to a grey sandy clay.
12	CLAY (Undiff. Origin)	Clay, high plasticity, blue/grey
13.5	CLAY (Undiff. Origin)	Silty clay, brown with grey high plasticity mottled clay.
14	CLAY (Undiff. Origin)	Sandy clay, dark grey with coarse grained gravel
15	CLAY (Undiff. Origin)	Clay, high plasticity, red/brown mottled grey. No odour.
16	CLAY (Undiff. Origin)	Silty clay, low plasticity brown. Minor gravel
17	CLAY (Undiff. Origin)	Silty clay, low plasticity, brown with mottled high plasticity grey clay.
18	CLAY (Undiff. Origin)	Silty clay, brown with mottled grey/blue high plasticity clay,
20	CLAY (Undiff. Origin)	Silty clay, low plasticity brown & grey mottled.
21	GRAVEL	Gravel, coarse grained 2.5cm diameter. Intersected plenty of water. Matrix is a blue grey sandy clay.
A		

Table 2: Drillers log from unit no. 6628 - 18459

2.7 **Public Register Searches**

Environment Protection Authority

A search of the SA EPA Public Register was completed for the site, under Section 7 of the Land and Business (Sale and Conveyancing) Act 1994 (SA Government 1994), which enables the general public to obtain site information relating to environment protection. The results

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of the Section 7 Search confirmed that the SA EPA holds no records pertaining to site contamination, orders, licences or other documentation associated with the site. A copy of the EPA Section 7 search is provided in Appendix C.

A search of the SA EPA's Site Contamination Register (SA EPA 2016) was undertaken to identify any site contamination notifications or reports held by the EPA pertaining to the site or nearby properties. The notifications listed on the Register for the site or nearby properties are summarised below in Table 3. Properties listed within close proximity to the site (<500 m) appear to be no longer operating under the potential contaminating activity listed, or the site is presently vacant. Accordingly, it is considered that any impacts would have a negligible likelihood of impacting the Globe Derby Park site.

City of Salisbury

A Section 7 search undertaken for the site by the Salisbury Council identified that the council holds no records pertaining to site contamination. A copy of Council's Section 7 search is provided in Appendix C.

Safework SA

Safework SA conducted a search of their Dangerous Substances licensing database, and have advised that there are no current or historical records for the site. A copy of the Safework SA search is provided in Appendix C.

2.8 Proposed Development

The proponent has submitted to Council a development proposal to construct a mixed use development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretaker's residence, community garden and horse keeping.

This application (reference number 341/1144/2016/3B) was lodged with the City of Salisbury on 14 June 2016. A plan of the proposed development is provided as Figure 7, and a copy of the development application is provided in Appendix D.

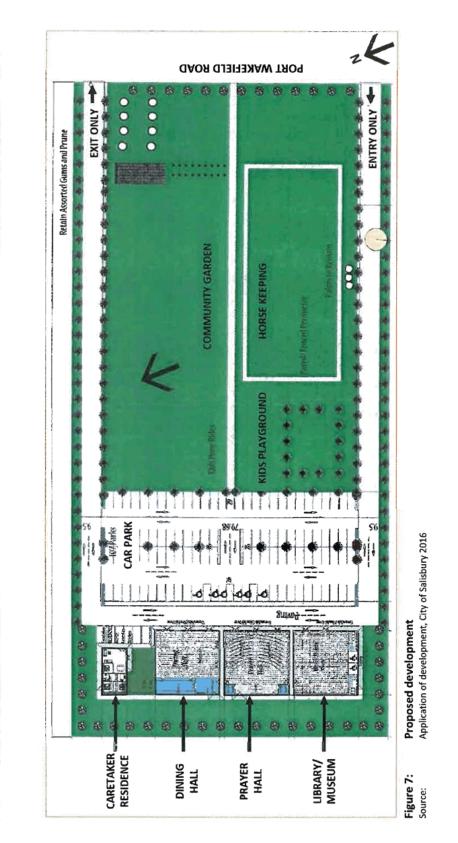
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Table 3:	SA EPA Site Contamina	SA EPA Site Contamination Register Search Results		
Notification	Type	Address	Potentially Contaminating Activity	Distance from Site
Green Fields				
60344-01	S83A Notification	Lots 1, 2, 3 & 4 George Street GREEN FIELDS SA 5017	Abrasive Blasting	1.2 km SE
Parafield Gardens	dens			
60139	Audit Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Listed Substances (manufacture, production, recycling)	N/A
60139	Audit Termination			
60870	Audit Notification	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture	300 m NE
60870-001	Audit Report		Fertiliser manufacture; Pest control works	
60270	Audit Notification	692-694 Port Wakefield Rd; 722-726 Port Wakefield Rd:	Not recorded	100 m E; 200 m NE:
60270 – 001 60270	Audit Report Audit Termination	141 & 147-149 Ryans Rd; 289-299 Martins Rd PARAFIELD GARDENS SA 5107		400 m SE; 800 m E
60329 - 01	S83A Notification	Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road PARAFIELD GARDENS SA 5107	Not recorded	400m SE; N/A 100 m SE; 200 m NE; 800 m E

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3.0 HISTORICAL INFORMATION

3.1 Review of Historical Aerial Photographs

Aerial photographs in approximate ten-year intervals were reviewed from 1949 to the present, with selected extracts provided in the figures below, with the approximate site location outlined in red.

A review of the 1949, 1959 and 1969 photographs indicate the site was vacant with a clear area (possibly low lying areas or creeks) on the western border of the site. Surrounding land use was predominantly used for broadacre agricultural purposes.



 Figure 8:
 Extract from 1949 aerial photograph

 Source:
 Port Adelaide Enfield Local Library (CoPAE 2016)

The development of the surrounding area increased from 1959, with an increase in smallholdings and market gardens to the north and east and, from 1979 onwards, an increase in residential use to the south of the site (the suburb of Globe Derby Park).

In the 1979 photograph (Figure 11), sheds and vegetation are visible on the site and race/ trotting tracks appear around the perimeter of the site, with an oval track in the eastern quarter. The land with frontage along Port Wakefield Road is further developed (commercial land use). The suburb of Parafield Gardens to the east of Port Wakefield Road also becomes established during this period, replacing agricultural/ horticultural land use with residential.

The training tracks were present in 1985 (Figure 12), and an additional adjoining building was visible in the 2000 photograph (Figure 13). A review of Google Earth aerial photographs indicates that the removal of the structures on the site occurred during 2014-2015. All site buildings were removed by 2016; the photograph from this year (Figure 2) shows the site in its current disposition; i.e., as vacant, with two large palm trees near the southern boundary.

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Figure 9: Source: Extract from 1959 aerial photograph MapFinder (DEWNR 2016b)



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Figure 11: Source: MapFinder (DEWNR 2016b)



Extract from 1985 aerial photograph Figure 12: MapFinder (DEWNR 2016b) Source:

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Figure 13: Extract from 2000 aerial photograph Source: MapFinder (DEWNR 2016b)

3.2 Ownership History

Historical Titles were viewed using the South Australian Integrated Land Information System (DEWNR 2016c). A summary of ownership along with copies of historical titles, are provided in Appendix A.

Historical titles show that the land parcel encompassing the site has been owned by farmers since the first title for the land was issued in 1859. In 1961 the land was owned by Frederick George Ryan, who subdivided a larger landholding and transferred the portion comprising the site to Antonio Marciano, who then sold the site in 1972 to Thomas Oday. Mr Oday owned the site until his death, after which the site was transferred to the Animal Welfare League in 2013. The site was then transferred to Thuy Kim Nguyen and Dung Phuong Tong, who sold the site to the United Sikhs of South Australia. The site has been in the possession of the United Sikhs of South Australia Inc since January 2016.

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4.0 POTENTIALLY CONTAMINATING ACTIVITES

Based on the current understanding of historical land use at and in the vicinity of the site, the following Potentially Contaminating Activities (PCAs) and Potential Contaminants of Concern (PCOCs) have been identified, as described in Table 4.

PCA	PCOC	Risk of Significant Impact	Area of Site Potentially Impacted by PCA/ PCOC Other Comments
Historical application of pesticides / herbicides	Organochlorine Pesticides (OCP), Organophosphorus Pesticides (OPP) Metal salts (e.g. Arsenic)	Low	Historical use of pesticides and herbicides may have resulted in residue in soil. Whole of site.
Importation of fill	Various (metals, hydrocarbons, etc.)	Low	Fill imported to the site for levelling may have been impacted. Whole of site.
Fuel/ lubricant spillage	Total Recoverable Hydrocarbons (TRH), Monoaromatic Hydrocarbons (MAH), Polyaromatic Hydrocarbons-(PAH)	Low	Vehicle maintenance; likely to be localised.
Asbestos building materials	Asbestos	Low	All buildings were demolished in 2014-2015.
Migration of contaminants from neighbouring properties	Various (hydrocarbons, solvents etc.)	Low	Industrial areas east of the site.

Table 4: Potentially Contaminating Activities & Potential Contaminants of Concern

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5.0 CONCLUSIONS

The results of the site history research conducted by Agon Environmental have identified that the site appears to have historically been used for agricultural purposes from the 1850s through to the 1960's. The development of tracks around the perimeter of the site in the late 1970's suggest the site was used for the racing/and or trotting of horses. The complete removal of all structures on the site had occurred by 2015.

Agon has identified potentially contaminating historical land uses at the site. However, based on site observations and consideration of the site history information, it is considered that site contamination risks associated with these potentially contaminating activities are low.

The proposed development for the site incorporates a mixed use development in keeping with the Rural Living zoning of the property and the surrounding area. As such, it is considered that the does not site pose any significant risk to human health or to the environment that would preclude its use for a mixed community development and associated facilities.

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LIMITATIONS OF THIS REPORT

This report has been prepared in accordance with industry recognised standards and procedures current at the time of the work. The report presents the results of the assessment based on the quoted scope of works (unless otherwise agreed in writing) for the specific purposes of the engagement by the Client. No warranties expressed or implied are offered to any third parties and no liability will be accepted for use of this report by third parties.

The assessment of environmental and human health risk included in this report relate to the whole site as described in the report. If the site is subject to demolition works or redevelopment, the risk profile of the site will change and the conclusions of this report will no longer be valid. If the site is subject to subdivision, the risk profile of each division of the site will change and the conclusion of this report will no longer be valid.

Consideration of the aesthetic and geotechnical suitability of site soils has been excluded from this report. Aesthetic and geotechnical suitability may need to be addressed in subsequent assessments.

Although no onsite sources of groundwater contamination were identified during this investigation, given the regional history of land use around the site, groundwater contamination may have occurred in the vicinity of the site. Groundwater investigation was excluded from the scope of this investigation and comments in relation to potential groundwater at the site have been excluded from this report.

All information provided by third parties has been assumed to be correct and complete. Agon does not assume any liability for misrepresentation of information by third parties or for matters not visible, accessible or present on the subject site.

Opinions and judgements expressed herein are based on Agon's understanding of current regulatory standards and should not be construed as legal opinions.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties other than those listed above.

This report should be read in full.

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2.

REFERENCES

CoPAE - City of Port Adelaide Enfield (2016) Port Adelaide Local History, located at: https://mapping.portenf.sa.gov.au/history/

DEWNR – Department of Environment, Water and Natural Resources (2016a) Water Connect, located at: http://www.waterconnect.sa.gov.au.

DEWNR – Department of Environment Water & Natural Resources (2016b) MapFinder, located at: https://apps.environment.sa.gov.au/MapFinder/.

DEWNR – DEWNR (2016c), South Australian Integrated Land Information System (SAILIS), located at: http://www.sailis.sa.gov.au.

DPTI – Department of Planning Transport and Infrastructure (2016a) Property Location Browser, located at: http://www.maps.sa.gov.au/plb.

DPTI – Department of Planning Transport and Infrastructure (2016b) Development Plan – Salisbury Council. Consolidated 7 July 2016.

DSD – Department of State Development (2016) SARIG – South Australian Resources Information Geoserver, located at: https://sarig.pir.sa.gov.au.

Gerges, N (2006) Overview of the hydrogeology of the Adelaide metropolitan area. Knowledge and Information Division, Department of Water, Land and Biodiversity Conservation. June 2006.

SA Gov. – Government of South Australia (2016) Location SA Map Viewer, located at: http://location.sa.gov.au/viewer/.

NEPC – National Environmental Protection Council (2013) National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999, Amended 2013.

NHMRC/ NRMMC – National Health and Medical Research Council/ Natural Resource Management Ministerial Council (2011) Australian Drinking Water Guidelines, Amended 2016. Commonwealth of Australia.

SA EPA (2016) Site Contamination Index Public Register, located at:

http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/search-the-contamination-register.

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APPENDIX A: CERTIFICATE OF TITLES

JC0133/01 Globe Derby Park - Preliminary Site Investigation

A

Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports

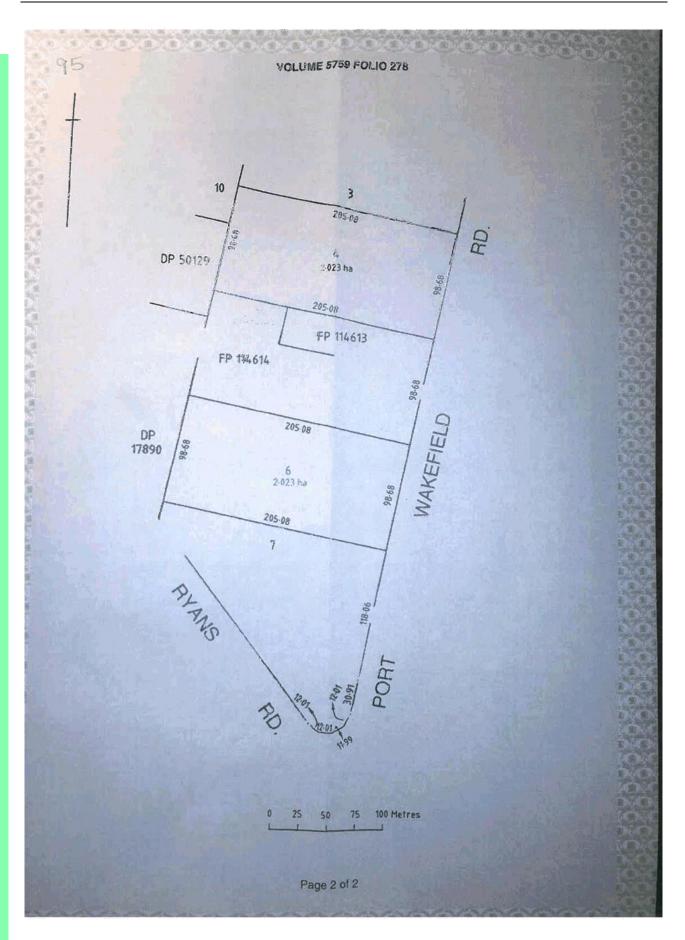
CT Ref	Date	Action	ction Owner Occupation	Occupation/ Address
NA	15/04/1847	Original Land Grant	John Mayer and John Row	Adelaide Farmers
1400	27 INE 140ED		Hunth Onlin	Port Adelaide
76T/C	2//03/1876 Transfer	Transfer	Henry Wright (d 5/5/1885)	Para Plains Farmer
		5	Robert Wright	Adelaide Storeman
	26/06/1885	Transfer	Henry Wright	Para Plains Farmer
	7/7/1926		Thomas Henry Judd	Salisbury Farmer
	15/8/1929	Transfer portion	George Herbert Ryan	Salisbury Farmer
				New Title - 1554/38 Balance - 1554/39
1554/38	6/00/1020	lecting	George Herbert Rvan	Salisburv Farmer
		5	(d 27/04/1943)	
	16/3/1944	Transmission Application	Executor Trustee and Agency Company of SA Inc.	
	20/9/1948	Transfer	Frederick George Ryan	Bolivar and Lower Light Grazier
				New Title - 3014/35
ann gu ann an Annaich Chairte a' the Star Star Star Star		aname vá a sela de de procession de secondador na recome vá de de la vár a secondad de la secondad de secondad		Balance - 3650/1
3014/35	1/11/1961	Issue subdivision	Frederick George Ryan	Bolivar and Lower Light Grazier
	18/12/1964	Transfer	Antonio Marciano	Factory Employee, Flinders Park
			Angelina Marciano	Wife
	14/4/1972	Transfer	Thomas Ivan Oday	Airport Traffic Officer, Richmond
				New Title - 5759/278
5759/278	19/4/2000	Issue	Thomas Ivan Oday	
	10/1/2014	Transmission Application	Gertruda Elizabeth Maria Bouwens	
	10/1/2014	Transfer	Animal Welfare League of SA Inc	
	16/05/2014	Transfer	Thuy Kim Nguyen	
			Dung Phuong Tong	
	7/01/2016	Transfer	United Sikhs of SA Inc	

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JC0133 Globe Derby Park PSI

主 工 由 元 南 二 田 二 田 WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE CERTIFICATE OF TITLE Volume 5759 Folio 278 REAL PROPERTY ACT, 1886 Dealing(s) Creating Title CONVERTED TITLE **Title Issued** 19/04/2000 Edition 4 South Australia **Edition Issued** 07/01/2016 I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of dealings. Registrar-General **ESTATE TYPE** FEE SIMPLE **REGISTERED PROPRIETORS** UNITED SIKHS OF SOUTH AUSTRALIA INC. OF CARE 34 ROCKVILLE AVENUE DAW PARK SA 5041 **DESCRIPTION OF LAND** ALLOTMENT 6 DEPOSITED PLAN 7060 IN THE AREA NAMED GLOBE DERBY PARK HUNDRED OF PORT ADELAIDE EASEMENTS NIL SCHEDULE OF DEALINGS NHL END OF TEXT Page 1 of 2

City of Salisbury Development Assessment Panel Agenda - 27 June 2017



•	Government of South Australia Department of Planning, Transport and Infrastructure	Product Date/Time	Historical Search 21/11/2016 01:29PM
\smile	Transport and Intrastructure		

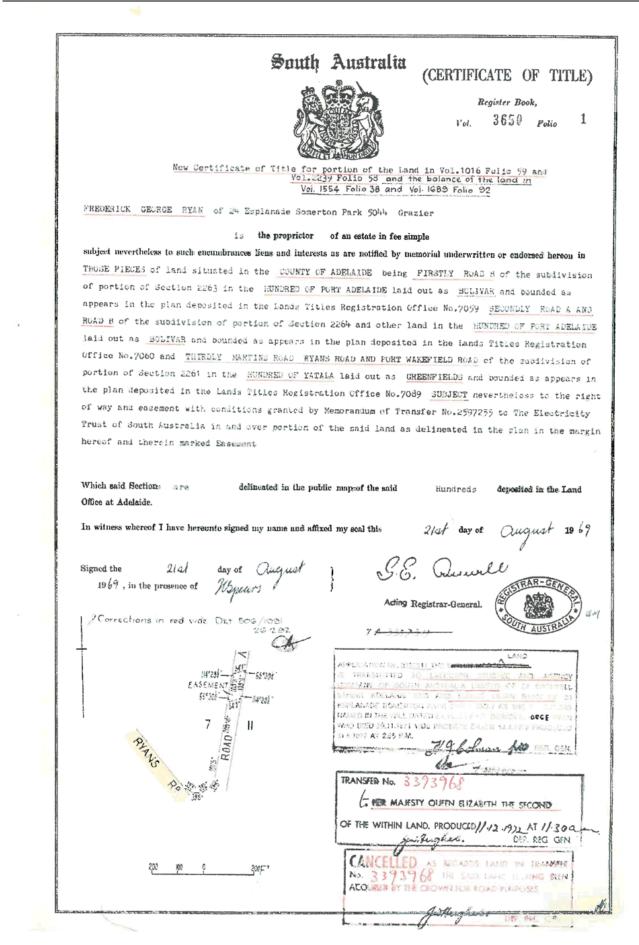
Certificate of Title

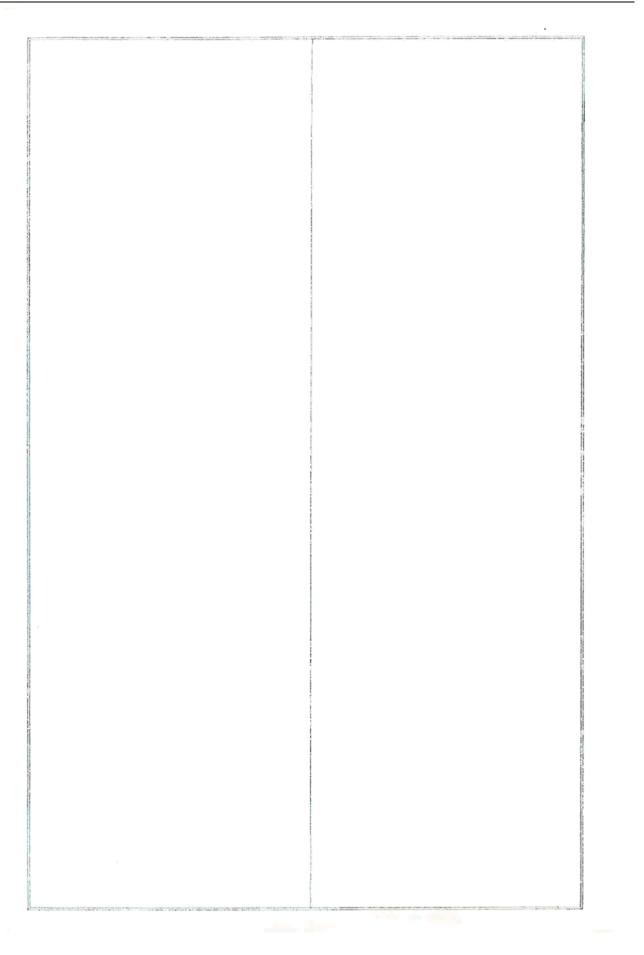
Title Reference:	CT 5759/278
Status:	CURRENT
Parent Title(s):	CT 3014/35
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	19/04/2000
Edition:	4

Dealings

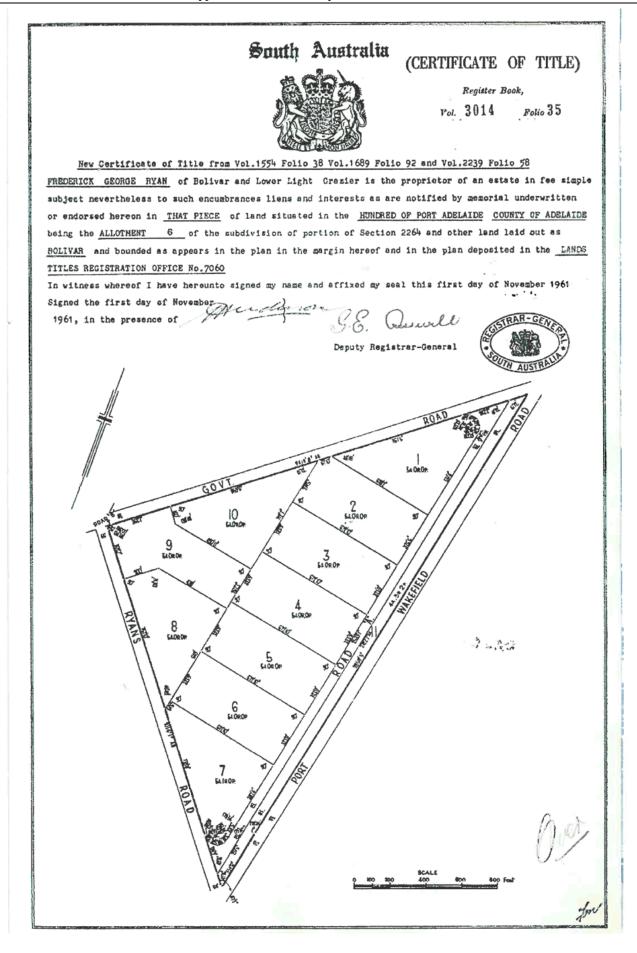
Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/12/2015	07/01/2016	12441290	TRANSFER	Registered	UNITED SIKHS OF SOUTH AUSTRALIA INC.
24/04/2014	16/05/2014	12120447	TRANSFER	Registered	THUY KIM NGUYEN, DUNG PHUONG TONG
12/12/2013	10/01/2014	12053148	TRANSFER	Registered	ANIMAL WELFARE LEAGUE OF SOUTH AUSTRALIA INC.
12/12/2013	10/01/2014	12053147	TRANSMISSIO N APPLICATION	Registered	THOMAS IVAN ODAY (DECD), GERTRUDA ELIZABETH MARIA BOUWENS (EXEC)

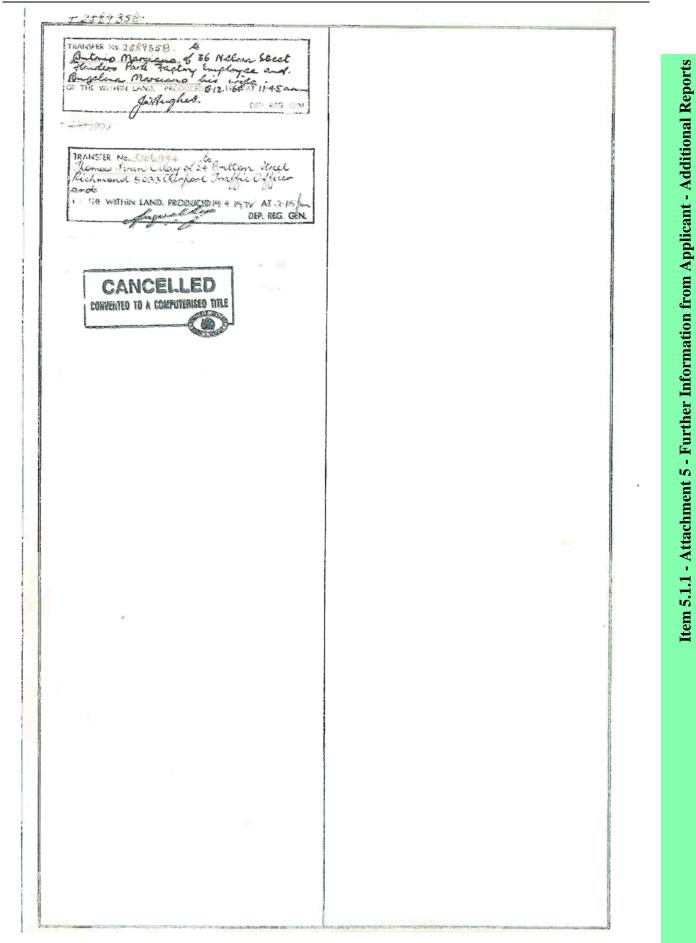
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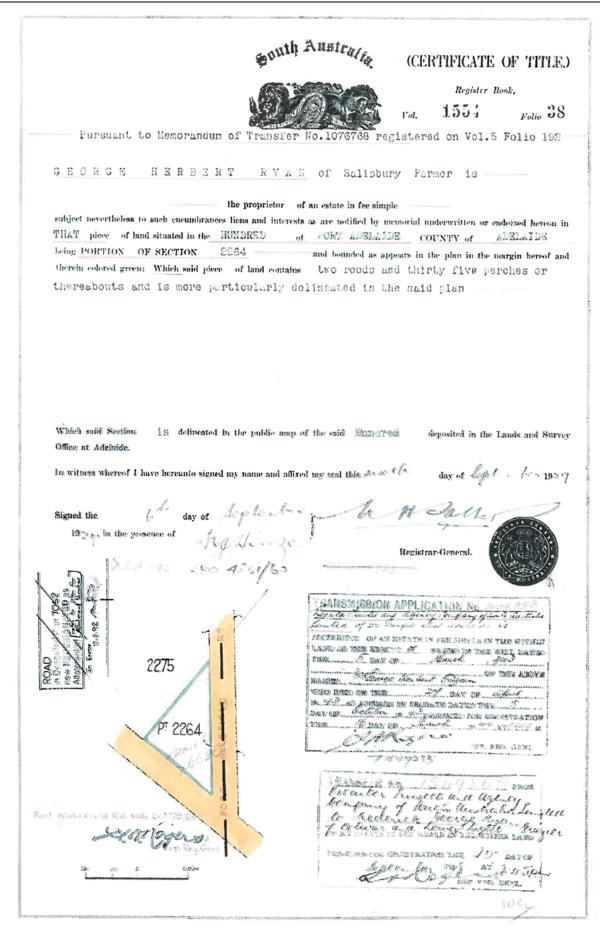




Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports







REALED AS REGARDS PORTION OF THE WITHIN LAND (LAND) COW IN FLAN NO. 7060 AND HITCH CERTIFICATESOF TITLE RELEDANCE LT.O. +183 OF 1961 VOL 3014 FOLS 30.44 40 a. Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports O.L. Wains MAR DOM GOOL He Bulling of THE WITHIN LAND (Rosed "11" IN LTRO. PLAN No. 7060. DEPOSITED UNDER SECTION 31 OF THE TOWN PLANNING ACT (1929-1957) REMAINS VESTED IN THE REGISTERED PROPRIETOR (F 1987) L. DOCKET No 413 DEP. REG. GENL. 2 S ΛĢ 0.00 O AND NEW ÷ 1979 85% 45 RIQ Balance UCO VIDE á 3680 101 4 6 3

191 (CERTIFICATE OF TITLE. (1) 328 Megister Borit Vot V Steo 192 rech Siem of Son Adelaide subject, nevertheirs, 10 situated aucaut. mains and much & Tillo is appress to died the now delivered up and cancelled. of my name and allowed my wat this . Whereby bedroth day of freese 2 in witness whereof. I have hereunte ban boshand eight hundred and Genissrar-Greatend. Signed, seided, and delivered the it day of frances 19 Audran. ne of kin h with rever him Stray of language 1876 Contenter! herry Mario the states Often (MAK Malgare. 12 loto 146 he toma Mercharge Discharge of its alen No Mills in da tiday Hay al montering

Changer Stepherez In Hony Huges Thomas Comy under y character farmer Munsh mances for high balans the many ag the latans a lare Robert Anie aty pate at it are hills land allen 12. dudet eloy kint Indersten 14. 1096 768 from Thomas Server head 1 Jam to George Berlivet Ryan of portion of the will to its Produced for negistration the 15 days of all Marine of the la is Iroduced for a August 1929 at 2 40 for 25049 10 6 Risky dirula Cece. CANCELLED AS REALESS LAND IN TRANSPER Pavolucie No 1076768 15544 POLO 38 8/14 SED SEV CEN 2 2 50 m il day carpi Supply non e a DEP. BHO GE 00 22 UISOMARGE OF THE A CAMEMORTGAGE IN 25.94 9/ SY REFEIST ENDORSED OANOELLED PRODUCED FOR REGLITRATION THESSON, AND. ANDACATE OF TITLE ISSUED DAY OF .. A M. R. 310 10 8 VIDE. Seden? Withud VOL 1554 POL 39 DEP. NOG. ORNIL Durnes DEP. REG. GENL DISCHARGE OF THE BALL HORTCAGE NO studention to man who BY RECEIPT ENDORED PRODUCED FOR RATION THE DAY OF 121 toppe m. Tenny acres ul Eure izalia a day Julie \$63 69 demas from Bar alia de reces ration at some 4657 CHECKETAS 2.2.8. port. 7.9.k. 74 NDORSED THEREON P REG BENL

Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports



AGON ENVIRONMENTAL

APPENDIX B: REGISTERED GROUNDWATER SEARCH

JC0133/01 Globe Derby Park - Preliminary Site Investigation

Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports

WOIDERCONNEC

Groundwater Data Report

Government of South Australia Department of Environment, Water and Natural Resources

Unit No	Max Depth I (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L) TDS Date		Purpose	Aquifer	Status	Obs No	Date	SWL Status	Salinity Status	Permit No	Cased To (m)
		28.96	4.57	11/02/1969 0.91	0.91	11/02/1969 1415	1415	11/02/1969 DOM	MOD	Qpah	OPR						
6628-3303	8.53	8.53	3.35						IRR	Qpah							
6628-3304	8.53	8.53			0.63	14/04/1949 1476	1476	14/04/1949 DOM	DOM	Qpah	ABD						
6628-3305	112.78	0	3.27	24/05/1974 12.63	12.63	24/10/1962 1010	1010	24/05/1976 IRR	IRR	Tomw(T1) BKF	BKF	YAT026	17/11/1956 H		н	109432	
6628-3306	21.34	21.34								Qpah							
6628-3307	149.35	0	2.74	13/06/1974 12.63	12.63	13/06/1974 1151	1151	06/06/2006 IRR	IRR	Tomw(T1)	BKF		01/01/1958			121122	
6628-3308	143.26	143.26	2.44	25/08/1967 6.31	6.31	18/01/1962 1139	1139	19/01/1962 IRR	IRR	Tomw(T1)	UKN		01/01/1962				112.78
6628-3309	3.96	3.96	1.22	31/10/1962			2015	31/10/1962 DOM	DOM	Qpah							
6628-3310	91.44	91.44	0	22/01/1935 2.53	2.53	22/01/1935 1099		22/01/1935		Qpah							
6628-3312		12.19			6.31	18/01/1952 1719		18/01/1952		Qpah	ABD						
6628-3407		9.14								Qpah			01/01/1959				
6628-3413	6.4 (6.4							EXP		UKN		14/11/1960				6.4
	96.01	0	1.16	05/06/1986			995	01/07/1960 IRR	IRR	Tomw(T1)	BKF	PTA053	01/07/1960	Ξ	Z		
6628-3415	6.1	6.1							EXP		UKN		14/12/1960				
6628-3416	6.1 (6.1							EXP		UKN		15/12/1960				
6628-3417	5.79	5.79							EXP		UKN		22/11/1960				5.79
6628-3421	4.88	4.88							EXP		UKN		23/11/1960				4.88
6628-3422	101.5	101.5			1.14	12/07/1934 2302	2302	17/06/1937		Tomw(T1)	ABD		01/01/1934				100.58
6628-3423	101.5 (0	17.06	04/03/1988 0.13	0.13	24/10/1962 331	331	12/08/1974 OBS	OBS	Tomw(T1)	BKF	PTA054	01/01/1925	Ŧ	z		
	83	147.83			0.63	21/09/1967			STK	Tomw(T1)			01/01/1962				137.16
6628-3425	4.27	4.27						_	EXP		UKN		25/11/1960				4.27
6628-3427											ABD						
6628-3428			0	08/03/1962				100 M						e.			
	132.59	132.59	3.05	07/01/1965 11.37	11.37	07/01/1965 1101		17/06/2015 IND	DNI	Tomw(T1)			07/01/1965 N		U		112.32
							228	01/05/2016 IRR	IRR	Tomw(T1)	OPR			z	U		
6628-3431	134	134	24.38	24/02/1967 12.63	12.63	14/09/1965 750	750	15/07/1986 DOM	MOD	Tomw(T1) UKN	UKN		01/01/1962				6.1
6628-3432	27.43 (0					1	14/03/1968		Qpah	BKF						
6628-3433	123.44	123.44	4	09/09/2016 12.63	12.63	12/01/1973	934	17/06/2015	OBS	Tomw(T1)	OPR	PTA076	12/01/1973	z	0		97.23
6628-3435							1770	08/12/1986 RIV	RIV		UFL						
6628-5167	141.73	141.73	12.24	08/03/1967 15.15	15.15	08/03/1967 1218		01/05/2016 IRR	IRR	Tomw(T1)			01/01/1958	z	0		
6628-5168	81.38 (0			0.63	01/01/1969 617		01/03/2001 IRR	IRR	Qpah(Q4) BKF	BKF		01/01/1960			66173	
	41.15	41.15			5.05	01/01/1969		10/04/2013 IRR	IRR	Qpah(Q3)	OPR		N 7301/101/10		z		41.15
		0				24/09/1971 1005			IRR	Tomw(T1) BKF	BKF		24/09/1971	,		33244	
6628-5171	144.78	144.78			16.42	01/01/1967 1130		30/04/2011	IRR	Tomw(T1)	OPR		01/01/1959 N		U		
	_	141.43	30.48	17/03/1967 15.15		17/03/1967		01/05/2016 IRR	IRR	Tomw(T1)	OPR		01/01/1955 N	z	0		
		37.19			0.51					Qpah	ABD						
6628-5175	12 41	12 41			77 1	C3C1 0A01/A0/ 11		1 /// /1040 DOA	100								

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Unit No	(m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS (mg/L) TDS Date	Purpose	Aquiter	Status	Obs No	Date	SWL Status	Salinity Status	Permit No	(m)
6628-5177	44	91.44	1.52	24/08/1953		24/08/1953 701	701	24/08/1953 STK	STK	Qpah							-
		133.5			1.52					Tomw(T1)							
		3.05	2.44	05/02/1969						Qpah							
6628-8000	142	142	15	08/09/2005 12.63	12.63	08/09/2005 1136	1136	08/09/2005		Tomw(T1) RHB	RHB		17/08/1976			101319	114
5	20	20					2653	19/07/1979	OBS				19/07/1979			2741	
	13	13					2835	12/10/1993 DRN	DRN	Qpah			12/10/1993			30266	13
	106.6	106.6			15.15	12/12/1994	1102	29/09/2015 IRR	IRR	Tomw(T1)	OPR		12/12/1994	z	U	33243	96
	30	30	2.97	05/05/1997					OBS	Qpah			05/05/1997			40440	30
T	23	23	2.98	15/04/1997					OBS	Qpah			15/04/1997			41224	23
Г	9	9	m	25/09/1996	0.01	25/09/1996			OBS	Qpah			25/09/1996			38799	9
	22	22	-						MON	Qpah	ABD		07/06/2002			58708	13
	23.5	23.5								Qpah			10/06/2002			58709	14
Т	21	21							MON	Qpah			12/06/2002			58710	13
	13.5	11.6	9	12/01/2006					MON	Qpah			12/01/2006			113020	2.6
1	11	11	4	12/01/2006					MON	Qpah			12/01/2006			113019	2
Т	14	14	11	12/01/2006					MON	Qpah			12/01/2006			113018	8
	9	9	4.65	13/02/2006			1401	13/02/2006 MON	MON	Qpah			13/02/2006			113570	3
	6	9	3.69	13/02/2006			2239	13/02/2006 MON	MON	Qpah			13/02/2006		Ş	113571	m
Т	204	200	6	05/02/2010 80	80	05/02/2010 4152	4152	27/02/2010 MAR	MAR	Tomw(T2) OPR	OPR		05/02/2010			184505	156
Г	198	197	6	24/02/2010 80	80	24/02/2010 3448	3448	02/03/2010 MAR	MAR	Tomw(T2)	OPR					184506	156
	16	0	5.7	13/12/2010					NV	Qpah	BKF		13/12/2010			219864	
Т	15	0	5.6	14/12/2010					INV	Qpah	BKF		14/12/2010			219903	
Т	15	0	5.6	14/12/2010					INV	Qpah	BKF		14/12/2010			219901	
	19	0	5.9	15/12/2010					INV	Qpah	BKF		15/12/2010			219895	
	200	196	9	22/06/2011	60	22/06/2011 3846	3846	23/06/2011 ASR	ASR	Tomw(T2)	OPR		22/06/2011			199675	156
Г	200	200	2	15/04/2011 60	60	15/04/2011 4158	4158	14/04/2011 ASR	ASR	Tomw(T2)	OPR		15/04/2011			199674	156
Ι.	200	200	00	17/03/2011 50	50	17/03/2011 4158	4158	17/03/2011 ASR	ASR	Tomw(T2)	OPR		17/03/2011			199648	156
Г	198	198	8	02/06/2011	60	02/06/2011 4031	4031	02/06/2011 ASR	ASR	Tomw(T2)	OPR		02/06/2011			199676	156
6628-26648	9	0								Qpah	BKF		07/11/2012			219875	
6628-26649	5.11	0								Qpah	BKF					219876	
6628-26650	5	0								Qpah	BKF		21/09/2012			219877	
6628-26651	6.52	0								Qpah	BKF		21/09/2012			219878	
6628-26652	6.08	0					47			Qpah	BKF		21/09/2012			219853	
6628-26653	5.56	0								Qpah	BKF		21/09/2012			219854	
6628-26654	5.84	0								Qpah	BKF		21/09/2012			219849	
6628-26655	5.9	0								Qpah	BKF		21/09/2012			219856	
6628-26656	9	0								Qpah	BKF		21/09/2012			219865	
6628-26657	5.98	0								Qpah	BKF		21/09/2012			219866	
6628-26658	6.03	0								Qpah	BKF		21/09/2012			219867	
6628-26659	5.27	0								Qpah	BKF		21/09/2012			219869	
6628-26660	4.5	0								Qpah	BKF		21/09/2012			219879	
										40	DVD		C1/00/10			110000	

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Unit No	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L) TDS Date	TDS Date	Purpose	Aquifer	SI	Obs No	Date	SWL Status Salinity Status	Salinity Status	Permit No	Cased To (m)
6628-26662	4.8	0					20 J. J. J. J.			Qpah	BKF		21/09/2012			219881	
6628-26663	4.5	0								Qpah	BKF		21/09/2012			219882	
6628-26664	4.6	0								Qpah	BKF		21/09/2012			219883	
6628-26665	4.5	0								Qpah	BKF		21/09/2012			219884	
6628-26666	10.57	0								Qpah	BKF	1	21/09/2012			219857	
6628-26667	9.76	0								Qpah	BKF		21/09/2012			219885	
6628-26668	9.27	0								Qpah	BKF		21/09/2012			219886	
6628-26669	9.27	0								Qpah	BKF		21/09/2012			219887	
6628-26670	23.16	0								Qpah	BKF		21/09/2012			219888	
6628-26671	16.9	0								Qpah	BKF		21/09/2012			219889	
6628-26672	16.2	0			2.22		50 S			Qpah	BKF		07/11/2012			219890	
6628-26673	13.38	0								Qpah	BKF		21/09/2012			219891	
6628-26674	14.37	0								Qpah	BKF		07/11/2012			219892	
6628-26675	17.99	0								Qpah	BKF		21/09/2012			219893	
6628-26676	16.71	0								Qpah	BKF		21/09/2012			219894	
6628-26677	17.47	0								Qpah	BKF		21/09/2012			219858	
6628-26678	16.66	0								Qpah	BKF		21/09/2012			219859	
6628-26679	17.64	0								Qpah	BKF		21/09/2012			219860	
6628-26680	16.01	0								Qpah	BKF		21/09/2012			219870	
6628-26681	14.21	0								Qpah	BKF		21/09/2012			219871	
6628-26682	17.8	0								Qpah	BKF		21/09/2012			219872	
6628-26683	17.57	0								Qpah	BKF		07/11/2012			219899	
6628-26684	15.97	0								Qpah	BKF		21/09/2012			219873	
6628-26686	18.6	0								Qpah	BKF		10/01/2011			219900	
6628-26687	18.78	0	-							Qpah	BKF		10/01/2011			219902	
6628-26688	19.54	0								Qpah	BKF		10/01/2011			219904	
6628-26689	19.06	0								Qpah	BKF		10/01/2011			219896	
6628-26748	9	0								Qpah	BKF					219848	
6628-27641	24	0								Qpah	BKF		21/09/2012			219861	
6628-27642	26	•								Qpah	BKF		21/09/2012		2	219862	
6628-27643	33	0								Qpah	BKF		21/09/2012			219863	
6628-28027	5	2	2.5	04/08/2015					N	Qpah			04/08/2015			248282	1
6628-28029	5	5	2	03/08/2015					ĪNV	Qpah						248284	1
6628-28030	5	5	2.5	03/08/2015					N	Qpah	6		03/08/2015			247035	1
6628-28031	5	5	2.5	03/08/2015					INV	Qpah			03/08/2015			247037	1
6628-28392	25	25	_						INV	Qpah			09/06/2016			259100	

115 records

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5.1.1 Further Information from Applicant - Additional Reports

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AGON ENVIRONMENTAL

APPENDIX C: PUBLIC DATABASE SEARCH RESULTS

JC0133/01 Globe Derby Park -- Preliminary Site Investigation

С

www.epa.sa.gov.au





GPO Box 2607 Adetaide SA 5001 250 Victoria Square Adetaide SA T (08) 8204 2000 F (08) 8204 2020 Country areas 1800 623 445

Agon Environmental Pty Ltd Unit 3, 224 Glen Osmond Road FULLARTON SA 5063

anita.ratke@agonenviro.com.au

Contact: Section 7 Telephone: (08) 8204 2026 Email: epasection7@sa.gov.au

Contact: Public Register Telephone: (08) 8204 9128 Email: epa.publicregister@sa.gov.au

16 November, 2016

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the Land and Business (Sale and Conveyancing) Act 1994. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the Land and Business (Sale and Conveyancing) Act 1994 is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5759 Folio 278
Address	701-709 Port Wakefield Road, GLOBE DERBY PARK SA 5110

Schedule – Division 1 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

7. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the Environment Protection Act 1993:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

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7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO
Sched	ule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010	
PARTI	CULARS RELATING TO ENVIRONMENT PROTECTION	
3-Lice	nces and exemptions recorded by EPA in public register	
Does t	he EPA hold any of the following details in the public register:	
a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act</i> 1993 to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed South Australian Waste Management Commission Act 1979 to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act</i> 1987 to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management</i> <i>Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO

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h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO
4-Poll	ution and site contamination on the land - details recorded by the EPA in public register	
Does t land:	he EPA hold any of the following details in the public register in relation to the land or part of the	
a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
b)	details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act</i> 1993?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act</i> 1993?	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act</i> 1993?	NO
h)	details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former South Australian Waste Management Commission under the repealed Waste Management Act 1987, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO
5-Polla	ution and site contamination on the land - other details held by EPA	
Does t	he EPA hold any of the following details in relation to the land or part of the land:	
a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed South Australian Health Commission Act 1976)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993?</i>	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?	NO

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d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

Item 5.1.1 - Attachment 5 - Further Information from Applicant - Additional Reports

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City of Salisbury (ABN+32-615-416-895

12 James Street PO Box 8 Salisbury SA 5108 Australia Telephone 08 8406 8222 Facsimile 08 8281 5466 city@salisbury.sa.gov.au

TTY 08 8406 8596 (for hearing impaired) www.salisbury.sa.gov.au

17 November 2016

S Hambour 3/224 Glen Osmond Rd FULLARTON SA 5063

Dear Sir / Madam

Request for Information

We refer to your request and now attached particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully

10

Heidi Crossley Delegate Telephone: (08) 8406 8209 Email: hcrossley@salisbury.sa.gov.au

Certificate No. 62604

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City of Salisbury ABRESPECTS 435, REE Telephone 08 8406 8222 Facsimile 08 8281 5466 city@salisbury.sa.gov.au

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www.salisbury.sa.gov.au

LAND AND BUSINESS (SALE AND CONVEYANCING) ACT INFORMATION PURSUANT TO SECTION 7 CERTIFICATE

APPLICANT	S Hambour	Certificate No:62604
	3/224 Glen Osmond Rd	Date of Issue: 17
	FULLARTON SA 5063	November 2016

DESCRIPTION OF LAND	701-709 Port Wakefield Road , Globe Derby Park
	SA 5110

Dear Sir/Madam

We refer to your request for information and now attach particulars and documentary material, which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

DEVELOPMENT ACT 1993

Part 3 - Development Plan

Development Plan under the Development Act 1993.

Title: CT-5759/278 Zone or Policy Area: RUL Rural Living

in which the land is situated as shown in the Development Plan.

Is the land situated in a designated State Heritage Area?

NO

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Is the land designated as a place of Local Heritage value?

NO

Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

REFER TO ATTACHMENT

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

REFER TO ATTACHMENT

SECTION 42 Condition (that continues to apply) of a development authorisation

Application No:	361/1120/2014/LD
Description:	LAND DIVISION
Decision Date:	19-Dec-2014
Decision:	Approved
Conditions:	8

- 1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0020578).
- Payment of \$25952 into the Planning and Development Fund (4 allotment/s @ \$6488 /allotment).
 Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide
- 3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
- 4. Prior to the grant of Section 51 Clearance, construction plans must be submitted to and be approved by the Relevant Authority and generally provide partial road construction comprising road pavement, drainage, vehicle crossings and landscaping within Rights of Way 'A, B and C'. The construction of the internal road pavement shall be to the satisfaction of the Relevant Authority.

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- 5. Prior to the grant of Section 51 Clearance of Stage 2 (which allotments 703, 705 and 707), the internal road as required by Condition 1 (Council Requirements) within the unencumbered rights of way, 'A', 'B' and 'C', shall be constructed to the satisfaction of the Relevant Authority.
- All buildings and works associated with the construction of a dwelling, ancillary outbuildings, farm buildings and stables, shall be <u>wholly contained</u> within the building envelopes as shown on the endorsed Plan of Division.
- Measures must be undertaken to minimise any loss of amenity to the neighborhood from the development caused by dust, noise, the transport of materials to and from the land and the deposit of mud and debris on public roads, to the satisfaction of the Relevant Authority.
- 8. Prior to the grant of 51 Clearance for Stage 2, all allotment boundary fencing shall be constructed of colorbond 'teatree' color to the satisfaction of the Relevant Authority. Aside from the front fencing (abutting the Port Wakefield Road Reserve) for allotments 701 and 709, which are to be constructed of post and wire to the satisfaction of the Relevant Authority.

Repealed Act Conditions

Condition (that continues to apply) of an approval or authorisation granted under the

Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning Act 1982 (repealed) or Planning and Development Act 1966 (repealed)

Application No:	361/148/1984/HA
Description:	DWELLING
Decision Date:	14-Aug-1984
Decision:	Approved
Conditions:	Nil
Application No:	361/2712/1984/HA
Description:	CARPORT
Decision Date:	27-Dec-1984
Decision:	Approved
Conditions:	Nil
Application No:	361/1388/1985/HA
Description:	GARAGE
Decision Date:	13-Aug-1985
Decision:	Approved
Conditions:	Nil

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Application No:	361/3232/1972/HA
Description:	STABLE
Decision Date:	03-Feb-1972
Decision:	Approved
Conditions:	Nil
Application No:	361/3249/1973/HA
Description:	HAY SHED
Decision Date:	16-Apr-1973
Decision:	Approved
Conditions:	Nil
Application No:	361/3313/1973/HA
Description:	GARAGE
Decision Date:	30-Jan-1973
Decision:	Approved
Conditions:	Nil
Application No:	361/125/1974/HA
Description:	CARPORT
Decision Date:	23-Jul-1973
Decision:	Approved
Conditions:	Nil
Application No:	DA4764
Description:	DWELLING
Decision Date:	21-Jun-1983
Decision:	Approved
Conditions:	2

- 1. Such minor alterations to the application as the applicant and Council may mutually agree.
- 2. Such alterations, additions and outbuildings of a residential nature as Council may subsequently approve.

DEVELOPMENT ACT 1993

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space

NIL

Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space

NIL

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Section 55—Order to remove or perform work

NIL

Section 56—Notice to complete development

NIL

Section 57—Land management agreement

SEE TITLE FOR DETAILS

Section 69—Emergency order

NIL

Section 71—Fire safety notice

NIL

Section 84—Enforcement notice

NIL

Section 85(6), 85(10) or 106—Enforcement order

NIL

Part 11 Division 2—Proceedings

NIL

FIRE AND EMERGENCY SERVICES ACT 2005

Section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire.

NIL

FOOD ACT 2001

Section 44—Improvement Notice

NIL

Section 46—Prohibition Order

NIL

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HOUSING IMPROVEMENT ACT 1940

Section 23—declaration that house is undesirable or unfit for human habitation

NIL

LOCAL GOVERNMENT ACT 1934

Notice, order, declaration, charge, claim or demand given or made under the Act

NIL

LOCAL GOVERNMENT ACT 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

NIL

For charges refer to the Certificate of Rates Liabilities

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Part 3—Notice

NIL

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval

NIL

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) regulation 19—Maintenance order (that has not been complied with)

NIL

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

Section 66 – Direction or requirement to avert spread of disease

NIL

Section 92 – Notice

NIL

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South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval

NIL

WATER INDUSTRY ACT 2012

Notice or order under the Act requiring payment of charges other amounts or making other requirement

NIL

BUILDING INDEMNITY INSURANCE

Section 7(1)(c)

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

NO

FURTHER INFORMATION HELD BY COUNCIL

Does the council hold details of any development approvals relating to -

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?

All development approvals on council records relating to this subject land are listed under the heading "Development Act 1993".

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

Authorised Officer:

Heidi Crossley

Date:

17/11/2016

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City of Salisbury

Section 7 Attachment

Development Plan under the Development Act 1993:

Is there a current Development Plan Amendment (DPA) released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Mawson Lakes DPA

This DPA updated the zoning affecting the suburb of Mawson Lakes to more accurately reflect the existing and future land uses envisaged for the area. The Minister for Planning in his consideration of the DPA for approval has separated the DPA into two parts. The first part has now been approved.

The second part of the DPA affects the following areas:

- An area of current wetlands at the end of Broadwater Crescent and Carlett St, Shoalhaven and adjacent the railway and Port Wakefield Road. This area is proposed to be zoned as Residential, and identified as a Policy Area. The Minister for Planning has required that it be excluded from the approved DPA until such time as it has undergone Community Land Revocation.
- The Mary Street and Dan Street area is to be zoned in such a manner to allow a mix of non-residential uses and residential uses at higher densities while ensuring that existing industrial uses are not unnecessarily pressured to relocate prematurely. The appropriate zone has not been selected as yet and is subject to further endorsement by Council and the Minister for Planning.

The public consultation version of the DPA can be viewed on the City of Salisbury website at www.salisbury.sa.gov.au/mawsonlakes

Salisbury City Centre DPA

This DPA proposes to update zoning and policies affecting the existing District Centre Zone at Salisbury, and a portion of Residential zoned land to the south of Park Terrace. The DPA was initiated to ensure Development Plan policy reflects the recognition of the Salisbury City Centre as a key activity centre within Northern Adelaide, consistent with the State Government's 30 Year Plan for Greater Adelaide and the City of Salisbury's Salisbury City Centre Renewal Strategy. Specifically, the consultation version of the DPA proposes the following key changes to council's Development Plan:

Rezone the area affected to Urban Core zone

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- Identification of a 'Core' and 'Transition' area, with new policies to guide the desired land uses, maximum building heights, minimum density requirements, design and car parking requirements within these areas
- Inclusion of a concept plan to identify key development outcomes sought within the Salisbury City Centre

The DPA was released for concurrent agency and public consultation between 3 March 2016 and 29 April 2016. Council endorsed the DPA for approval at its meeting in June 2016, and the DPA is currently awaiting final approval from the Minister for Planning.

A copy of the DPA can be viewed on the City of Salisbury website at: www.salisbury.sa.gov.au/salisburycitycentre

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Greater Edinburgh Parks Employment Lands Structure Plan Development Plan Amendment

The Minister for Planning released this DPA for consultation between June and August 2013. Consultation has now closed.

The affected area is to the west and north of the RAAF Base at Edinburgh and proposes planning controls that will:

- Introduce a new urban employment zone to replace existing rural and primary production zones;
- Consolidate a number of existing industrial zones at Direk, Edinburgh Parks, Edinburgh North and Penfield;
- Introduce policies to encourage a high quality employment precinct;
- Provide flexible policy to enable development of a range of services; and
- Allow for the creation of coordinated mixed use precincts to demonstrate innovative and integrated living and workplace environments.

Part 1 of the DPA was approved on 19 December 2013 and rezoned existing Industry zoned areas to Urban Employment zone.

Part 2 of the DPA, which affects the Primary Production zoned area west of Heaslip Road, will be considered by the Minister once infrastructure issues have been addressed.

For more information: www.dpti.sa.gov.au/planning/playfordgrowth

Updated: 7th July 2016

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Parafield Airport Noise Advice

'This property is located adjacent to the Parafield Airport and is subject to frequent overflight and aircraft noise. Intending residents are encouraged to make their own enquiries and ascertain whether their circumstances are compatible with the ambient environment.'

'The Council has considered the proximity of the Subject Land at Parafield Airport and the potential implications of aircraft noise and having regard to a report prepared by Bassett Acoustics dated 19 December 1995, the Council has formed the view that, on the information currently before it, no special planning consideration or construction techniques aimed at reducing noise intrusion to dwellings constructed on the Subject Land (following its division into residential allotments) nor any amendments to the Development Plan will be required.

Any enquiries in relation to this advice should be referred to:

Development Services ~ 8406 8222

Certificate No. 62604

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Government of South Australia

Attorney-General's Department

Licensing, Customer Services Team

Level 4 World Park A 33 Richmond Road Keswick SA 5035

GPO Box 465 Adelaide SA 5001

SafeWork SA

DX 715 Adelaide

 Phone
 1300 365 255

 Fax
 08 8204 9200

 Email
 licensing.safework@sa.gov.au

 ABN
 50-560-588-327

www.safework.sa.gov.au

Sophie Hambour Agon Environmental Pty Ltd Unit 3, 224 Glen Osmond Road FULLARTON SA 5063

Dear Ms Hambour

5 December 2016

DANGEROUS SUBSTANCES LICENCE SEARCH

PROPERTY DETAILS: 701-709 PORT WAKEFIELD ROAD, GLOBE DERBY PARK

Further to your Application for a Dangerous Substance Search dated **28/11/2016** for the abovementioned site, I advise that there are no current or historical records for this site.

Yours sincerely

MANAGER LICENSING, CUSTOMER SERVICES TEAM SAFEWORK SA

For general enquiries please call the SafeWork SA Help Centre on 1300 365 255

009/DSL

City of Salisbury Development Assessment Panel Agenda - 27 June 2017 AGON ENVIRONMENTAL

APPENDIX D: DEVELOPMENT APPLICATION

JC0133/01 Globe Derby Park - Preliminary Site Investigation

D

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:	361/1144/2016/3B	
APPLICANT:	Town Planning Advisors PO Box 9061 HENLEY BEACH SA 5022	
NATURE OF THE DEVELOPMENT:	MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE	
LOCATED AT:	701-709 Port Wakefield Road , Globe Derby Park SA 5110	
CERTIFICATE OF TITLE:	CT-5759/278	
ZONE:	Rural Living	

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 4th October 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: George Pantelos, Principal Planner

Date: 16 September 2016

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE

	APPV AF CALLO	BHBV			
	CITY OF SALISBURY DEVELOPMENT APPLICATION FORM				
provide of			ngers e la ngere vines		
Salisbury	1	/2016/ 3B			
	Please use BLOCK LET	ters and Black or B	Aue ink		
APPLICANT NAME: TOW	n Planning Advisors				
	Box 9061 Henley Beach S/				
OWNER NAME: (This mus	st be completed) United Sikhs	s of SA Inc	🗆 as above		
CWNER POSTAL ADDRE	ss: PO BOX 61 Kilkenny S	A 5009	🗆 as above		
OWNER PHONE NO:	OWNER FAX NO:	OWNER EMAIL:			
	CONTACT PERSON FOR F	URTHER INFORM	ATION as above		
NAME: Bill Stefanopoulo)S	TELEPHONE (W) (M)			
EMAIL: bill@townplann	ingadvisors.com.au	FAX:			
BUILDER NAME: TBA	aga Dalan din Karangan Canif Ya Kanan din Karan Jawa Karan Jawa Kanan din Karangan din Karangan Karangan Karang	BURDERS EMAIL:	hannen ander an		
BUILDER POSTAL ADDR	E\$8:	J	CONTACT NO.:		
CURRENT USE OF PROP	ERTY: Vacant		LICENCE NO.:		
			DEVELOPMENT COST		
DESCRIPTION OF PROPOSAL: Mixed development comprising a community facility associated facilities including playground, carpark,			\$1,000,000		
residence and commun		F PROPOSAL			
Street No: 701-709 St	eet: Port Wakefield Road	Suburb:	Globe Derby Park		
Lot No: 8 Se	ction: 6 Plan: 706	0 Volume	: 5759 Follo: 278		
		USE ONLY			
Registration Date: 154	i 6 12416	Zone: RUL	Ward: West		
	BUILDING RULES	CLASSIFICATION			
Cleasification sought:					
	n is sought, size the proposed number		Maio: Femalo:		
	ght, state the number of persons for wi				
If Class Sb classification is sou	ght, state the proposed number of occ	upanis of the various opa	cos at llic promisse:		
accordance with the Dev	es of this application and support slopment Regulations, 1983. Devel he public for c <u>omment</u> via Council	iopments requiring pu	be provided to interested persons in blic notification will be made evaluable labury.se.gov.su		
NONATHER.	At ->	হাজত সি চা	TE: 09 / 06 / 16		



PO BOX 9061 HENLEY BEACH SOUTH SA 5022 Phone: 08 7070 7496 I Mobile: 0478 509 777 Email: <u>bill@townplanningadvisors.com.au</u> Website: www.townplanningadvisors.com.au

27 June 2016

George Pantelos City of Salisbury PO Box 8 SALISBURY SA 5108

Dear George,

Mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping

1. Introduction

Town Planning Advisors have been engaged by, the owners of number 701 to 709 Port Wakefield Road Globe Derby Park, to provide a Development Report to accompany a Development Application. The applicant proposes to construct a mixed development comprising a community facility and place of worship, together with associated facilities including a playground, carpark, caretakers residence, community garden and horse keeping. The following report is provided in support of this application.

2. Subject Land & Locality

The subject land is known as 701 to 709 Port Wakefield Road Globe Derby Park and comprises a single allotment. The site is formally described in Certificate of Title Volume 6029 Folio 841 as Allotment 6 within Deposited Plan 7060 within the Hundred of Yatala. A copy of the Certificate of Title is included as Attachment A. The land is rectangular and has a 98.68 metre frontage to Port Wakefield Road, and a depth of 205 metres. The subject land has a total area of approximately 20,229 square metres.

The land is currently vacant and covered with sparse vegetation and grasses with a single mature gum and a single mature palm located close to the southern boundary. The land is fenced from Port Wakefield Road by a chain mesh fence with access via gates supported by brick pillars.

Adjoining the subject land to the south is a vacant allotment of a similar area to the subject land. The allotment to the south houses a significant piece of electricity transmission infrastructure.

The locality is dominated by Port Wakefield Road, a primary arterial road which carries substantial vehicle traffic including heavy vehicles. The western side of Port Wakefield Road is characterised by rural living type land uses, dwellings and orchards. The diverse mix of uses gives the locality a semi-rural/industrial character.

3. Proposed Development

The development application before you proposes to construct a mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping.

The community facility comprises a total of 3 buildings, the southernmost building is to be used as a library/museum, the southern central building is to be used as a congregation hall/place of worship and the northern central building is to be used as a meeting and meals area. The library/museum element is proposed to have a wall height of 2.7 metres. The remaining community facility buildings are proposed to have a wall height of 3.6 metres. Each building's roof is to be covered by colorbond with a hipped design.

The proposed use has been described as a mixed development including a community facility. A similar use to that proposed was considered in Australian Unitarian Druze Community Inc v Adelaide Hills Council & ANOR [2015] SAERDC 38 (4 September 2015). In this case the court defined a facility catering to the entire South Australian Druze community as a community facility.

The South Australian Planning Policy Library Terminology List provides guidance as to land uses that may be defined as a community centre or community facility. The Planning Policy Library Terminology List defines a non-residential club and community facility as a community centre. Based on the Environment Resources and Development Court definition of community facility and the broad range of uses covered by the definition of community centre, we believe that the proposed use is best defined as a community facility.

The caretaker's residence is proposed to be located north of the community facility. The caretakers residence is proposed to have a total area of 114 square metres and includes three bedrooms a living/lounge area and associated amenities.

The primary carpark is proposed to be located in close proximity to the proposed buildings and 128 metres Wakefield Road. The car park provides a total of 107 spaces. An additional 5 car parking spaces will be provided adjacent the caretakers residence.

There will be a full time caretaker onsite at all times.

No parties or receptions are to be held on site, weekly services catering to around 150 people will be the primary use of the land. On special yearly occasions (less than 10 times per year) there will be a maximum of 250 people.

Operation Hours - place will be available to pay visit by members of congregation between 7.00am and 9.00pm, mass will not run for more than 4 hours on any service day.

Further details of the proposed gardens and agricultural use have been prepared by Daniel Connell and are attached as Attachment C. Attachment C outlines the importance of the community gardens as part of the community use of the land.

It is proposed that any member of the community (not only members of the Sikh community) will be allowed to use the community garden. The community garden will function in a similar manner to Council operated community gardens, with interested persons able to access individual plots.

In addition to the community gardens the applicant proposes to permit members of the wider community access to the land to and use of all onsite facilities. Sikh culture welcomes interaction with the wider community and proposes to operate in an open manner with anyone from the local or wider community invited enjoy the community gardens or other facilities.

A total of 3-4 horses are proposed to be kept on the subject land within the area identified as horse keeping on the attached plans. The horses are to be used for children's rides and horse riding lessons. Animal keeping forms an important part of the community use of the land.

4. Zoning and Planning Process

In accordance with Schedule 1 of the Development Regulations 2008 the proposed development is best described as:

Mixed development comprising a community facility and place of worship together with associated facilities including playground, carpark, caretakers residence, community garden and horse keeping

The subject land is located within the Rural Living Zone, Bolivar Policy Area 19 as depicted on Zone and Policy Area Maps *Sal/31*. The procedural matters section of the Rural Living Zone states that:

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

As the proposed development is not specifically described within Schedule 9 of the Development Regulations the proposed Development is Category 3.

5. Assessment against the Development Plan

Land Use

The following Objectives and Principles are of particular relevance in an assessment of the proposed land use:

Community Facilities

Objectives

2 <u>The proper provision of public and community facilities including the</u> reservation of suitable land in advance of need.

Principles of Development Control

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

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.

Orderly and Sustainable Development

Objectives

- 1 <u>Orderly and economical development that creates a safe, convenient</u> and pleasant environment in which to live.
- 2 <u>Development occurring in an orderly sequence</u> and in a compact form to enable the efficient provision of public services and facilities.

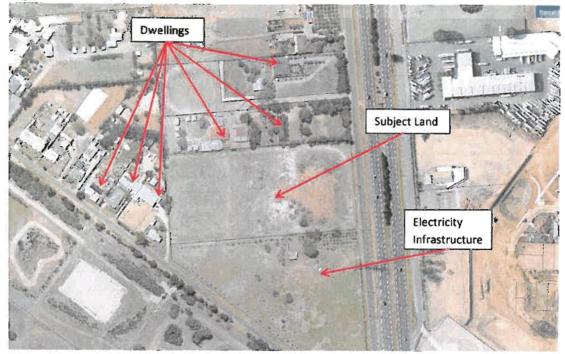
- 3 <u>Development that does not jeopardise the continuance of adjoining</u> <u>authorised land uses.</u>
- 4 <u>Development that does not prejudice the achievement of the provisions</u> of the Development Plan.

Principles of Development Control

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 4 Urban development should form a compact extension to an existing built-up area.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

The subject land is currently vacant and underutilised. The applicant proposes to develop a community facility/place of worship, playground and community gardens.

Figure 1



Development on the western side of Port Wakefield Road is Rural Living in nature

The purpose of the Rural Living Zone Bolivar Policy Area is for residential development on large allotments in association with the keeping of horses. The applicant proposes to construct a community facility/place of worship, playground community gardens and to keep two horses. The playground is proposed to include recreational activities such as pony and horse rides and horse riding lessons.

The proposed development also includes the provision of a community garden and the following landscaping:

- At the entrance a contemporary drought tolerant garden of Adelaide plains indigenous species;
- Within the grounds a series of approximately 10, 3x1m raised garden beds suitable for the elderly;
- An area of approximately 50 square metres of ground level garden beds for cultivation of perennial larger plantings of such as sugar cane, turmeric, ginger, garlic, herbs and medicinal plants using heavily mulched organic methods and again harvested rain water through micro irrigation systems;
- Fruit trees (citrus, apple, pear, stone fruit, fig, avocado, mango, almonds, walnuts, pomegranate, guava, table grapes and pecan) planted around the children's play area, bordering the site;
- Creating shaded recreation areas;
- Silver Banksia planted adjacent the length of the northern and southern boundaries;
- Native Frangipani Adjacent the length of the western boundary and part of the northern and southern boundaries;
- Garden beds will aim to utilise 90% recycled or rain water; and
- A state of the art vermiculture system to recycle all food waste from the Langar kitchen into manures to be used on the gardens.

The proposed development is an orderly and economic form of development which is likely to protect rural living land, from conversion to non-production or other incompatible land uses, by utilising it, in part, for open space and low intensity agriculture and horse keeping purposes. Although it will at the same time also introduce a building and activities which are non-residential in nature, it will do so in a way which, to an appropriate extent, will continue to serve and preserve the rural character of the subject land and in turn, the locality.

A similar application was determined by the Environment Resources and Development Court in Australian Unitarian Druze Community Inc v Adelaide Hills Council & Anor [2015] SAERDC 38 (4 September 2015). The Court determined that:

The history and nature of both the philosophy and activities of the appellant demonstrate that these two forms of use are intended to operate in an integrated and complementary manner.

And

We also recognise and accept that, for a mixed form of development with these characteristics, the opportunity for it to locate in a township, in proximity to businesses and shopping facilities is limited, given the area of land required and the consequent cost of purchase. We are satisfied that, allowing for the appellant's requirements for a sizeable tract of land to serve the horticultural use, the amended proposal will be located conveniently to the community it is to serve. The circumstances of the above Druze application are similar to the proposed development in that the community functions of the subject land are to operate in concert with the proposed horse keeping and low scale horticultural use of the land. The Rural Living Zone Bolivar Policy Area 19 is a suitable location for the form of development proposed.

Site Layout and Appearance of the Development

Design and Appearance Development Plan provisions seek:

Objectives

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

Principles of Development Control

- 1 <u>The design of a building may be of a contemporary nature and exhibit</u> <u>an innovative style provided the overall form is sympathetic to the scale</u> <u>of development in the locality and with the context of its setting with</u> <u>regard to shape, size, materials and colour</u>.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as: (a) articulation (b) colour and detailing (c) small vertical and horizontal components (d) design and placing of windows (e) variations to facades.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 17 The setback of buildings from public roads should:

 (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 (b) contribute positively to the streetscape character of the locality
 (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

The above provisions seek to ensure that new buildings are compatible in scale and design to existing development within the locality. The above provisions also seek to ensure that new buildings include design elements that improve building façades when viewed from the locality.

Each of the proposed buildings will be located a minimum of 157 metres from the Port Wakefield Road boundary. Each of the proposed buildings will be screened from the street by landscaping and the proposed community gardens

Some elements of the proposed buildings will be visible from adjoining dwellings to the north and the west. The visual impact of the proposed buildings will not unreasonably impact any adjacent dwelling as:

- The proposed buildings include design elements such as eaves and hipped roofs;
- The proposed buildings are to be of a residential scale and not exceed one storey in height;
- Each element of the proposed development is to be housed within a separate building rather than a single large building;
- Each building is proposed to be setback a minimum of 9.5 metres from any boundary;
- The land to the south is vacant and unlikely to be developed for residential purposes given the presence of significant electrical infrastructure; and
- Significant landscaping is proposed adjacent the northern, western and southern boundaries, that will soften views of any new building.

The proposed buildings and associated earthworks (in terms of their visual impacts) are generally in conformity with the relevant provisions of the Plan and will not, in any event, detrimentally affect the amenity of the locality in any meaningful way.

Interface Between Land Uses

The following Development Plan provisions seek to ensure that any proposed development does not unreasonably impact other development within the locality:

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 <u>Protect desired land uses from the encroachment of incompatible</u> <u>development</u>.

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) hours of operation
 - (g) traffic impacts.

- 2 <u>Development should be sited and designed to minimise negative impacts on</u> <u>existing and potential future land uses desired in the locality</u>.
- 5 <u>Sensitive uses likely to conflict with the continuation of lawfully existing</u> <u>developments and land uses desired for the zone should be designed to</u> <u>minimise negative impacts</u>.
- 6 <u>Non-residential development on land abutting a residential zone should be</u> <u>designed to minimise noise impacts to achieve adequate levels of</u> <u>compatibility between existing and proposed uses</u>.

In order to ensure that the proposed development does not result in any adverse impact on adjacent residential development the applicant has included the following design elements:

- Significant setbacks from all side and rear boundaries;
- Surfacing of all car parks and driveways to minimise dust pollution;
- Landscaping around the perimeter of the site; and
- No after hours activity will occur on the land.

The proposed development will not jeopardise the continuing use of any adjacent residential property. The low scale horticultural and community nature of the proposed development is compatible with development within the locality and will not adversely impact any adjacent development.

Car Parking and Access

The applicant proposes to provide a total of 113 off street car parking spaces. The proposed development will function as a community facility/place of worship. The following Transportation and Access Principles of Development Control specify the minimum car parking rates within the City of Salisbury:

32 <u>Development should provide off-street vehicle parking and specifically</u> <u>marked disabled car parking places to meet anticipated demand in</u> <u>accordance with Table Sal/2 - Off Street Vehicle Parking Requirements</u> 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 <u>Development should be consistent with Australian Standard AS 2890</u> <u>Parking facilities.</u>
- 34 <u>Vehicle parking areas should be sited and designed in a manner that</u> <u>will:</u>

(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

(i) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.

Table Sal/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces	
Community/civic		
Child care centre	1 space par 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 stiendees	
Dwellings	(1) In a state of the second s second second secon second second sec	

Based on the above table the proposed development can cater for up to 339 persons (place of worship). The applicant only proposes that a total of 250 persons will attend the subject land at any one time (less than 10 times per year). Generally the number of persons attending the subject land will be much less.

The car park layout will allow for vehicles to enter and exit the site in a forward direction and has been engineered to ensure all Stormwater associated with the development can be drained to the street. The proposed onsite car parking and access arrangement complies with all relevant Principles of Development Control.

6. Conclusion

The applicant proposes to develop a community facility/place of worship on a vacant parcel of land as well as a community garden and horse keeping. The land is located

in the Rural Living Zone, Bolivar Policy Area 19 which emphasises the importance of residential development in conjunction with small scale horse keeping and agricultural uses.

An important feature of the proposal is the mixed nature of the development comprising both its use as a community facility/place of worship and a horticultural use. Relevant Development Plan provisions anticipate the construction of community type uses and places of worship within residential zones. Given the connection between the proposed use and the horticultural/farming character of the locality the Rural Living Zone is suitable for the proposed use.

The applicant has sought to minimise any visual or noise impact on adjoining residential development. By locating all buildings a minimum of 9 metres from any side or rear boundaries, planting landscaping, surfacing access points and limiting after hours uses of the land there will be no adverse impact on adjacent dwellings.

Any buildings will not be visible from the street and the proposed landscaping and community gardens will improve the appearance of the subject land from the locality. Overall the proposed development will result in an improved streetscape when compared to the existing state of the subject land.

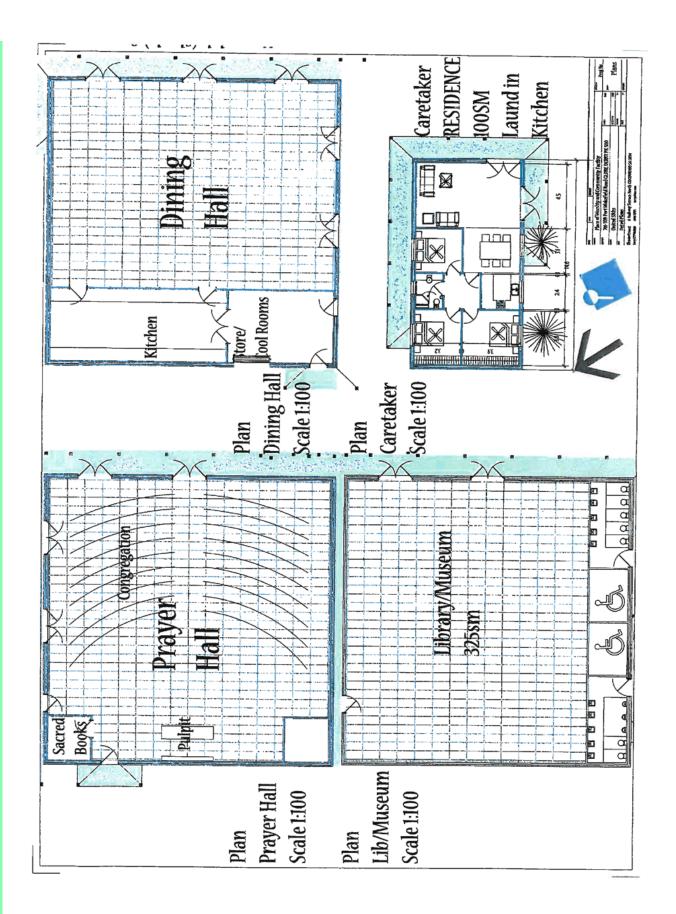
The proposed development satisfies relevant provisions of the Salisbury Council Development Plan and warrants Development Plan Consent.

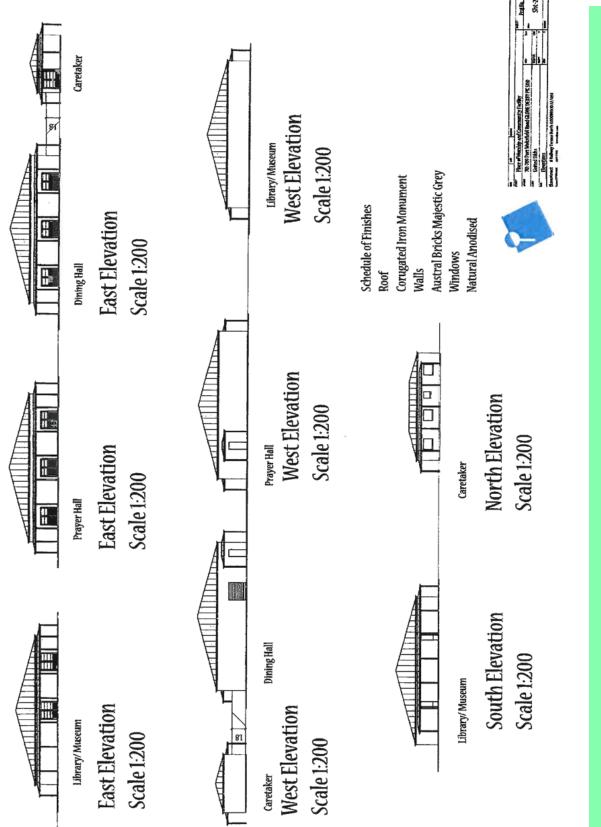
Should you have any queries or require any further information or clarification with any components of this application, please do not hesitate to contact by calling me on 0478 509 777 or by email <u>bill@townplanningadvisors.com.au</u>

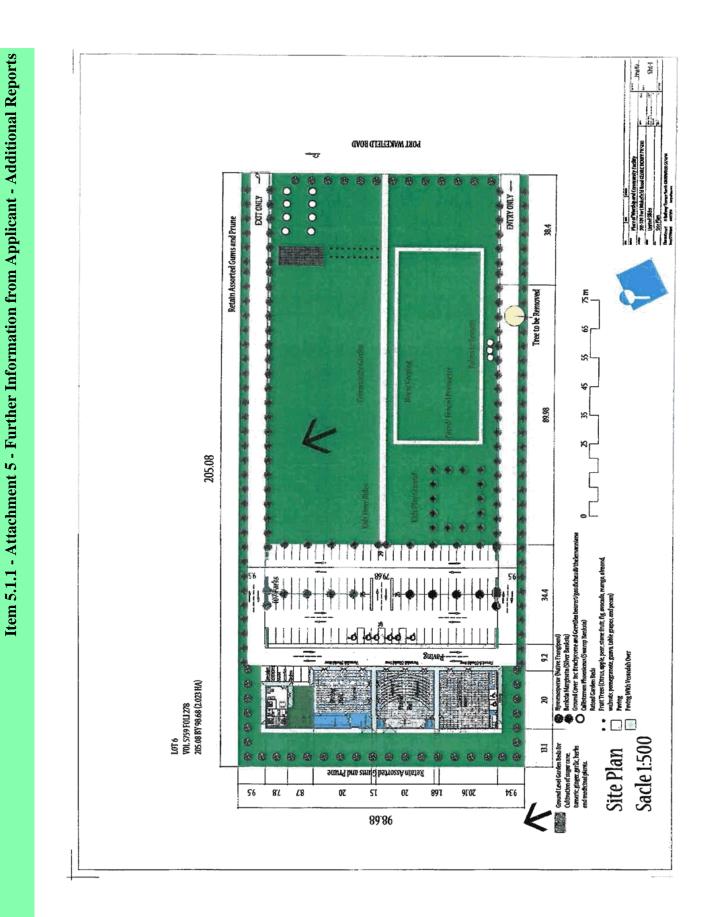
Yours faithfully

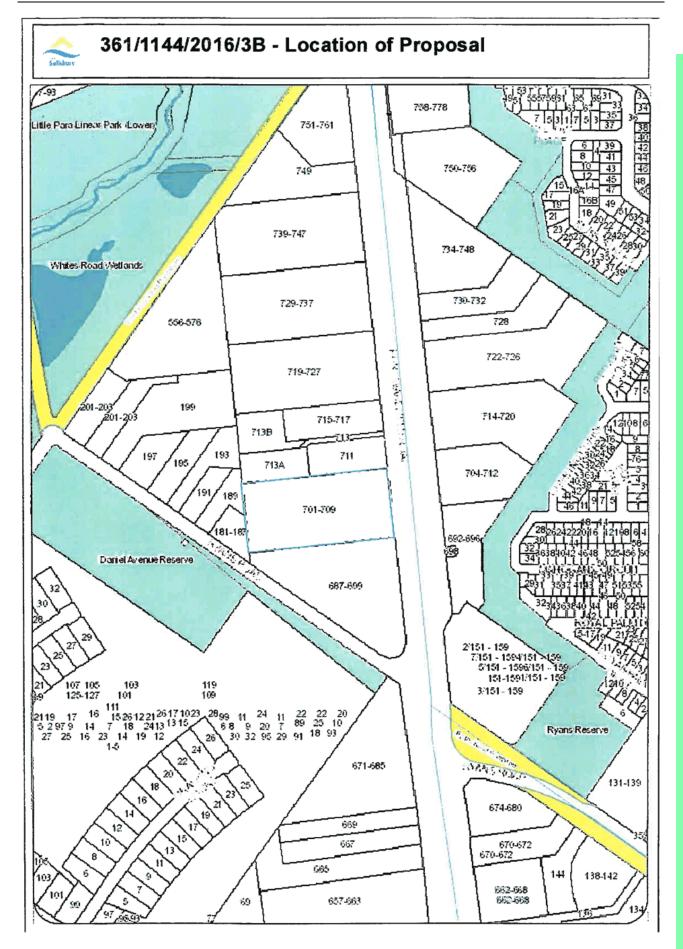
Bill Stefanopoulos, MPIA BA Planning, Grad Dip Environmental Planning

TOWN PLANNING ADVISORS









To:



STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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: Applicant:	361/1144/2016/3B Town Planning Advisors
Location: Proposed Development:	701-709 Port Wakefield Road, Globe Derby Park SA 5110 MIXED USE DEVELOPMENT COMPRISING PRAYER HALL, DINING HALL AND LIBRARY/MUSEUM WITH ASSOCIATED FACILITIES
	INCLUDING PLAYGROUND, CARPARK, CARETAKER'S RESIDENCE, COMMUNITY GARDEN AND HORSE ENCLOSURE

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

NAME(S):	······
ADDRESS:	
PHONE NO:	EMAIL:

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.

361/1144/2016/3B

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 <u>do not</u> 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 pe	ersonally,
OR	
Represented	by the following person:

Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 4th October 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: /

1

Please complete this checklist to ensure your representation is valid:

	Name	and	address	of	person	(or	persons).
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- $\hfill\square$ 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 4th October 2016.

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Attachment 6

Relevant Development Plan Extracts and Location Maps, Consolidated 5 May 2016

Development Plan

Salisbury Council

Consolidated - 5 May 2016

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



Government of South Australia Department of Planning, Transport and Infrastructure

Consolidated - 5 May 2016

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Salisbury Council General Section Animal Keeping

Animal Keeping

OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 Storage facilities for manure, used litter and other wastes should be designed and sited:
 - (a) to be vermin proof
 - (b) with an impervious base
 - (c) to ensure that all clean rainfall runoff is excluded from the storage area
 - (d) outside the 1-in-100 year average return interval flood event area.

Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1-in-10.
- 4 A concrete drainage apron should be provided along the front of stables directing water from washdown areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.
- 7 Horse keeping (not associated with stables) should only occur on allotments of 4 hectares or more and should ensure that adequate ground cover is maintained at all times to avoid soil degradation.
- 8 Development of stable and yard areas should have dimensions and areas of at least 3.7 metres by 3.7 metres per horse stable and provide a minimum of:
 - (a) 15 square metres per horse per holding yard (standing only)
 - (b) 35 square metres per horse per holding yard (working only).
- 9 To ensure sanitary conditions and prevent soil erosion, dust, odour and pollution of stormwater run-off, horse keeping should conform with the following principles:

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Salisbury Council General Section Animal Keeping

- (a) stable floors constructed of concrete that is at least 100 millimetres thick and graded to the doorway with a fall of at least 15 millimetres over three metres
- (b) stables constructed of masonry or concrete to a minimum height of 1.2 metres. Timber, metal or similar construction should only be used the minimum 1.2 metre height or on the roof
- (c) stables sited at least 3 metres from all allotment boundaries.

Dairies

- 10 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
 - (a) at least 20 metres from a public road
 - (b) at least 200 metres from any dwelling not located on the land
 - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

- Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 12 Intensive animal keeping operations in uncovered situations should incorporate:
 - (a) a controlled drainage system which:
 - diverts runoff from external areas, and
 - directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 13 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

- 14 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 15 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
 - (a) orienting their openings away from sensitive land uses such as dwellings
 - (b) siting them as far as practicable from allotment boundaries.
- 16 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

- 17 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.
- 18 Land-based aquaculture ponds should be sited and designed to:
 - (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent the farmed species escaping and entering into any waters
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 19 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 20 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

Marine Based Aquaculture

- 21 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development
 - (d) prevent the build up of waste.
- 22 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 23 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:

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- (a) areas of high public use
- (b) areas established for recreational activities

Salisbury Council General Section Animal Keeping

Item 5.1.1 - Attachment 6 - Relevant Development Plan Exrtacts and Location Maps, Consolidated 5 May 2016

- (c) areas of outstanding visual, environmental, commercial or tourism value
- (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 24 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 25 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
 - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 26 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 27 Marine aquaculture development should:
 - (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.
- 28 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 29 Marine aquaculture access, launching and maintenance facilities should:
 - (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively and co-located.
- 30 Marine aquaculture and other offshore development should be located at least:
 - (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the National Parks and Wildlife Act 1972, unless a lesser distance is agreed with the Minister responsible for that Act.
- 31 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 32 Marine aquaculture development should contribute to navigational safety by being:
 - (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site
 - (e) able to be rehabilitated when no longer operational.

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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

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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.

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Design and Appearance

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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Salisbury Council General Section Design and Appearance

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

Building Setbacks from Road Boundaries

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

Setback difference between buildings on adjacent allotments	Setback of new building			
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:			
	a = 6m $b = 8m$			
Greater than 2 metres	When $b \cdot a \le 2$, setback of new dwelling = a or b At least the average setback of the adjacent buildings.			

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

Salisbury Council General Section Design and Appearance

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

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Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the Overlay Maps Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 6 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the Bushfire Protection Area BPA Maps - Bushfire Risk.
- 8 Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.
- 9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
 - (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 10 Residential, tourist accommodation and other habitable buildings should:
 - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

- 14 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to disturbance of potential or actual acid sulfate soils (including land identified on the Overlay Maps – Development Constraints) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

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Containment of Chemical and Hazardous Materials

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
 - (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 25 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 26 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 27 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip

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- (f) provide drainage measures to ensure surface stability is not compromised
- (g) ensure natural drainage lines are not obstructed.

Interface between Land Uses

OBJECTIVES

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

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

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- (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.

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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</i> development 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 land property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum
	or
	Less than 8 dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

Air Quality

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
 - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
 - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
 - (a) not prejudice the continued operation of those facilities
 - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

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	Landscaping, Fences and Walls
0	BJECTIVES
1	The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
2	Functional fences and walls that enhance the attractiveness of development.
PF	RINCIPLES OF DEVELOPMENT CONTROL
1	
6	Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
	(a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
	(b) enhance the appearance of road frontages
	(c) screen service yards, loading areas and outdoor storage areas
	(d) minimise maintenance and watering requirements
	(e) enhance and define outdoor spaces, including car parking areas
	(f) maximise shade and shelter
	(g) assist in climate control within and around buildings
	(h) minimise heat absorption and reflection
	(i) maintain privacy
	(j) maximise stormwater re-use
	(k) complement existing vegetation, including native vegetation
	(I) contribute to the viability of ecosystems and species
	(m) promote water and biodiversity conservation.
2	Landscaping should:
	(a) include the planting of locally indigenous species where appropriate
	(b) be oriented towards the street frontage
	(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
3	Landscaping should not:
	(a) unreasonably restrict solar access to adjoining development
	(b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or

 cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

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Landscaping, Fences and Walls

- (c) introduce pest plants
- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase leaf fall in watercourses
- (g) increase the risk of weed invasion
- (h) obscure driver sight lines
- (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 4 Fences and walls, including retaining walls, should:
 - (a) not result in damage to neighbouring trees
 - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
 - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
 - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
 - (e) assist in highlighting building entrances
 - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
 - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land

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(h) be constructed of non-flammable materials.

Natural Resources

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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Consolidated - 5 May 2016

Item 5.1.1 - Attachment 6 - Relevant Development Plan Exrtacts and Location Maps, Consolidated 5 May 2016

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

Water Sensitive Design

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

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
 - (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks
 - the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
 - (iii) the incorporation of detention and retention facilities
 - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
 - (a) ensure public health and safety is protected
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.

Water Catchment Areas

- 17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
 - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

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

Biodiversity and Native Vegetation

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

Salisbury Council General Section Natural Resources

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

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Salisbury Council General Section Natural Resources

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

Soil Conservation

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

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Salisbury Council General Section Orderly and Sustainable Development

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in Overlay Maps - Transport.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

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Salisbury Council General Section Regulated Trees

Regulated Trees

OBJECTIVES

- 1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.
- 2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:
 - (a) significantly contributes to the character or visual amenity of the locality
 - (b) indigenous to the locality
 - (c) a rare or endangered species
 - (d) an important habitat for native fauna.

PRINCIPLES OF DEVELOPMENT CONTROL

- Development should have minimum adverse effects on regulated trees.
- 2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:
 - (a) the tree is diseased and its life expectancy is short
 - (b) the tree represents a material risk to public or private safety
 - (c) the tree is causing damage to a building
 - (d) development that is reasonable and expected would not otherwise be possible
 - (e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.
- 3 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

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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 iand 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-ofjourney facilities including:

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- (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 <u>Table Sal/3 Off Street Bicycle</u> <u>Parking Requirements.</u>
- 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.

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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 <u>Table Sal/2 Off Street Vehicle Parking</u> <u>Requirements</u> 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 <u>Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area</u> and <u>Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area.</u>
 - (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.

Salisbury Council General Section Transportation and Access

- 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.

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Salisbury Council General Section *Waste*

Waste

OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
 - (a) screened and separated from adjoining areas
 - (b) located to avoid impacting on adjoining sensitive environments or land uses
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

Salisbury Council General Section Waste

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

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Salisbury Council General Section Waste

- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
 - (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 17 Winery waste management systems should be designed to ensure:
 - (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

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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 <u>Table Sal/2A Off Street Vehicle Parking</u> <u>Requirements for Designated Areas</u>.

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 Public bar	1 space per 2 square meters of floor area available to the public
Lounge or beer garden	1 space per 6 square metres of floor area available to the public
Gaming room	1 space per 2 machines
Office	1 space per 25 square metres, with a minimum of 4 spaces p office
Restaurant	Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
Service trade premises	3 spaces per 100 square metres
Shop	7 spaces per 100 square metres of gross leasable area for shops outside of centre zones
	5 spaces per 100 square metres of gross leasable area for shops within centre zones
Community/civic	
Child care centre	1 space per 4 children
Community centre	10 spaces per 100 square metres of total floor area
Library	4 spaces per 100 square metres
Place of worship	Greater of 1 space for every 3 seats or every 3 attendees
Dwellings	

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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 Plus 200-2000 square metres Plus greater than 2000 square metres	1 space per 50 square metres 1 additional space for every 75 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

Salisbury Council Zone Section *Rural Living Zone*

Rural Living Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment and an additional dwelling should only occur where it achieves all of the following:
 - (a) it is located on an allotment which has an existing detached dwelling
 - (b) it is designed as an integral extension of the existing detached dwelling
 - (c) it is constructed of materials which are of a colour and texture to match the existing detached dwelling
 - (d) it results in a building containing no more than 2 dwellings
 - (e) the resultant building retains a character, scale and external appearance resembling a detached dwelling.
- 4 Commercial, industrial, or retail activities should not be undertaken within the zone.
- 5 An office or consulting room should only be developed in association with a detached dwelling such that the component floor area used as an office or consulting room does not exceed a total of 50 square metres.
- 6 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 7 The keeping of horses should only be undertaken:
 - (a) if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover
 - (b) where the site is at least 4 hectares in area to maintain pasture cover and avoid soil degradation.

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Salisbury Council Zone Section Rural Living Zone

Form and Character

- 8 Rural activities should be of a scale and intensity that is compatible with residential development in the zone.
- 9 Development should be designed and sited to ensure that fire-fighting vehicles can gain access to the rear of an allotment and are able to enter and leave in a forward direction.

Land Division

10 Land division that results in separate allotments for two existing or proposed attached dwellings should not be undertaken within the zone.

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Salisbury Council Zone Section Rural Living Zone *Bolivar Policy Area 1*9

Bolivar Policy Area 19

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area that accommodates low density residential development and stables on large allotments.
- 2 Residential development in association with the keeping of horses in close proximity of the South Australian Trotting Club (Globe Derby Park) facilities.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses land set aside for persons desiring to live within detached dwellings on allotments that also accommodate stables. Uses within the site are generally linked to the Globe Derby Park sporting venue.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

The following forms of development are envisaged in the policy area:

- detached dwellings on large allotments
- domestic outbuilding in association with a detached dwelling
- horse keeping
- stables.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed and sited to allow for the orderly expansion of residential development and horse keeping.
- 4 Buildings should be set-back at least 30 metres from the top of the banks of the Little Para River west of Port Wakefield Road.

Land Division

- 5 Land division should only be undertaken where all resulting allotments achieve the following:
 - (a) a minimum site area of not less than 4000 square metres
 - (b) a frontage to a public road of not less than 25 per cent of the average depth of the allotment.

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Salisbury Council Zone Section Rural Living Zone Direk Policy Area 20

Direk Policy Area 20

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

- A policy area that accommodates residential rural activities that would not be adversely affected by aircraft noise.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The area is characterised by rural uses and features. Land uses within the area generally include detached dwellings, horticultural and horse keeping activities. The area adjoins the RAAF Edinburgh Air Base, and thereby should recognise associated limitation of development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - farming
 - horse keeping
 - horticulture.
- 2 Development that would be adversely affected by aircraft noise nuisance should not be undertaken in this policy area (e.g. hospitals, schools, places of worship).

Form and Character

3 Development should be designed to limit the constraints imposed by the existing and forecast noise nuisance from the Edinburgh Base.

Land Division

- 4 Land division should only be undertaken if the division results in allotments having:
 - (a) an area of not less than 1 hectare
 - (b) a frontage to a public road of not less than 25 per cent of the average depth of the allotment.

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Salisbury Council Zone Section *Rural Living Zone*

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions	
Advertisement and/or advertising hoarding	 Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment. 	
Amusement machine centre		
Bed and breakfast for more than 6 guests		
Bulky Goods Outlet		
Caravan park		
Consulting room	 Except where it achieves all of the following: (a) it is ancillary to and in association with a detached dwelling (b) the maximum component floor area used as a consulting room does not exceed 50 square metres. 	
Crematorium		
Dairy		
Dwelling	 Except where it achieves one of the following: (a) it is a detached dwelling that results in no more than one dwelling per allotment (b) it is a second dwelling and it is attached to an existing detached dwelling. 	
Fuel depot		
Hotel		
Industry		
Intensive animal keeping		

Salisbury Council Zone Section Rural Living Zone

Form of development	Exceptions
Land division	 Except where it achieves one of the following: (a) it is located within the Bolivar Policy Area 19 and all resulting allotments are at least 4000 square metres (b) it is located within the Direk Policy Area 20 and all resulting allotments are at least 1 hectare.
Major public service depot	
Motor repair station	
Office	 Except where it achieves all of the following: (a) it is ancillary to and in association with a detached dwelling (b) the maximum component floor area used as an office does not exceed 50 square metres.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is classified as non-complying) are designated:

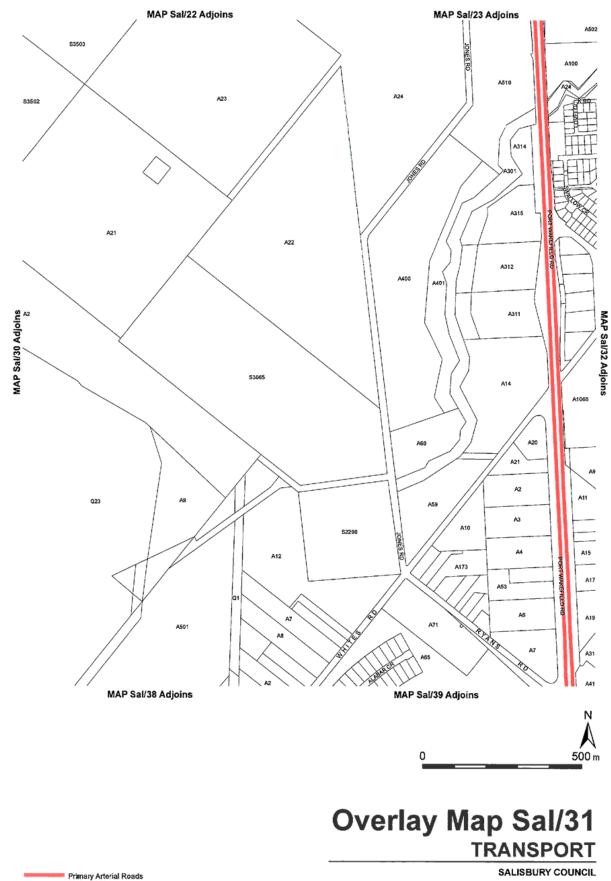
Category 1	Category 2	
Farming		
Farm building		
Horticulture		
Stable		

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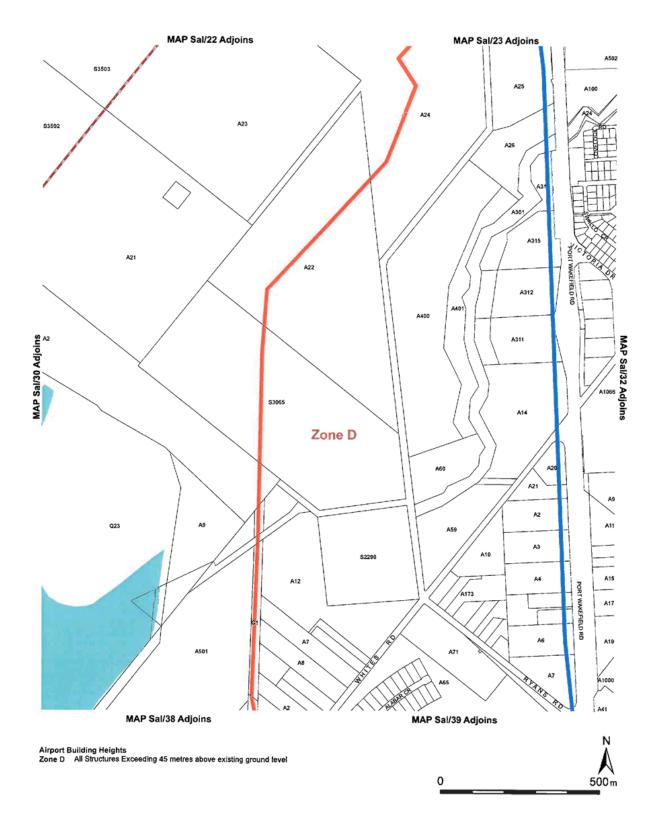


Waterbodies

Item 5.1.1 - Attachment 6 - Relevant Development Plan Exrtacts and Location Maps, Consolidated 5 May 2016



SALISBURY COUNCIL Consolidated - 5 May 2016

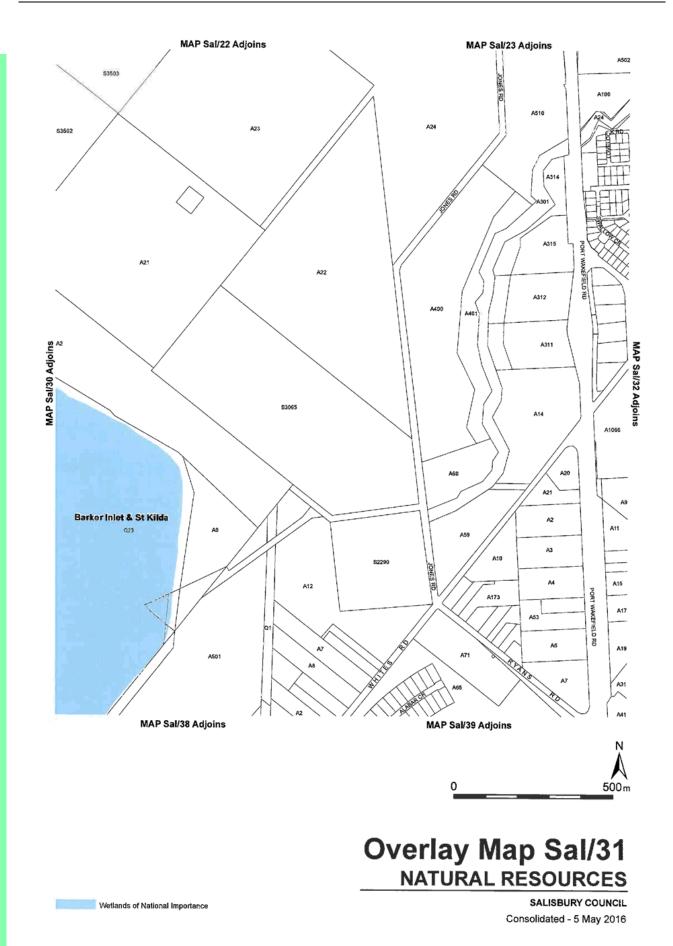


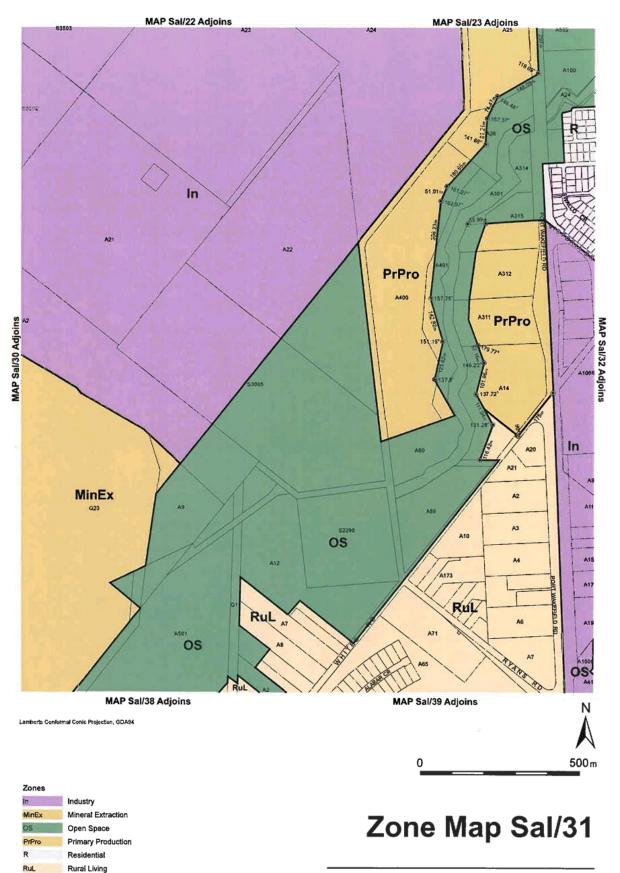
Overlay Map Sal/31 DEVELOPMENT CONSTRAINTS

SALISBURY COUNCIL Consolidated - 5 May 2016

Epic Energy Gas Pipeline

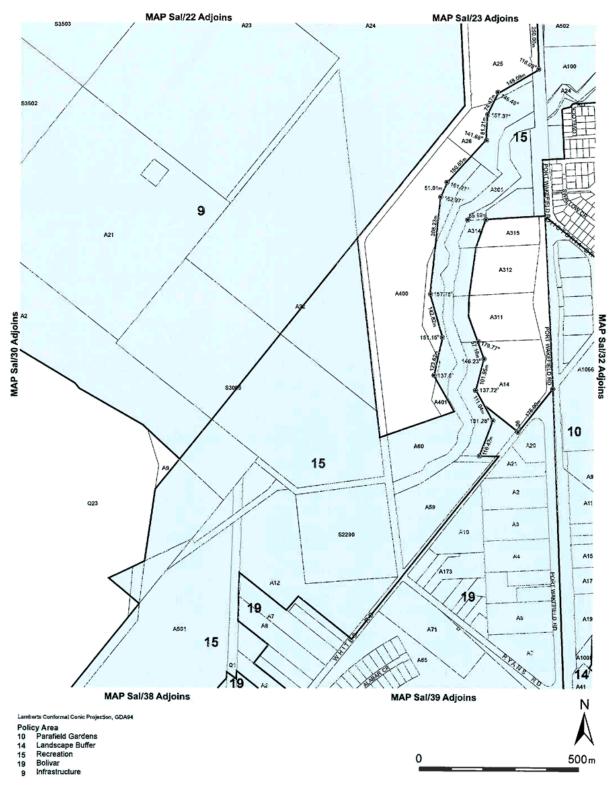
South East Australia Gas Pipeline Airport Building Heights Coastal Acid Sulfate Soils Item 5.1.1 - Attachment 6 - Relevant Development Plan Exrtacts and Location Maps, Consolidated 5 May 2016





SALISBURY COUNCIL Consolidated - 5 May 2016

Zone Boundary



Policy Area Map Sal/31

Policy Area Boundary

SALISBURY COUNCIL Consolidated - 5 May 2016

ITEM	5.1.2
	DEVELOPMENT ASSESSMENT PANEL
DATE	27 June 2017
APPLICATION NO.	361/128/2017/2A
APPLICANT	3mt Solutions Pty Ltd
PROPOSAL	Two (2), Two Storey Dwellings
LOCATION	32 Nelson Crescent, Mawson Lakes SA 5095
CERTIFICATE OF TITLE	Volume 6024 Folio 163
AUTHOR	Katherine Thrussell, Development Officer - Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
	Mawson Lakes Policy Area 22
Classification of	On merit
Development	
Public Notification Category	2
Public Notification	Representations received: Fifteen (15)
	Representations to be heard: Five (5)
Referrals - Statutory	Nil
Referrals – Internal	Nil
Development Plan Version	Salisbury (City) Development Plan
	Consolidated 15 December 2016
Assessing Officer	Katherine Thrussell – Development Officer Planning
Recommendation	Grant Development Plan Consent Subject to Conditions
Meeting Date	27 June 2017

2. REPORT CONTENTS

Assessment Report	
Attachment 1:	Proposal Plans
Attachment 2:	Supporting Information
Attachment 3:	Notice of Category 2 Application and Representations
Attachment 4:	Applicant Response to Representations
Attachment 5:	Site Photographs
Attachment 6:	34 Nelson Crescent Floor Plans and Elevations
Attachment 7:	Relevant Development Plan Extracts, Consolidated 15 December
	2016

3. EXECUTIVE SUMMARY

The applicant seeks approval for construction of two (2), two storey dwellings.

The site is located within the Residential Zone, Mawson Lakes Policy Area 22. The application was assessed "on-merit" and was subject to Category 2 public notification. Fifteen representations were received during the advertising period, five of whom have expressed a desire to be heard at the meeting.

In addition to the representations noted above, a petition has been received in opposition to the proposed development. The Notice of Petition requesting Council reject the proposed development at 32 Nelson Street was received at the Council Meeting held on the 22nd of May 2017. Council resolved;

The notice of petition in relation to Development Application 361/128/2017/2A – Application for 2 x Two Storey Dwellings at 32 Nelson Crescent, Mawson Lakes be received, noting that the matters raised in the petition will be considered by Council's Development Assessment Panel in its assessment of the development application.

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

- a) Residential development is clearly envisaged within the Residential Zone and Mawson Lakes Policy Area 22;
- b) The proposal is of a density considered, on balance, to be appropriate for the site and locality;
- c) The building design achieves a scale and form of development consistent with the locality;
- d) Each dwelling is provided with sufficient area of private open space;
- e) Adequate on-site car parking will be provided.

4. SUBJECT SITE

The subject site is a rectangular shaped parcel of land of $250m^2$ on a single allotment, referred to as lot 219 Volume 6024 Folio 163. The site has direct frontage to Nelson Crescent and to The Bridges Village Reserve at the rear. The site is vacant land.

The site does not contain any Significant or Regulated Trees.

Site photographs are provided on the following pages.

Site Photographs



Photo 1: Looking north east towards the subject site



Photo 2: Looking south east towards the subject site



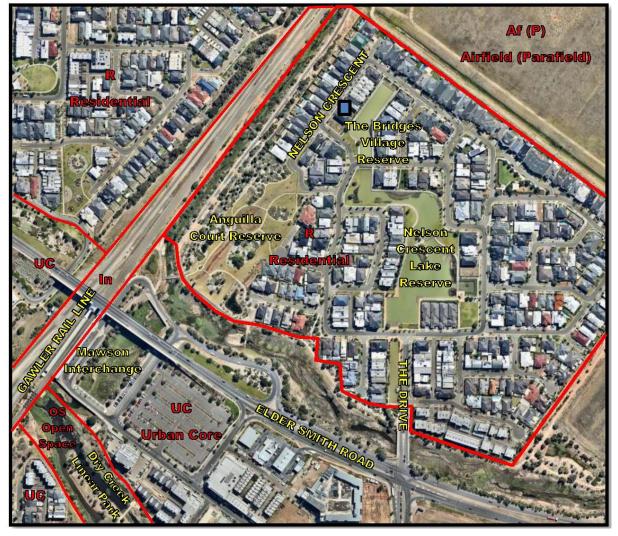
Photo 3: *Looking west towards the subject site across The Bridges Lake* Additional site photographs are contained in Attachment 5.

5. LOCALITY

The locality consists of predominantly two storey dwellings of various architectural styles including detached traditional homes and smaller attached townhouse development. Dwellings provided with direct frontage to the public reserve are typically designed with upper floor balconies to this frontage. Pillar and open style tubular fencing is provided to dwellings fronting the lakefront where private open space for dwellings is typically provided to the lakefront. The majority of properties in the locality are well maintained with open, landscaped front yards.

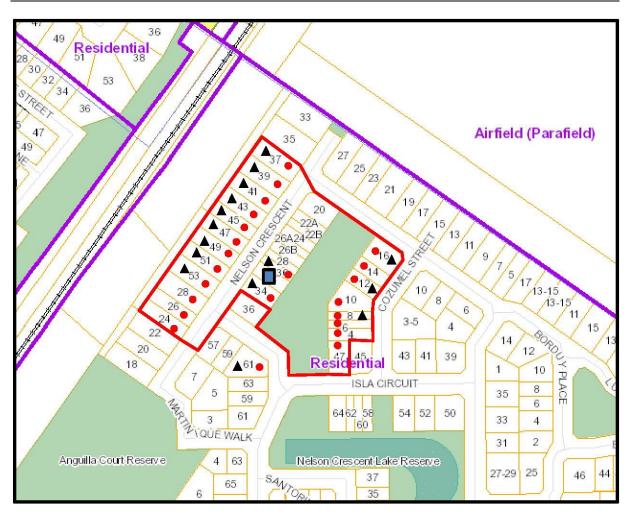
The site is located within close proximity to areas of public open space including The Bridges Village Reserve which abuts the site immediately to the east and Anguilla Court Reserve to the south west. Nearby to the north east is situated Parafield Airport. The Mawson Lakes town centre is also nearby located south of the site, south of Elder Smith Road. Public transport is provided along Elder Smith Road and via the Gawler Rail Line to the south west.

Locality and contextual plans are provided below.



Source: Nearmap

Legend	
	Subject site
	Zone boundary



Source: Geocortex

Legend	
	Subject site
•	Properties Notified
	Representor
	Locality boundary



Source: Geocortex

Legend	
	Subject site
•	Properties Notified
	Representor
	Locality boundary

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval for construction of two (2), two storey dwellings.

The dwellings will be 5m in width built to both side boundaries with varying depth up to 21.5m, resulting in site coverage of 73% and 76% respectively. The dwellings will be setback 3.5m from Nelson Crescent and 1.5m from the rear reserve, (lakefront boundary). A front porch is provided that protrudes forward of the front wall of the dwellings by 1.5m at ground level. The upper level overhangs the ground floor at the rear thus creating a covered alfresco area and a balcony at upper level accessed from bedroom 1.

Dwelling 1 has a small service court provided at the rear of the garage. Dwelling 2 is built to the north eastern boundary abutting dwelling 1 and a two storey boundary wall is proposed to the south western boundary adjacent 34 Nelson Crescent for a length of 8.4m and single storey boundary wall for a length of 5m to this boundary. The upper floor is setback 1m from the side boundary except for the 8.4m section.

Flat roof forms are provided, hidden by parapet walls of 800mm in height. The external walls of the dwellings will be provided a rendered finish. Balcony balustrades will be glass panels.

Floor plans for the dwellings are similar. The ground floor comprises an entry porch, entry hallway, single garage, laundry, wc, kitchen, meals, lounge and alfresco. The upper floor comprises three bedrooms, study, two bathrooms (including one ensuite connected to bedroom 1) and a balcony accessed from bedroom 1.

A copy of the proposal plans is contained in Attachment 1 and supporting information in Attachment 2.

By way of background, the plans that were originally submitted incorporated a two storey wall (dwelling 2) built to the south-western boundary having a length of 20m. In addition, the front walls of the dwellings were setback 2m from Nelson Crescent to both the ground and upper floors. Following an initial assessment, concerns were expressed in relation to these design aspects and subsequently the applicant revised the proposal to reduce the length of wall on the south-western boundary and to increase the front setback to the main wall to 3.5m.

7. CLASSIFICATION

The site is located within the Residential Zone under the Salisbury (City) Development Plan (Consolidated 15th December 2016). Development of the kind proposed is neither listed as being a Complying or Non-Complying form of development in the Residential Zone and consequently should be assessed "on-merit" against the relevant provisions of the Development Plan.

8. PUBLIC NOTIFICATION

The proposed development is neither listed as being a Category 1 or Category 2 form of development under the Residential Zone. Therefore, pursuant to section 38 of the *Development Act 1993*, one must turn to Schedule 9 of the *Development Regulations 2008*.

Schedule 9, Part 2, Clause 18 of the Development Regulations 2008 states:

Except where the development falls within Part 1 of this Schedule, is within the City of Adelaide, or is classified as non-complying development under the relevant Development Plan, any development which consists of the construction of the following, or a change of land use consequent on the construction of the following:

- (a) a building of 2 storeys comprising dwellings; or
- (b) <u>2 or more dwellings on the same site where at least 1 of those dwellings is 2 storeys high,</u> <u>but no residential building is to be more than 2 storeys high;</u> or
- (c) a building in a situation referred to in clause 6 of this Schedule where the site of the proposed development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.(emphasis added)

The proposal consists of two (2) two-storey dwellings and as such is deemed to fall under part (b) - two or more dwellings on the same site where at least one of those dwellings is two storeys high, but no residential building is to be more than two storeys high. Therefore the application is a Category 2 form of development for public notification purposes.

The Category 2 public notification period took place between 6th April 2017 and 26th April 2017. Council received fifteen (15) representations, fourteen (14) in opposition to and one (1) in support of the proposal during the public notification period as follows:

	Representations received		
Representations received		Support / Oppose	Wish to be Heard
1	A Marling-Bauer & P R Bauer 34 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
2	K & S A Roche 47 Nelson Crescent,	Oppose	
3	S M Renfrey, 53 Nelson Cres, MAWSON LAKES SA 5095	Oppose	\checkmark
4	R P & T Dellow 49 Nelson Cres, MAWSON LAKES SA 5095	Oppose	\checkmark
5	D Murphy and E J T Murphy 51 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
6	B J Murphy 61 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
7	N R Mallampati 41 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
8	S J Hilton and L M McRobert 43 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
9	G A Benton and J A Benton 30 Nelson Crescent, MAWSON LAKES SA 5095	Oppose	
10	K S Chang 45 Nelson Cres, MAWSON LAKES SA 5095	Support	
11	A Caruso 12 Cozumel St, MAWSON LAKES SA 5095	Oppose	
12	D Mathews 37 Nelson Cres, MAWSON LAKES SA 5095	Oppose	
13	J Lablrin 8 Cozumel St, MAWSON LAKES SA 5095	Oppose	
14	T Afrin 16 Cozumel St, MAWSON LAKES SA 5095	Oppose	
15	N R Mallampati 41 Nelson Crescent, MAWSON LAKES SA 5095	Oppose	

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

Summary of Representations				
Representation	Applicant's Response			
Encumbrance				
 The Encumbrance required that construction commence within 18 months, this has not occurred; The Encumbrance stipulated that a single dwelling only would be constructed on the land; The Encumbrance requires that building should not occur with 1m of the side boundary adjacent 34 Nelson Crescent; The Encumbrance should be adhered to. 	• Encumbrance controls ceased in 2015.			
Building Setbacks				
 Boundary walls will negatively impact 34 Nelson Crescent and adversely affect existing private open space; Party walls should not be approved without neighbour consent. 	 The proposed development provides side setbacks along boundaries. Variation is provided through the incorporation of an internal courtyard. Side and rear setbacks are consistent with adjoining development to the east. Front setbacks are consistent with adjoining properties. There are no party walls proposed to 34 Nelson Crescent. The upper floor of dwelling 2 is setback from the side boundary to minimise overshadowing and visual impact. 			
Overshadowing				
Shadowing will occur to 34 Nelson Crescent.	• The proposal has been amended since lodgement to reduce overshadowing impacts.			
Traffic and Vehicle Parking				
 Parking on the street is an existing issue that will be further exacerbated as additional visitors are expected to the site; On street car parking will be reduced. Difficulties exiting properties as a result of multiple vehicles parked on the road. Noise 	• The proposed development will provide sufficient on site car parking in accordance with the relevant provisions of the Development Plan.			
 The close proximity of the dwellings will give rise to excessive noise; Additional traffic noise. 	No response provided			

Other	
 The character of the street will change; There will be a negative impact on property values; Damage to the road resulting from additions to underground service installation; Stormwater management; A single dwelling only should be approved on the site; No further subdivision should be approved within "The Bridges". 	 The proposed dwellings are consistent with the existing character of the neighbourhood. Similar dwellings exist on Nelson Crescent and throughout "The Bridges"; The proposed dwellings will contribute to the street by developing a vacant site; Stormwater drainage will be provided within the site.

In addition to the representations noted above, a petition has been received in opposition to the proposed development. The Notice of Petition requesting Council reject the proposed development at 32 Nelson Street was received at the Council Meeting held on the 22nd of May 2017.

9. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	Not Stated	125m ² per dwelling
Site Dimensions	Not Stated	5m wide x 25m deep each lot
Site Gradient	Not Stated	Generally level
Easement	Not Applicable	Nil
Design Characteristics	Guideline	Proposed
Site Coverage		
Buildings only	Qualitative provision only	73% - Dwelling 1 76% - Dwelling 2
Building Height		
Storeys	Qualitative provision only	2 storeys 2.7m ceiling height to both levels
Set-backs		
Primary street	Qualitative provision only	3.5m to front wall of dwelling,The front porch protrudes forward of the front wall by 1.5m.
Secondary street		Not applicable
Side(s)	Qualitative provision only	On boundary – Dwelling 1 On boundary and 1m – Dwelling 2
Garage / Carport	Qualitative provision only	5.5m

Item 5.1.2

Boundary Walls		
Length	Qualitative provision only	Dwelling 1 is proposed boundary to boundary for a length of 20m Dwelling 2 is built to the boundary (abutting the boundary wall of dwelling 1) and has two boundary walls on the south western boundary, 8.4m (two storey) and 5m (single storey).
Height	Qualitative provision only	6.5m generally 3m – single storey section 5m in length to south western boundary for Dwelling 2
Private Open Space	25 2	
Site Area < 250m ²	35 m ²	 33.5m² 22.5m² - Ground floor (4.5m x 5m); 11m² - Upper floor balcony
Dimensions	Minimum dimension 4m > 2.5 m	 4.5m x 5m – Ground floor Minimum 2.5m achieved to balconies: (2.5m x 4.47m) – Dwelling 1 11m² - Upper floor balcony (3m x 3.76m) – Dwelling 2
Car Parking & Access		
Number of parks	4 2 spaces per dwelling, 1 covered	2 per dwelling Single garage under the main roof. Visitor space provided directly in front of garage.
Driveway width	Qualitative provision only	3m, Single crossover
Garage door width	6m or maximum 50% of allotment frontage, whichever is the lesser distance.	2.4m <50% allotment width
Affected Trees		
Significant	Nil	
Regulated	Nil	
Street Infrastructure		
Crossover	Not Stated	Two new crossovers will be provided to existing rollover kerb
Trees	Not Stated	There are no street trees

affected by the development

Flooding		
	Qualitative provision only	The finished floor levels and
		stormwater drainage are
		acceptable.
		Roof runoff is discharged to
		the lake.

10. 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 15th December 2016. Residential development of the kind proposed is clearly envisaged by the Development Plan.

Assessment against Development Plan Objectives and Principles

<u>Assessment</u>

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 15th December 2016, is contained in Attachment 7. The relevant provisions are also highlighted in the Attachment.

Land Use

Principle of Development Control 1 of the Residential Zone states that:

- *1* The following forms of development are envisaged in the zone:
 - affordable housing
 - <u>dwelling (emphasis added)</u>

Principle of Development Control 1 of the Mawson Lakes Policy Area 22 further states that:

- *1* The following forms of development are envisaged in the zone:
 - affordable housing
 - <u>dwelling (emphasis added)</u>

Residential development in the form of two storey dwellings is clearly an appropriate form of development in the Residential Zone and Mawson Lakes Policy Area 22 as highlighted above.

Density of Development

The following extract from the Desired Character Statement for the Residential Zone states that:

The zone is suitable for a range of low to medium density housing, <u>with higher density in</u> <u>appropriate locations</u>...

...<u>A full range of dwelling types on a variety of allotment sizes will be provided</u>, including affordable housing, special needs housing and housing for the aged in appropriate locations...

...Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances.

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

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

The following extract from the Desired Character Statement for the Mawson Lakes Policy Area 22 states that:

The policy area will be comprised primarily of low density residential development with sections of medium density housing in areas which have good access to essential services and are located in close proximity to centres, shops, public transport or major employment nodes, or adjacent to areas of public open space. Medium density housing will be in the form of smaller detached dwellings, semi-detached dwellings, row dwellings, residential flat buildings and group dwellings.

<u>Residential development within the policy area will range in height from 1 to 3 storeys</u>, or 3 to 4 storeys where it is in the form of medium density housing and it is located within a concentrated node of medium density development.

The proposed dwelling net density will be 80 dwellings per hectare which fits in the high density category as defined in the document entitled "*Understanding Residential Densities; A Pictorial Handbook of Adelaide Examples*" prepared by the Government of South Australia. High density is defined as greater than 67 net dwellings per hectare. Based on this definition the proposed development will fall within the high density category.

The Policy Area envisages areas of medium density housing in the form of detached dwellings, semi-detached dwellings, row dwellings, residential flat buildings and group dwellings in areas that have good access to essential services and facilities. The site is located within walking distance to public areas of open space; public transport and local shopping as follows:

- The Bridges Village Reserve abuts the site immediately to the east and Anguilla Court Reserve is located to the south west.
- Public transport is provided by way of bus and rail; with bus stops on Main Street and at the Mawson Interchange which is approximately 220m to the south west.
- The main shopping precinct is located within approximately 600m of the site to the south and additional convenience stores are located within 200m on Elder Smith Road and Metro Parade.
- Education is also located nearby; Mawson Lakes School within 1.2km, University of South Australia within 900m and Endeavour College within 1.5km.

The proposed density of 80 net dwellings per hectare is at variance with the Policy Area however the proposed form of development is considered to be compatible with existing development in the locality. The established character of the locality is one of medium to high density development. Existing allotment sizes range from 138m² to 490m². The two dwellings located north east of the site at 28 & 30 Nelson Crescent achieve a density of 73 net dwellings per hectare and the dwellings at 22A-26B Nelson Crescent achieve a density of 60 net dwellings per hectare.

It is acknowledged that the net density is the highest in the immediate locality. However, the density is not considered to be so excessive so as to be out of character with the locality. The overall form of development as it will appear from the street and reserve will be compatible with existing development in the locality in terms of building form (ie. Detached dwellings), setbacks and height. The dwelling density at 28 and 30 Nelson Crescent is also only marginally less (73 net dwellings as opposed to 80 net dwellings) than the proposed density and it is noted that in the broader locality, for example, at Azores Court, the dwelling density is similar (79 net dwellings).

In summary, the proposed allotment size and density is considered to be on-balance acceptable.

Building Height

Principles of Development Control 2 & 3 of the Mawson Lakes Policy Area 22 state that:

- 2 Low density residential development should result in net densities of 35 dwellings per hectare or less and a maximum building height of no more than 3 storeys.
- 3 Medium density residential development should result in net densities of between 35 and 70 dwellings per hectare and have a maximum building height of at least 3 storeys and no more than 4 storeys.

Buildings up to 4 storeys are anticipated in the Policy Area. The proposed building height at two storeys is compatible with adjacent development, the majority of which are two storeys.

Front Setback

Under the Council-wide "Design and Appearance" module Principle of Development Control 18 states that:

18 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

buildings on adjacent allotments	Setback of new building	
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:	
	a = 6m b = 8m	
	When b - $a \le 2$, setback of new dwelling = a or b	
Greater than 2 metres	At least the average setback of the adjacent buildings.	

The proposed dwellings are setback 3.5m from the front property boundary and 5.5m to the garage. Front porches, having a depth of 1.5m, are also proposed forward of the main wall, meaning the nearest part of the dwellings will be setback 2m from the front boundary. The adjacent dwellings at 30 and 34 Nelson Crescent are setback 4m and 3.4m respectively from the front boundary to the main wall and have front porches that protrude forward 2m and 945mm respectively, thus resulting in a front setback to the porch of 2m and 2.5m. Therefore, the front wall and porch of the new dwellings will be similar in setback to the neighbouring dwellings. It is also noted that other dwellings within the locality are typically setback between 3m and 3.5m to the main wall with projecting entry porches.

The front setback is therefore considered to be compatible with existing development.

Side Setbacks

Under the Council-wide "Residential Development" module, Principles of Development Control 16 and 17 state that:

- 16 Dwellings should be set back from allotment or site boundaries to:
 - (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 17 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 - (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

The upper floor of dwelling 2 is setback 1m from the south western boundary except for the first 8.4m length of wall at the front which has both floors on the boundary. The two storey boundary wall is located adjacent the neighbouring garage wall as shown in figure 1 below (a copy of the approved plans for 34 Nelson Crescent are contained in Attachment 6. The north facing wall of 34 Nelson Crescent comprises one upper floor window to the bathroom and there are ground floor windows to the wc and family room and a glass sliding door to the laundry.

The proposed dwelling has given regard to the siting and design of the neighbouring dwelling and has sought to minimise visual impact and overshadow by having the two storey wall element at the front adjacent the neighbouring garage and setting the upper storey off the side boundary as it relates to the neighbouring side yard. It is accepted that there will be some visual impact on the outlook from the neighbouring family room window as a result of the single storey wall on the boundary with the upper storey set 1m off, however it is noted that the principle outlook for the neighbouring dwelling and primary open space is to the rear overlooking the lake. It is common in this locality for side wall elements to be located on or in close proximity to side boundaries.

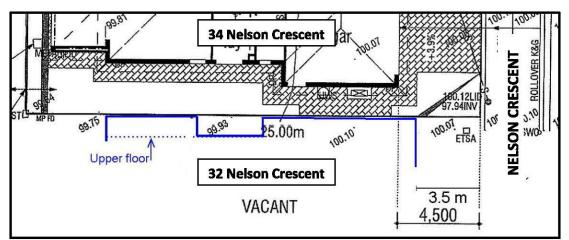


Figure 1: Dwelling 2 south west facing side wall locations

Legend	
	Proposed ground floor setback
	Proposed upper floor setback

Dwelling 1 is of two stories built boundary to boundary and will abut the two storey boundary wall at 30 Nelson Crescent. As the two storey wall will abut an existing two storey wall there will be no negative impact on the dwelling at 30 Nelson Crescent.

Rear Setbacks

The dwellings will be setback 1.5m from the rear boundary to the alfresco and upper floor balcony and 4.5m to the ground floor rear wall. The adjacent dwelling at 30 Nelson Crescent is setback 1.5m to the ground floor alfresco and upper floor balcony and 3.5m to the rear wall. The adjacent dwelling at 34 Nelson Crescent is setback 1.3m to the ground floor alfresco and 4.5m to the rear wall.

Views from adjacent dwellings to the lakefront will not be impeded by the proposed setbacks of the proposed dwellings as demonstrated in figure 2 below.

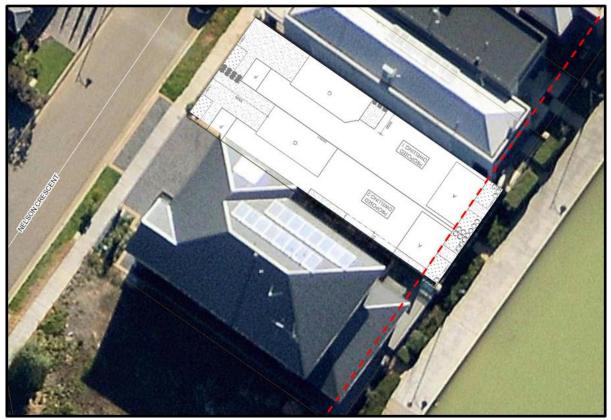


Figure 2: Proposed siting shown in context (source Geocortex and 3MT Solutions)

Legend	
	Location of rear setback

The rear setbacks are consistent with existing built form setbacks in the locality.

Design and Appearance

There are a number of Development Plan provisions within the Council-wide "Design and Appearance" module and within the Residential Zone. The following provisions are particularly relevant.

"Design and Appearance" Council-wide module

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- *Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:*
 - (a) articulation
 - (b) colour and detailing
 - (d) design and placing of windows
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.

Residential Zone

- 7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 9 The design of residential flat buildings should:
 - (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

The design and appearance of the proposed dwellings is consistent with existing built form within the locality. The rendered facades together with the rendered parapet walls, aluminum framed awning windows and glass balustrades are of contemporary appearance to both the street and lakefront. The dwellings are designed with a number of vertical and horizontal elements and variation in setbacks that provide articulation to the street. Upper floor balconies are provided to the rear address accessible from bedroom 1 which provides greater articulation and passive surveillance. Balcony balustrading is open in nature thus allowing views to the reserve and minimising bulk.

External materials will include rendered walls, glass balustrading and panel lift garage doors. Such materials are of a high standard and compatible with adjacent development.

In summary, it is considered that the design and appearance of the building incorporates positive design elements encouraged by the Development Plan.

Overshadowing

Under the Council-wide "Residential Development" module, Principles of Development Control 11 and 12 state that:

- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

The applicant has submitted shadow diagrams in support of the development. The shadow diagrams show that the north side wall and yard of the adjacent dwelling will be in shade between 9am and 3pm at the Winter Solstice. It is noted that all of the north facing windows other than the family room window at ground level are for non-habitable rooms (i.e. wc, laundry and bathroom). The side yard of the adjacent dwelling forms part of the private open space for this dwelling however is not considered the primary area of private open space as it is not directly accessible from internal living areas.

The proposal does not satisfy Principle of Development Control 11 quoted above; this is a deficiency in the proposal. While this is acknowledged, it is noted that increasing the setback of the upper wall to a distance of 2m would not reduce the extent of shade to the ground floor family room window or side yard at the Winter Solstice. Typically a 2m side setback is appropriate for upper wall elements and this will be sufficient to reduce overshadow to upper storey windows, however, as the family room window is at ground floor level, it will be difficult to construct any two storey dwelling on this site without resulting in a significant amount of overshadow of this window.

Notwithstanding the above, the shadow diagrams show that 50% of the main area of the private open space will receive direct sunlight for at least 2 hours in the morning period. The side yard as mentioned above will not receive direct sunlight. However, as this is not the primary area of private open space of this dwelling and is rather a service yard, the extent of overshadow is considered to be acceptable in this particular situation, noting also that some degree of overshadow is common in this locality due to the narrow allotment widths and limited side setbacks.

Visual Privacy

Under the Council-wide "Residential Development" module, Principle of Development Control 29 states that:

29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.

There is one south facing window to a habitable room for dwelling 2 (bedroom 2). This is provided with fixed obscure glass to 1.7m above upper floor level. This design element will prevent overlooking into habitable room windows or onto the private open space of adjoining dwellings.

Rear windows are not provided with screening as these are screened by the external balcony walls and they face the lakefront reserve. Surveillance is encouraged to this address.

Screening is also not required to the windows of the courtyard of dwelling 1 as the courtyard is adjacent the side boundary wall of 30 Nelson Crescent.

Visual privacy therefore satisfies Principle of Development Control 29 quoted above.

Car Parking

Council-wide "Transportation and Access" module, Principle of Development Control 32 further states that:

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with <u>Table Sal/2 - Off Street</u> <u>Vehicle Parking Requirements</u> 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.

Table Sal/2 – Off Street Vehicle Parking Requirements states the number of required car parking spaces for dwellings as follows:

2 spaces per dwelling, one of which is to be covered

Both dwellings are served by one covered parking space (single garage) and one visitor space directly in front of the garage. Therefore, the proposal satisfies the requirements of Table Sal/2 and PDC 32.

It is accepted that the development will involve establishment of two new crossovers to Nelson Crescent, thereby reducing the availability of on street car parking that is currently available. However, it is noted that a double garage and driveway would result in a similar loss of on street parking to this proposal. Positioning the driveway of dwelling 2 on the south western side of the property would not result in retention of additional on street parking.

The development therefore satisfies Principle of Development Control 32 quoted above.

Private Open Space

Under the Council-wide "Residential Development" module, Principle of Development Control 24 states that:

24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

The dwellings are served by areas of private open space adjacent the rear wall of the dwellings in the form of ground level covered alfresco and upper level balconies. This configuration is consistent with dwellings within the locality which are served by private open space to the lakefront.

The ground level private open space is directly accessible from an internal living area and is east facing. The upper level balconies provide additional private open space. While the balconies are accessed from bedroom 1 rather than a living area, they will make a positive contribution to the internal amenity for occupants, particularly as they are oriented to the lake.

Both dwellings are provided with $33.5m^2$ of private open space and achieve a minimum dimension of 4.5m. While this is $1.5m^2$ less than the expressed standard under Principle of Development Control 24 quoted above, this is considered to be acceptable taking into consideration the direct access to a substantial area of public open space immediately adjacent at the rear.

In summary, the areas of private open space are acceptable; they are directly accessible from the internal living areas and will be of level grade consistent with Principle of Development Control 24.

Additional matters raised by Representors

The following concerns, which have not been addressed above were also raised by representors during the public notification process:

- Encumbrance compliance
- Behaviour of occupiers; and
- Devaluing of property values.

These matters are discussed below:

Encumbrance Compliance

The obligations of the encumbrancor (the Urban Renewal Authority through Delfin Lend Lease) to administer and enforce the Mawson Lakes encumbrance ceased on 1 January 2015. This was provided for in the encumbrance document. Council has no role in the administration of the Encumbrance, and encumbrance compliance is not relevant to the planning assessment under the *Development Act 1993*. It is also noted that the Encumbrance remains in place, however there is no nominated enforcement body, as such any alleged breach is a civil matter between property owners.

Behaviour of occupiers

This matter is not a relevant development assessment matter. Council has no control over who may occupy the dwellings.

Devaluing of Property Values

The impact of a proposal on property valuation should not form part of a planning assessment and this is a view which has been supported in the Environment, Resources and Development Court. For example, in the matter of *Boswell v Mid Murray Council & Ors (2012) SAERDC 31*, the Commissioner made the following remarks with respect to property values:

'A peripheral issue raised by the appellant – of the impact of the proposal on the re-sale prospects and value of his adjoining property – is to be given no consideration or weight. Values of other property in a locality may fall (or rise) as a result of the outcome of planning decisions and new development or redevelopment. It is an outcome, not criteria to judge a development proposal upon, nor founded in the primary Development Plan guide for assessing development and decision making'

11. CONCLUSION

The applicant seeks approval for construction of two (2), two storey dwellings This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) Residential development is clearly envisaged within the Residential Zone and Mawson Lakes Policy Area 22;
- b) The proposal is of a density considered, on balance, to be appropriate for the site and locality;
- c) The building design achieves a scale and form of development consistent with the locality;
- d) Each dwelling is provided with sufficient area of private open space;
- e) Adequate on-site car parking will be provided.

Accordingly, it is recommended that Development Plan Consent be granted, subject to conditions.

12. RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is considered not to be seriously at variance with the Salisbury Development Plan Consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is
 GRANTED to application number 361/128/2017/2A for Two (2), Two Storey
 Dwellings in accordance with the plans and details submitted with the application and subject to the following conditions:

Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

- 1. The Applicant shall submit a Landscaping Plan, drawn to scale, which shall include all of the following:
 - a. Location for all designated landscaped areas;
 - b. Planting of shade trees, shrubs and groundcovers within the designated landscaped areas;
 - c. Details of irrigation management.

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
8716-1	Siteworks and Drainage	27/01/17	Jim Pantzikas &
	Plan		Associates
Sheet 1 of 6,	Site Plan	28/02/17	3MT Solutions
Revision 2			
Sheet 2 of 6,	Dwelling 1 Ground Floor	28/02/17	3MT Solutions
Revision 2	Plan		
Sheet 3 of 6,	Dwelling 1 Upper Floor	28/02/17	3MT Solutions
Revision 2	Plan		
Sheet 4 of 6,	Dwelling 1 Elevations	28/02/17	3MT Solutions
Revision 2	1,3,5 & 6		
Sheet 5 of 6,	Dwelling 1 Elevations 2	28/02/17	3MT Solutions
Revision 2	& 4		
Sheet 6 of 6,	Dwelling 1 Details	28/02/17	3MT Solutions
Revision 2			
Sheet 1 of 6,	Site Plan	28/02/17	3MT Solutions
Revision 2			
Sheet 2 of 6,	Dwelling 2 Ground Floor	28/02/17	3MT Solutions
Revision 2	Plan		
Sheet 3 of 6,	Dwelling 2 Upper Floor	28/02/17	3MT Solutions
Revision 2	Plan		
Sheet 4 of 6,	Dwelling 2 Elevations 1,	28/02/17	3MT Solutions
Revision 2	3 & 5		
Sheet 5 of 6,	Dwelling 2 Elevations 2	28/02/17	3MT Solutions
Revision 2	& 4		
Sheet 6 of 6,	Dwelling 2 Details	28/02/17	3MT Solutions
Revision 2			

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

2. The designated landscaping areas approved by Council under Reserved Matters shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council at all times.

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

3. Stormwater systems shall be designed and constructed to cater for minor storm flows (Residential ARI =5yrs). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

Reason: To ensure flood protection of the buildings

CO-ORDINATION

Officer:	GMCiD	MDS
Date:	15.06.17	09.06.17

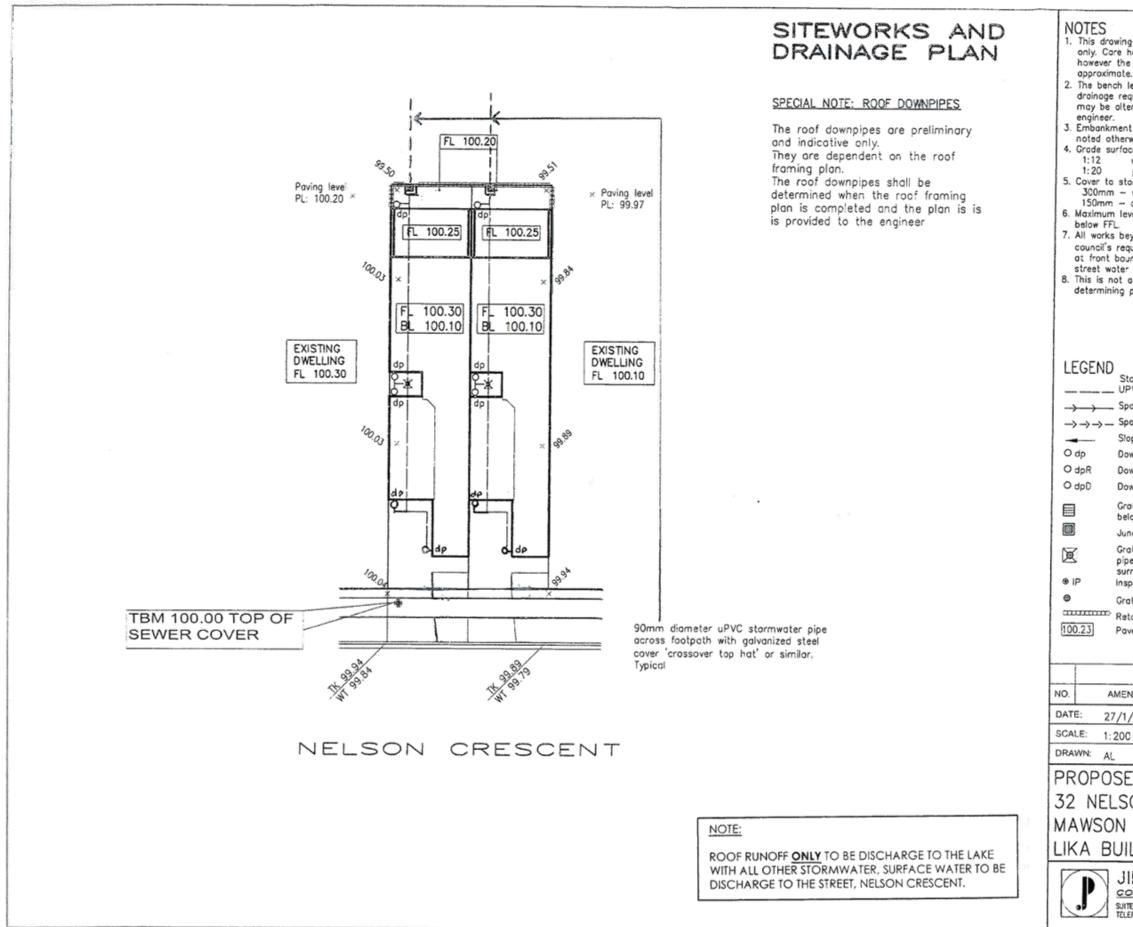
ATTACHMENTS

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

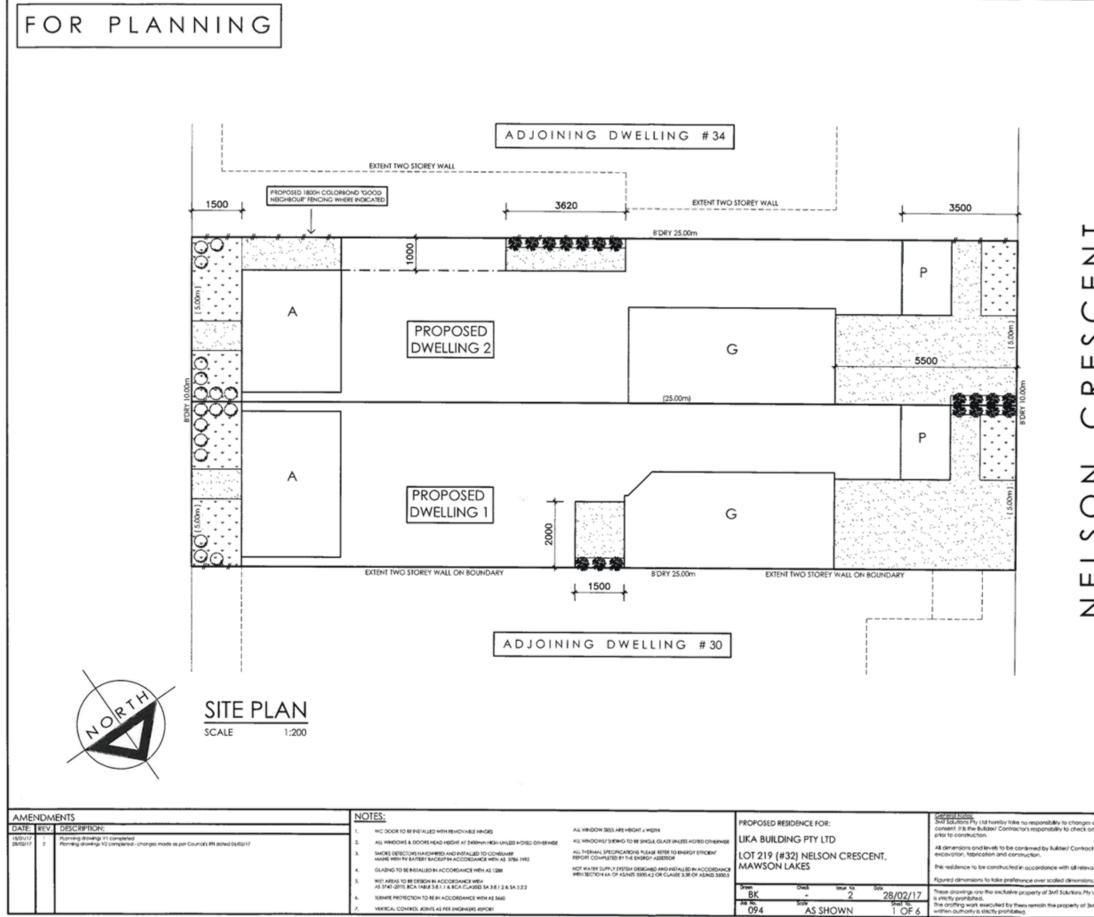
- 1. Proposal Plans
- 2. Supporting Information
- 3. Notice of Category 2 Application and Representations
- 4. Applicant Response to Representations
- 5. Site Photographs
- 6. 34 Nelson Crescent Floor Plans and Elevations
- 7. Relevant Development Plan Extracts, Consolidated 15 December 2016

Attachment 1:

Proposal Plans



1. This drawing shows the indicative contours and levels only. Care has been taken to achieve accuracy however the information shown is to be regarded as 2. The bench level has been chosen to optimize cut/fill drainage requirements for the site. The bench level may be altered only with the approval with the 3. Embankment botters to be graded 1 in 2, unless noted otherwise. 4. Grade surface away from building perimeter unpaved areas paved areas 5. Cover to stormwater pipes: 300mm - where pipe is subject to vehicular load 150mm - otherwise 6. Maximum level of path at flood gully to be 165mm 7. All works beyond the property boundary are to be to council's requirements and standard details. Driveway at front boundary to be 225mm min. above adjacent street water table. 8. This is not a codastral plan and must not be used in determining precise details with respect to boundaries. Stormwater sealed pipe 90mm Ø Grode 1: 200mm UPVC UNO. Spoon open drain, lined Grade 1:200mm ->->-> Spoon open drain, unlined Grade 1:100mm Slope of site surface Downpipe Downpipe. Sealed to retention tank. Downpipe. Sealed to detention tank. Grated sump. Sump invert to be 200mm below outlet pipe invert for silt entropment. Junction box/Silt trap. Covered. Grated drain sump. 100mmø grated inlet pipe with 300mmx300mmx100mm concrete surround Inspection point Grated drain 90mmø UPVC accounter Retaining wall Povement design finished level AMENDMENTS / ISSUE DATE SIGN 27/1/17 DRAWING NUMBER: 1:200 8716-1 PROPOSED DWELLINGS 32 NELSON CRESCENT MAWSON LAKES LIKA BUILDING PTY LTD JIM PANTZIKAS & ASSOC CONSULTING CIVIL ENGINEERS SUITE 2, 22 MELBOURNE ST, NORTH ADELAIDE S.A. 5006 TELEPHONE: (08) 8361 9900 FAX: (08) 8361 8800



SITE DETAILS:

TOTAL SITE AREA

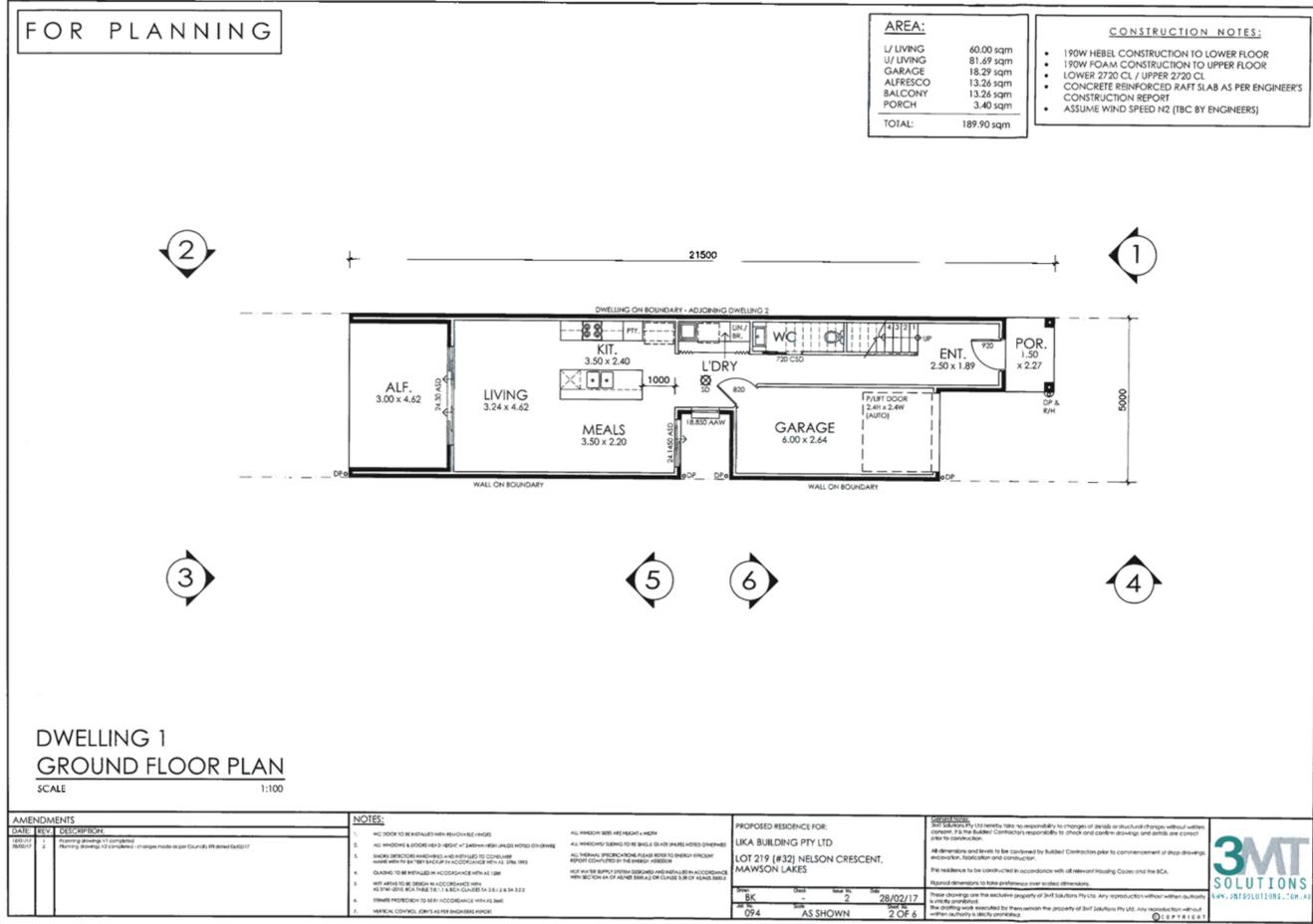
DWELLING 1 SITE AREA POS SITE COVERAGE

DWELLING 2 SITE AREA POS SITE COVERAGE 250sgm

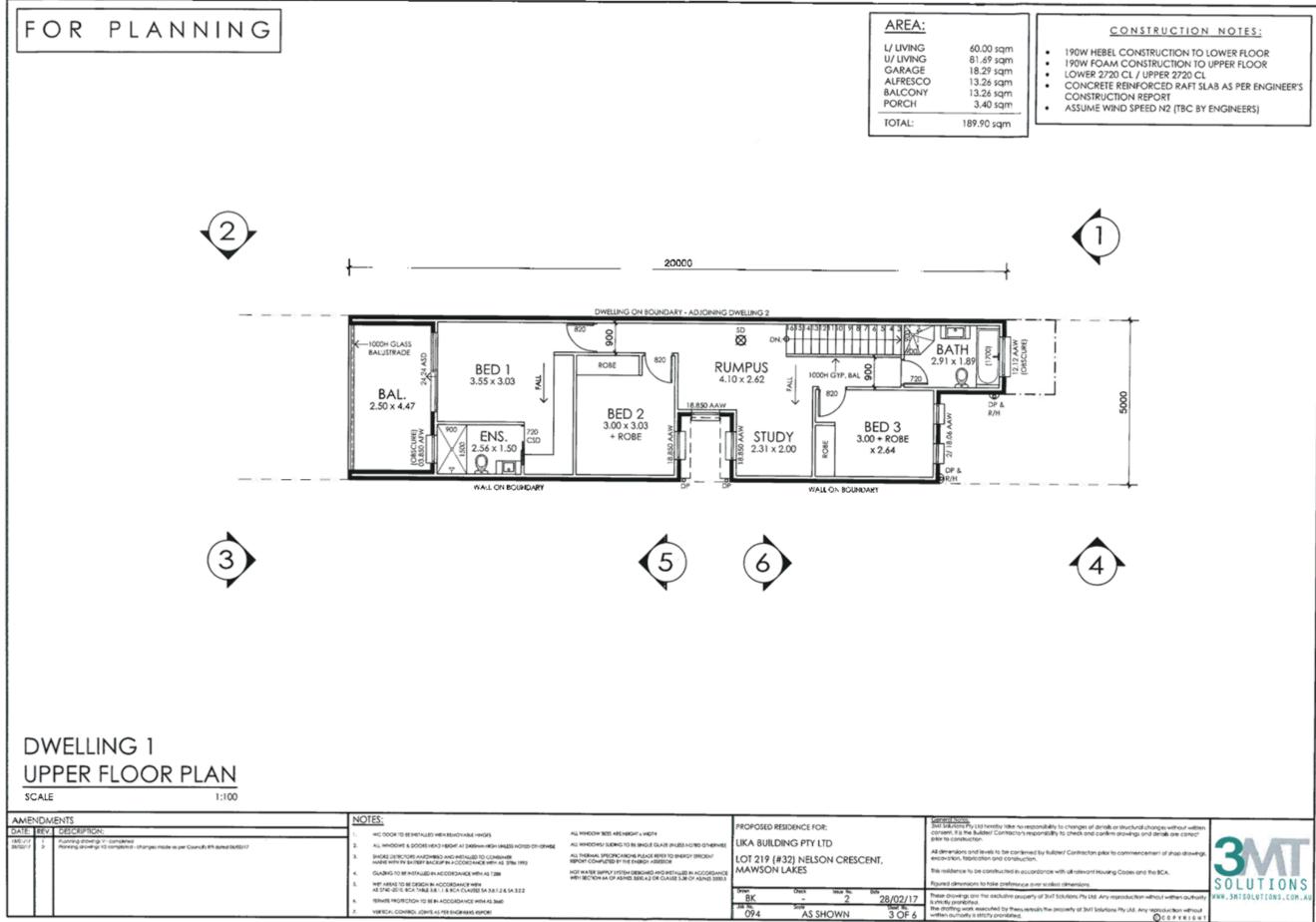
125sqm 28.60% (35.76sqm) 73.08%

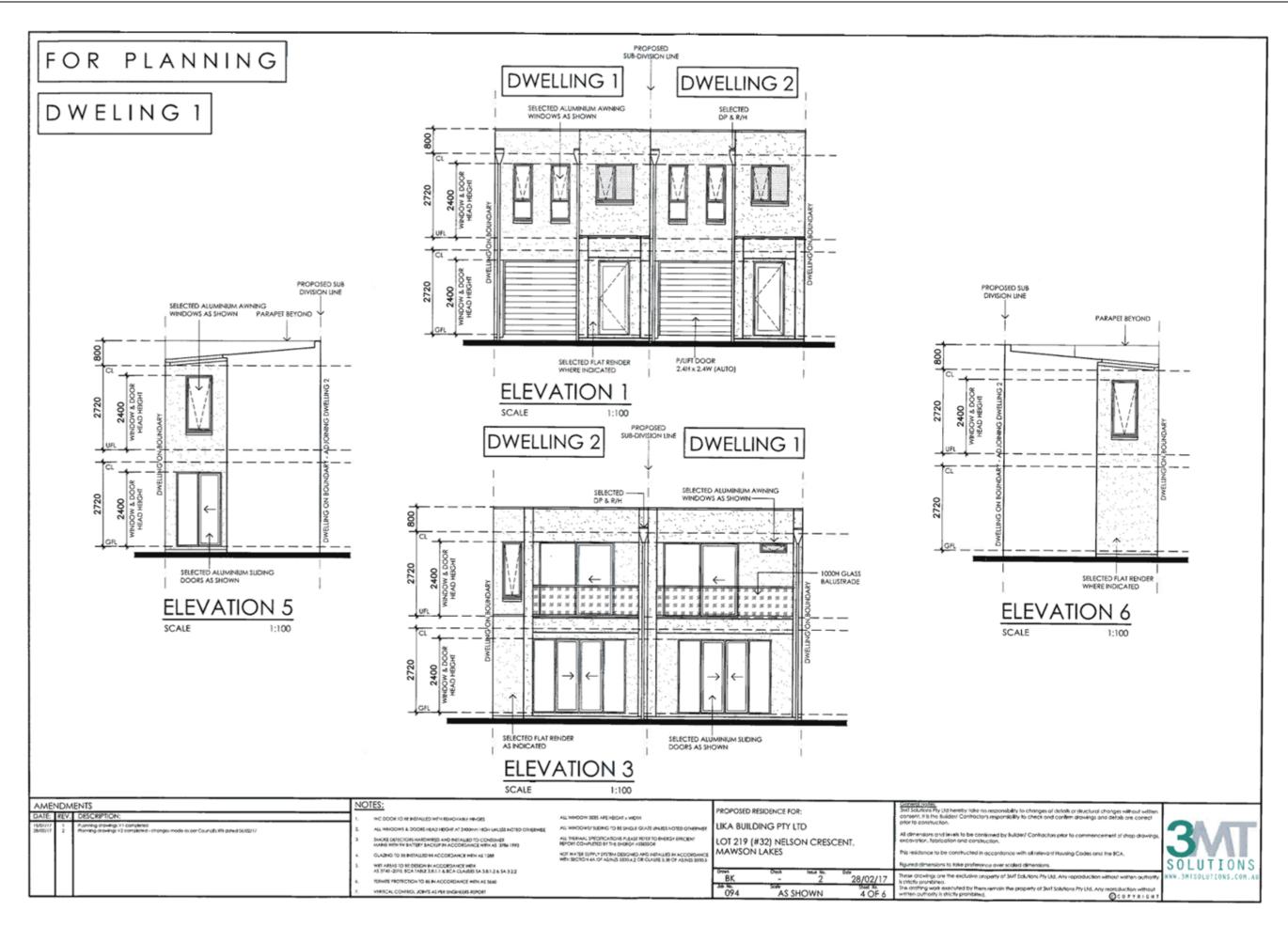
125sqm 27.57% (34.47sqm) 75.95%

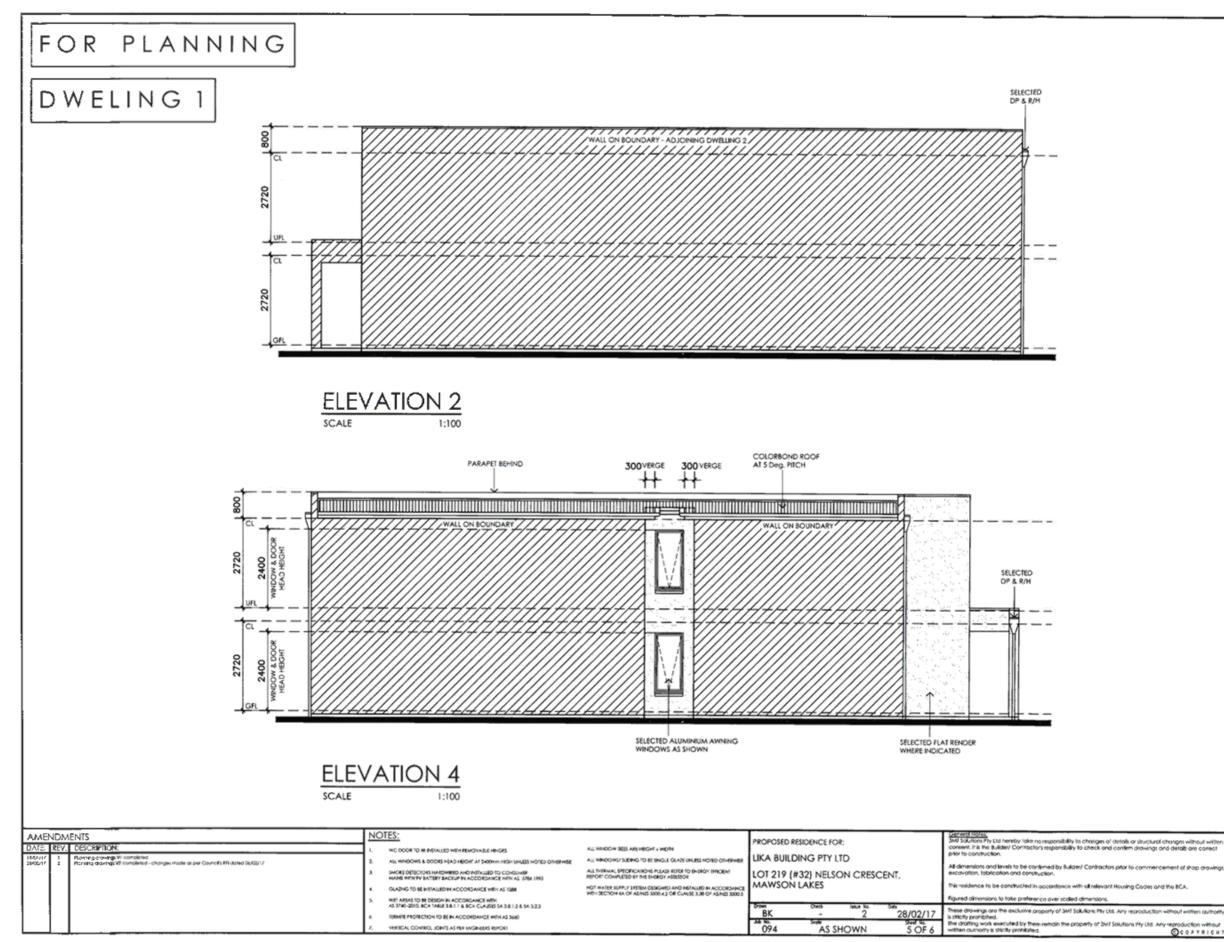
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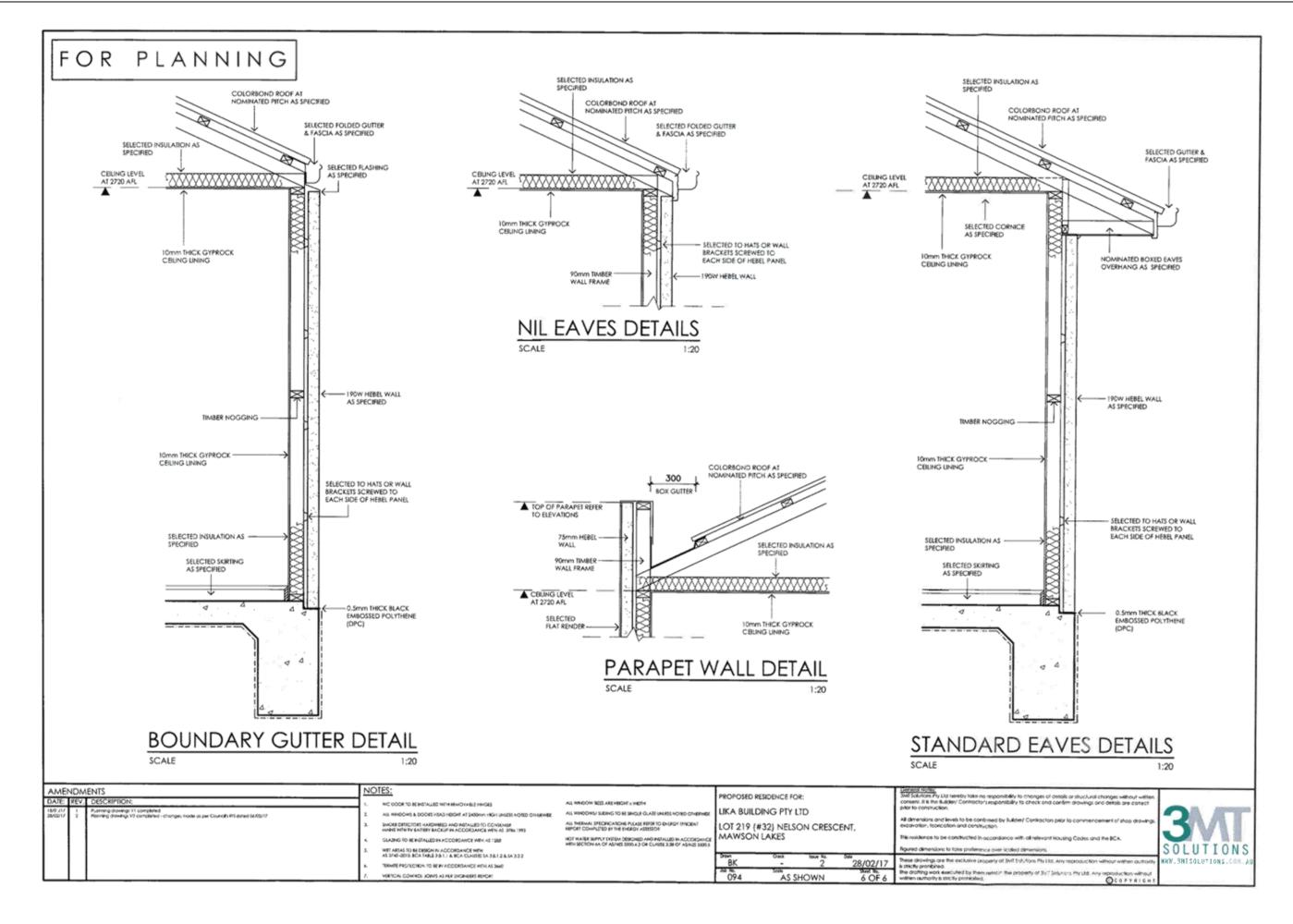


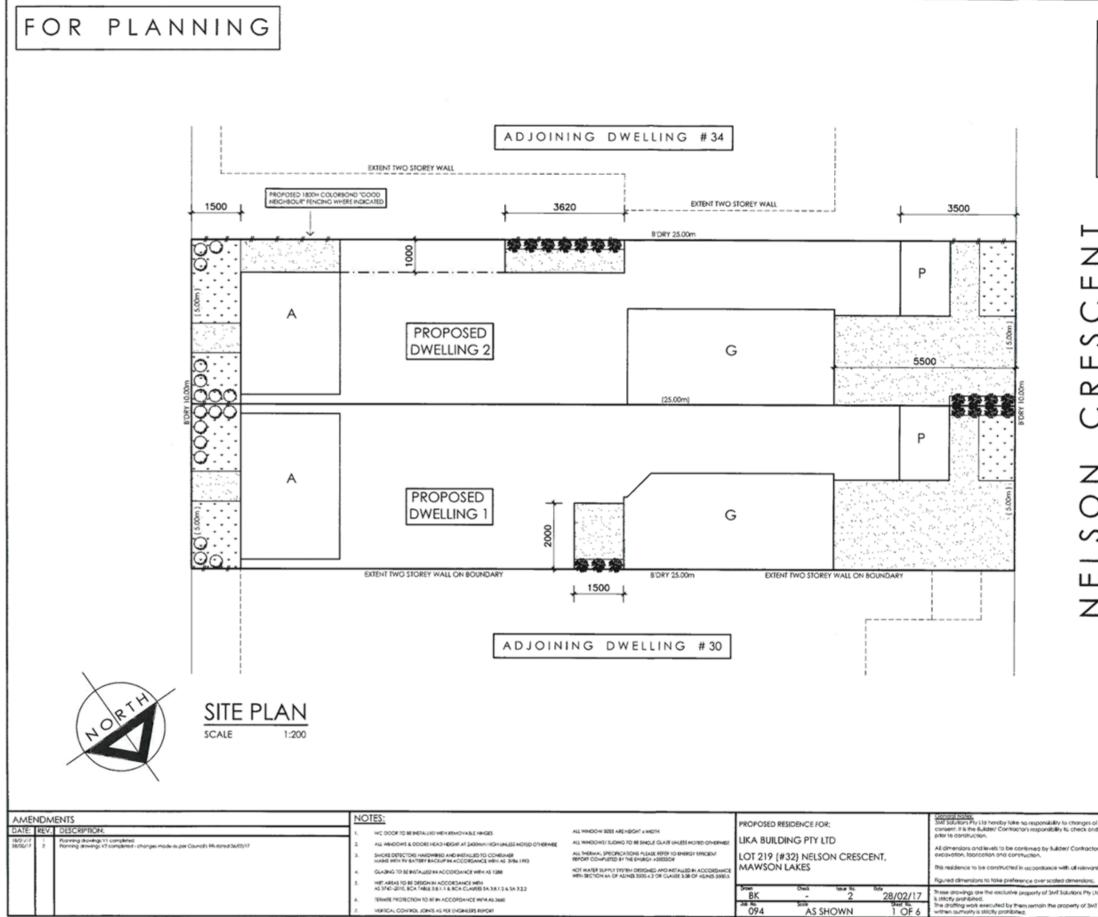












SITE DETAILS:

TOTAL SITE AREA

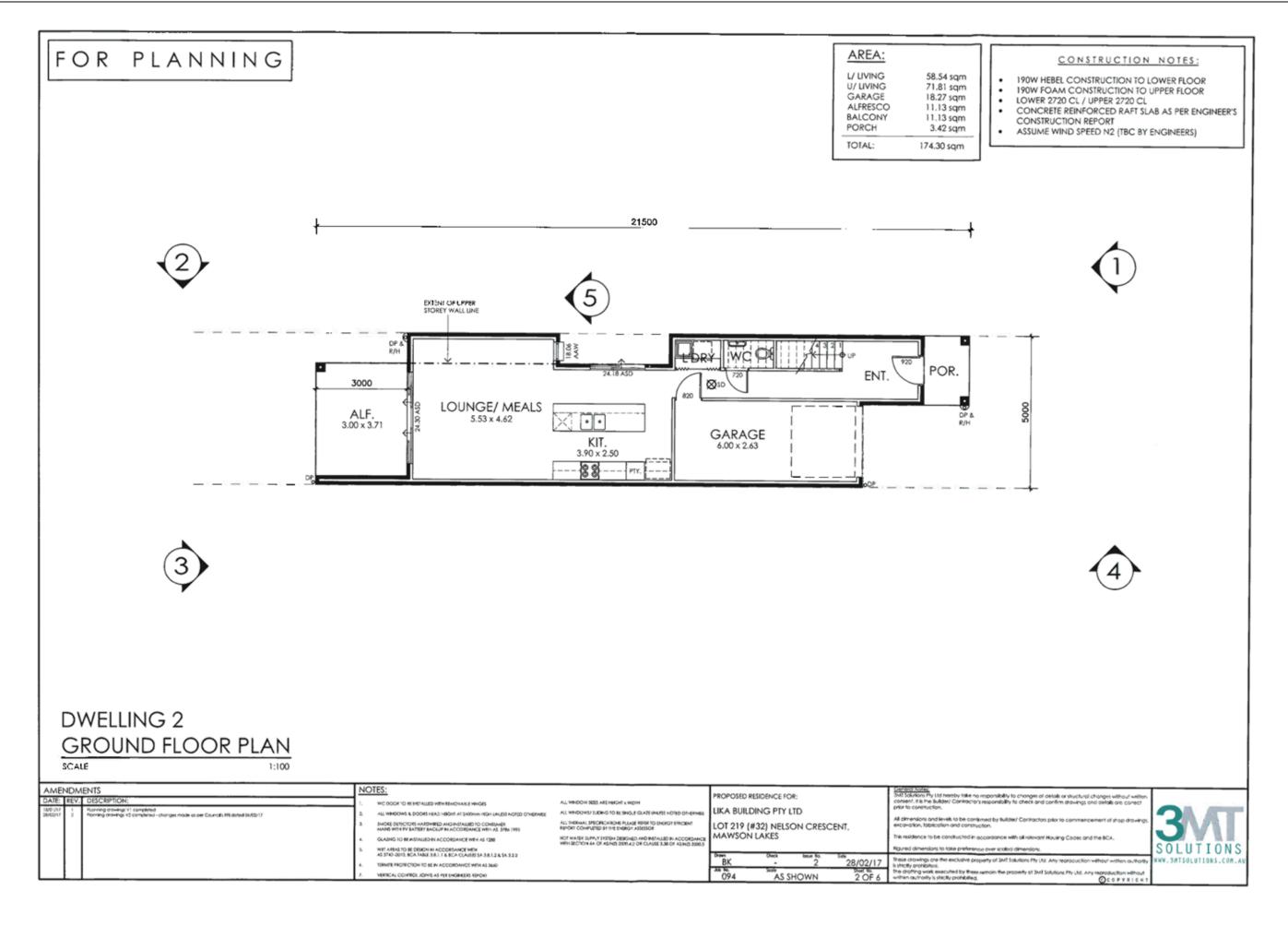
DWELLING 1 SITE AREA POS SITE COVERAGE

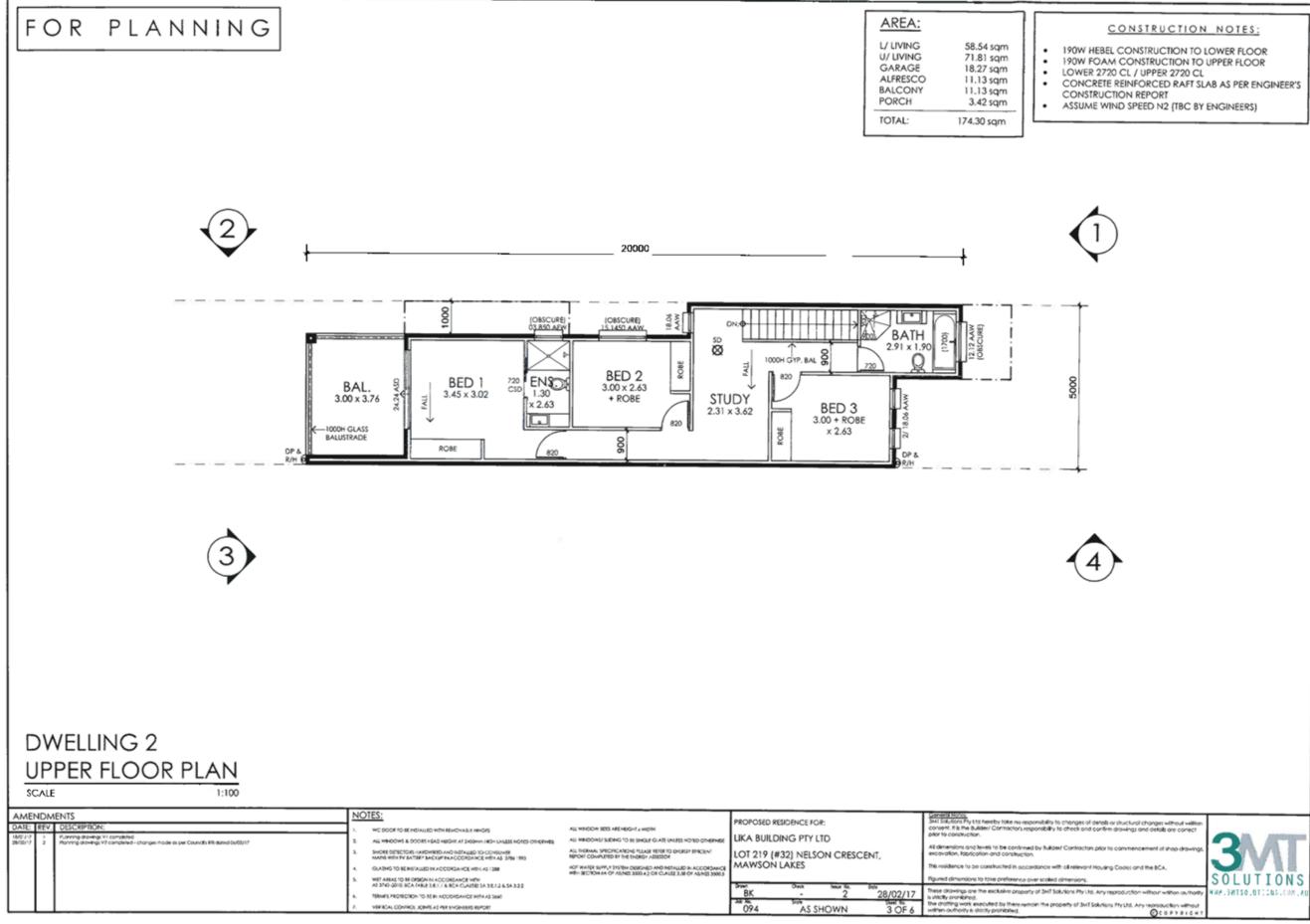
DWELLING 2 SITE AREA POS SITE COVERAGE 250sqm

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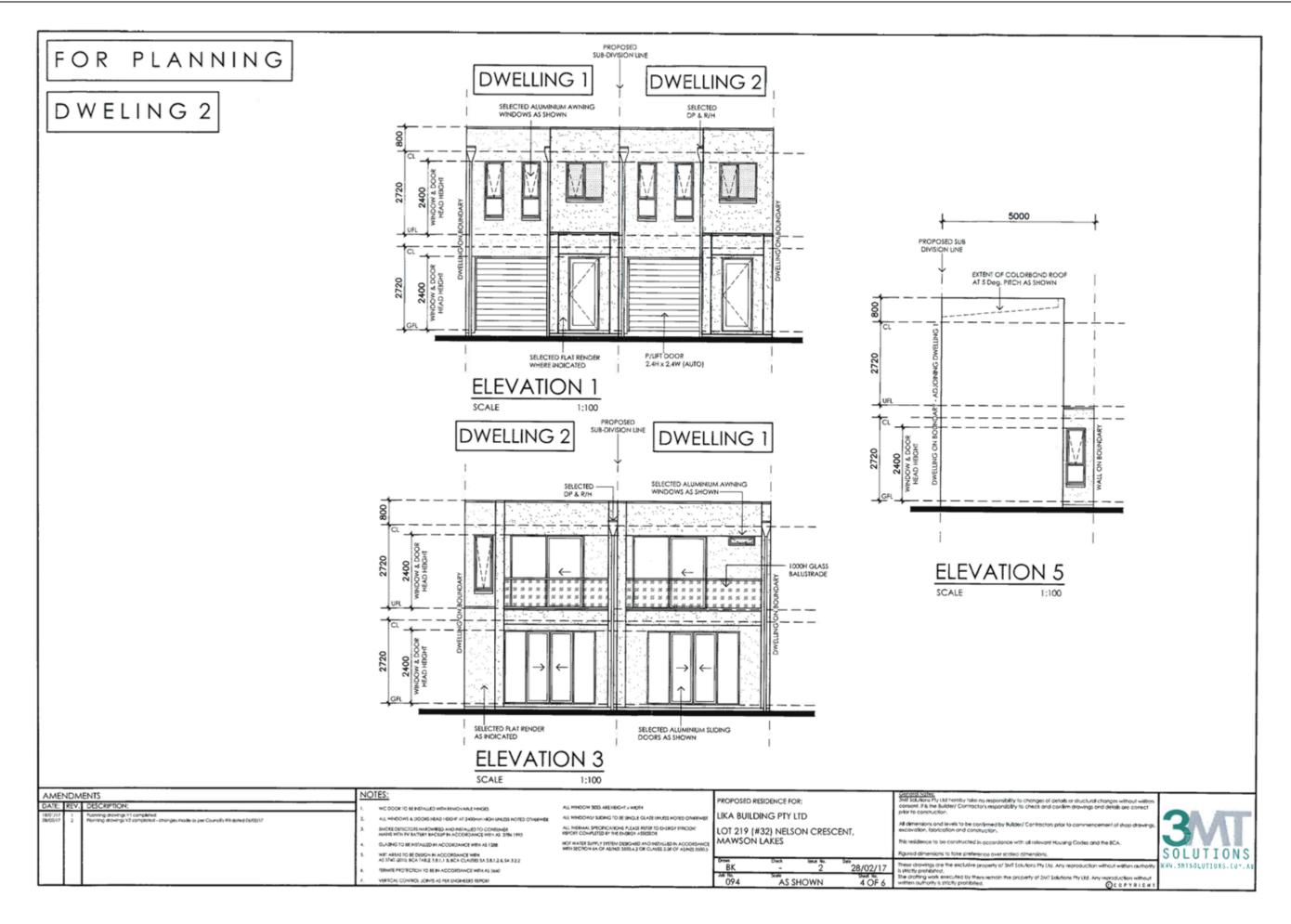
125sqm 27.57% (34.47sqm) 75.95%

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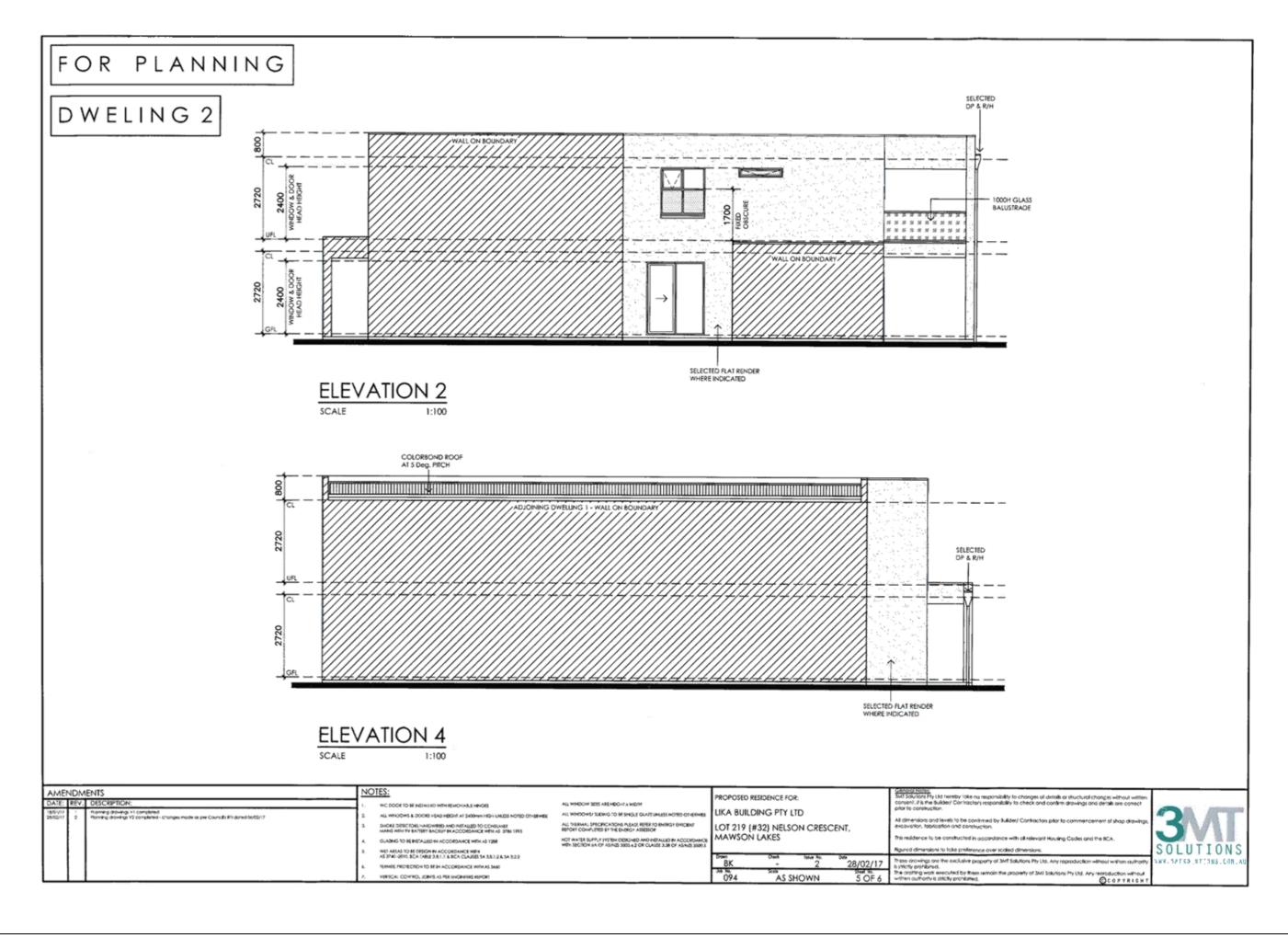


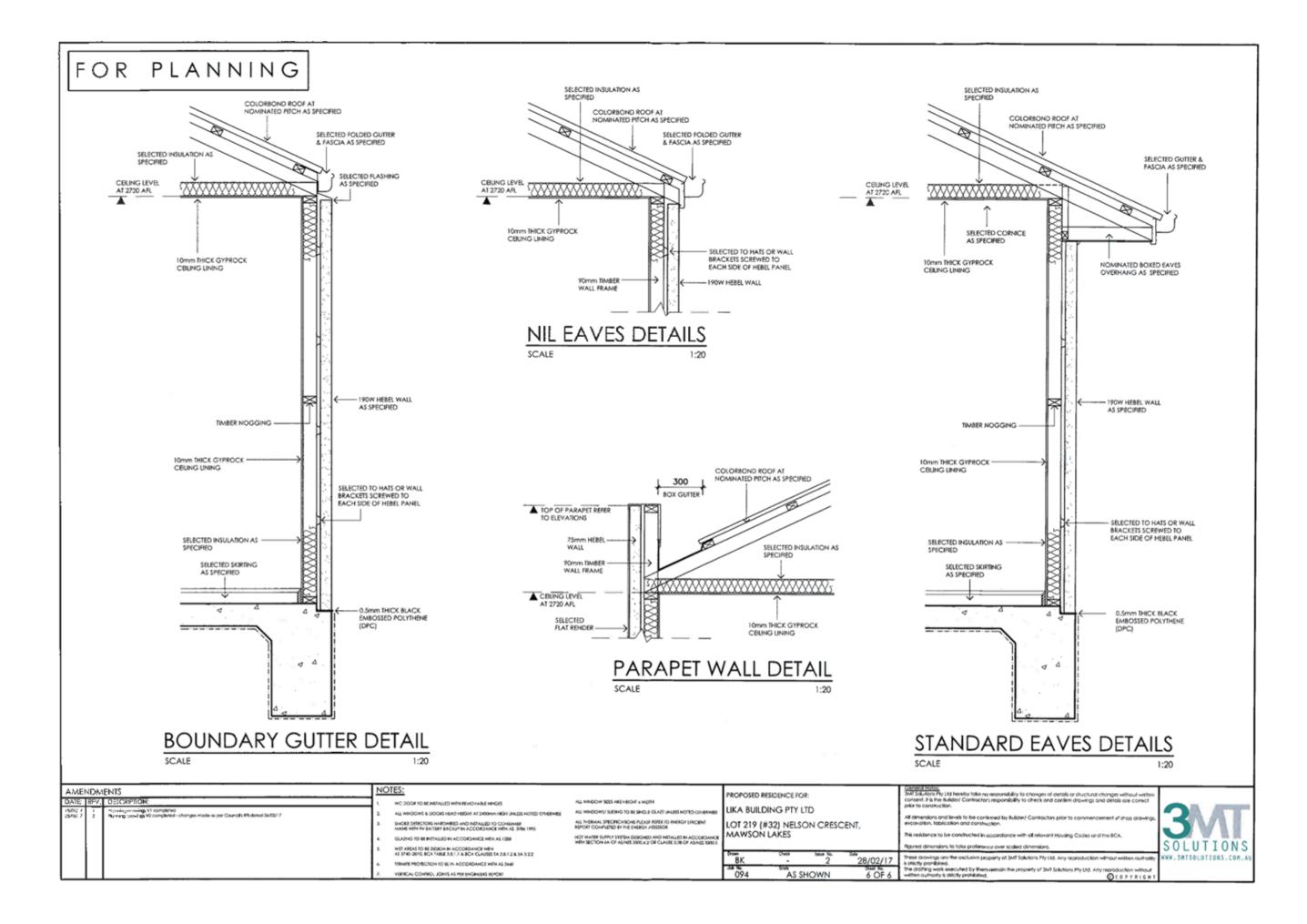






Item 5.1.2 - Attachment 1 - Proposal Plans





Attachment 2:

Supporting Information

- Development Application Form
- Deposited Plan
- Shadow Diagrams

	CITY OF SALIS			
tel1 01	361/ 128	120171 2A		
Salisbury	Please use BLOCK LETT	TERS and Black or E	Blue Ink	
APPLICANT: COMPANY FIRST NAME SURNAME 3MT SOLUTIONS PTY CTD (BUNNA KEAN)				
POSTAL ADDRESS:	VINE STREET			
OWNER NAME: (This must be NATASHA	completed) LEE YACOL	nis	□ as above	
OWNER POSTAL ADDRESS:	E HALF BAAN	ANUIF	UALE SII7	
1/1 ANG	WNER FAX NO:	OWNER EMAIL:	5/17	
OWNER PHONE NO: O	TBA	TBA		
NAME: BUNNA	KEAN	TELEPHONE (M)		
EMAIL: bunna@3mt	solutions.com.au	FAX:		
BUILDER NAME: TBA		BUILDERS EMAIL:	TBA	
BUILDER POSTAL ADDRESS:			CONTACT NO	
TBA			LICENCE NO .: TBA	
CURRENT USE OF PROPERTY: VA LANT LAND.				
DESCRIPTION OF PROPOSAL	:		DEVELOPMENT COST	
2× Truo	STOREY DWG	UN45	\$ 350,000	
LOCATION OF PROPOSAL				
Street No: 32 Street:	NELSON CRE	SCONT Suburb:	MANSON LAKES	
Lot No: 219 Section	: Plan:	Volume	: 6024 Folio: 163	
	OFFICE	USE ONLY		
Registration Date: /	/2017	Zone:	Ward:	
BUILDING RULES CLASSIFICATION				
Classification sought:				
If Class 5, 6, 7, or 9 classification is so	ought, state the proposed numbe	r of employees	Male: Female:	
If Class 9a classification is sought, sta				
If Class 9b classification is sought, sta	<u>.</u>			
l 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 com <u>ment via</u> Council's web site at www.salisbury.sa.gov.au				

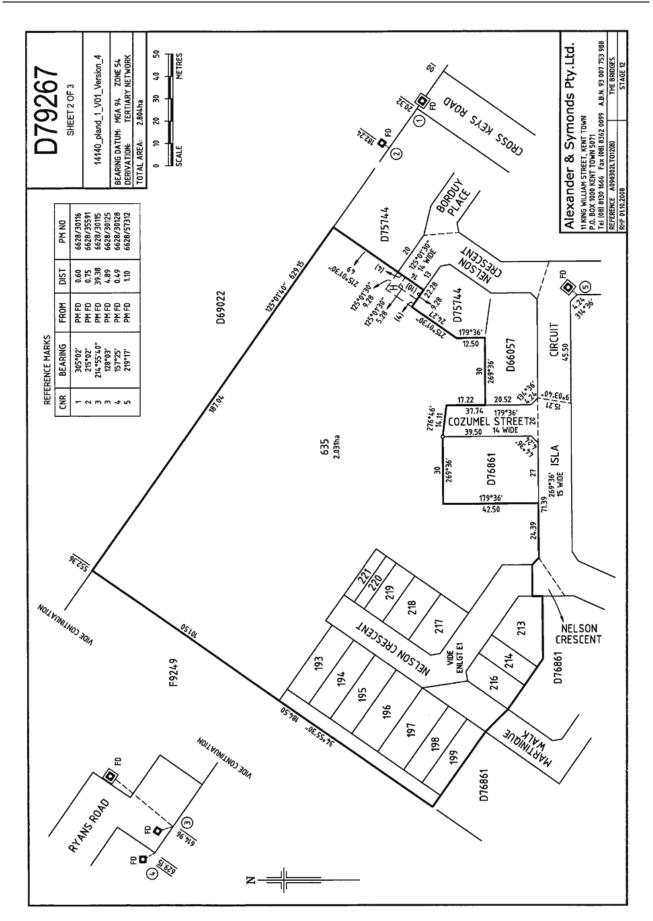
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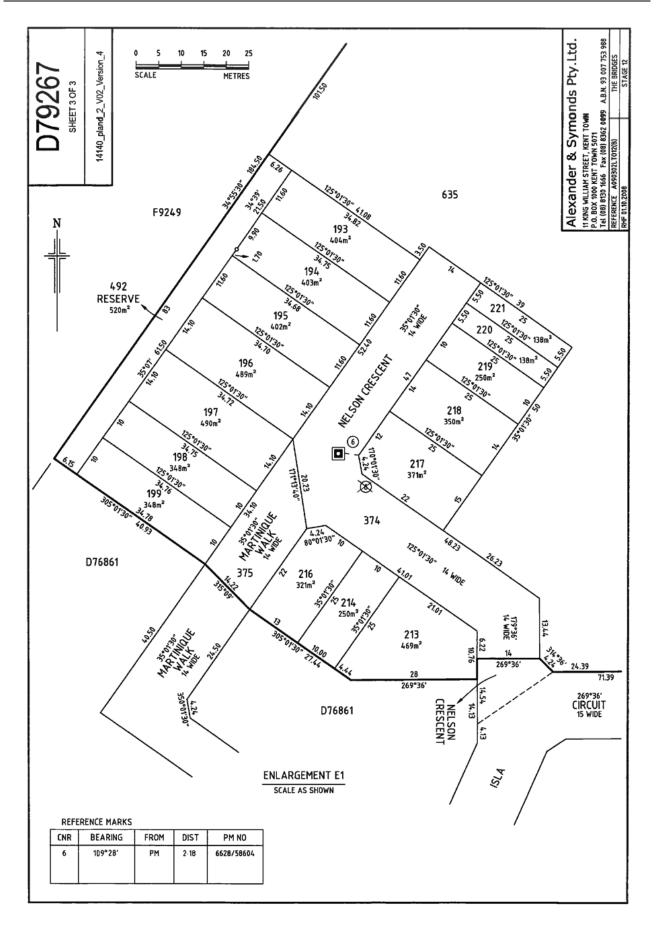
DATE: 041 04117

PURPOSE	NOISING	AREA NAME:	MAWSON LAKES	LAKES		APPROVED: STELLA VAGENAS 28/10/2008	
MAP REF:	6628/32/A, 6628/29/R	COUNCIL:	CITY OF S	CITY OF SALISBURY			D79267
LAST PLAN:	D76861	DEVELOPME	DEVELOPMENT NO: 361/0138/07/002/18737	07,002/18737		DEPOSITED: CARMEL BRIDGART 12/11/2008	SHEET 1 OF 3 14140_text_01_void_Version_4
AGENT DETAILS: AGENT CODE: AGENT CODE: DEFERENCE:	ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5057 PH: 81301665 FAX: 83620099 ALSY A090302LT012(B)	SURVEYORS CERTIFICATION:		L PAUL BURDETT , a upervision and in acc al placement of survey of October 2008 Micha	I MICHAEL PAUL BURDETT , a licensed surveyor do hereby certifi personal supervision and in accordance with the Survey Act 1992. I for the final placement of survey marks 21st day of October 2008 Michael Paul Burdett Licensed Surveyor	 Intertible plan has been mad That the field work was completed 	I MICHAEL PAUL BURDETT , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 14th day of October 2008 excepting for the final placement of survey marks. 21st day of October 2008 Michael Paul Burdett Licensed Surveyor
PREFIX VOLUME FOLIC	TITLE DETAILS: VOLUME FOLIO OTHER PARCEL 8006 716 ALLOTMENT(S)		NUMBER 633	PLAN NU	NUMBER HUNDRED / IA / DIVISION 76861 YATALA	IVISION TOWN	REFERENCENUMBER
OTHER TITLES AFFECTED:	ECTED:						
EASEMENT DETAILS: STATUS LAN	ILS: LAND BURDENED FORM CATEGORY		IDENTIFIER	PURPOSE		IN FAVOUR OF	
EXISTING	635 SERVICE EASEMENT(S)	H (S)		FOR ELECTRICITY SUPPLY PURPOSES		DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	(SUBJECT 223LG RPA
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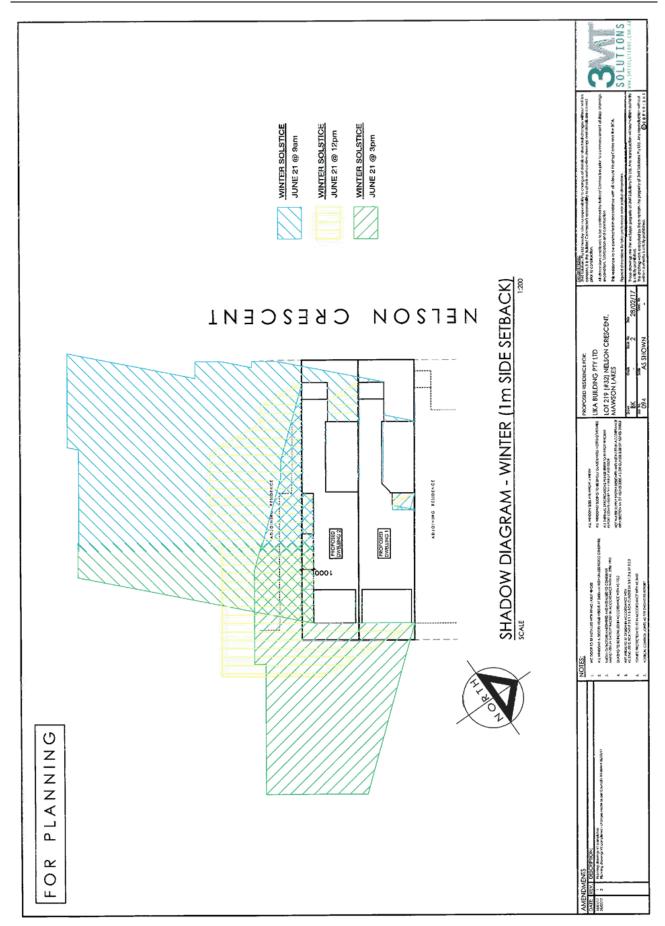
Item 5.1.2 - Attachment 2 - Supporting Information

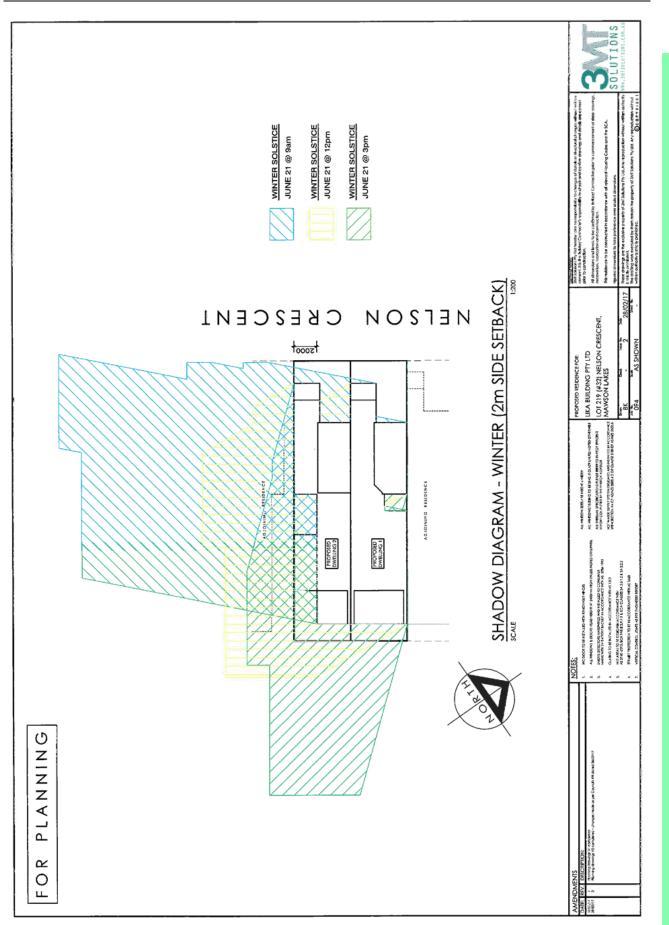
Item 5.1.2 - Attachment 2 - Supporting Information

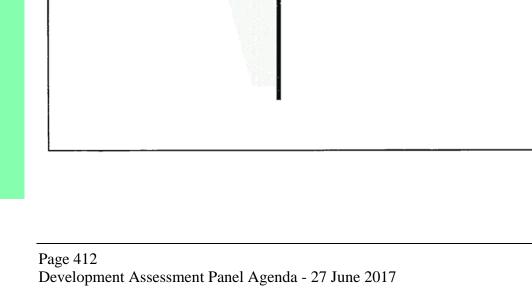


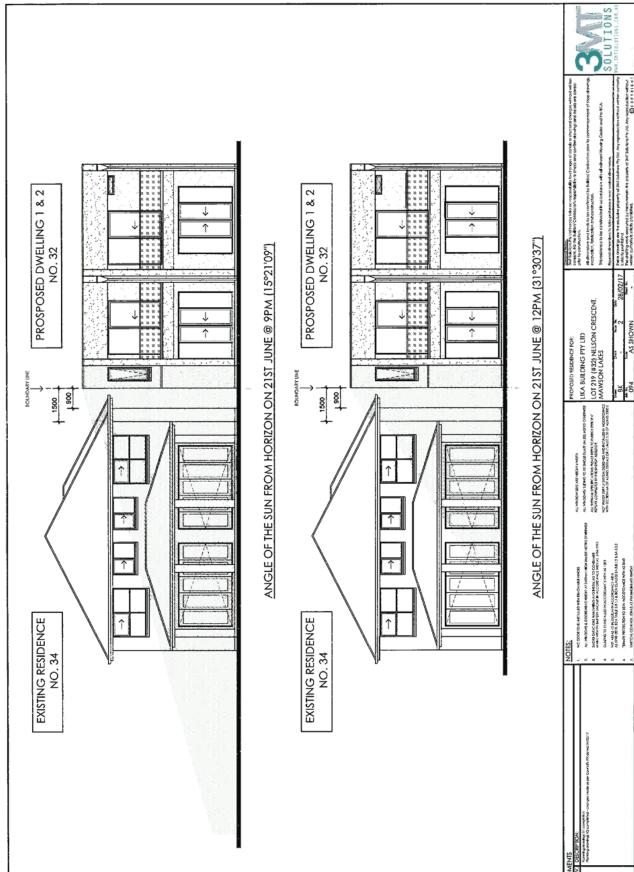


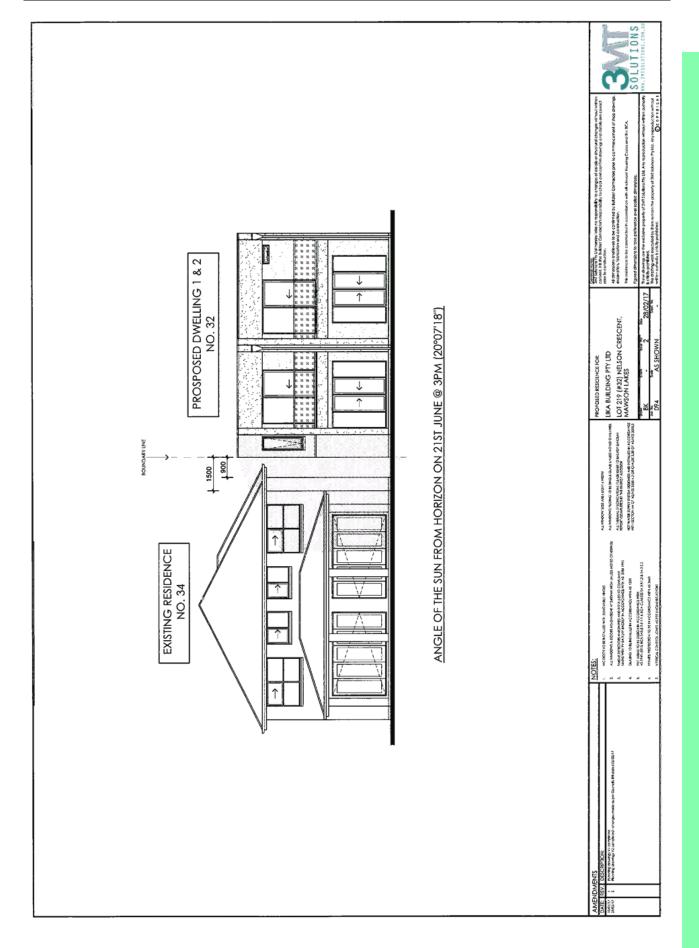
Item 5.1.2 - Attachment 2 - Supporting Information











Attachment 3:

Notice of Category 2 Application and Representations

DEVELOPMENT ACT 1993 CITY OF SALISBURY

NOTICE OF APPLICATION FOR CATEGORY 2 DEVELOPMENT

Pursuant to Section 38(4) of the Development Act, 1993

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

DEVELOPMENT NO:	361/128/2017/2A
APPLICANT:	3mt Solutions Pty Ltd 7 Meredith St BROADVIEW SA 5083
NATURE OF THE DEVELOPMENT:	Two (2) X Two Storey Dwellings
LOCATED AT:	32 Nelson Crescent , Mawson Lakes SA 5095
CERTIFICATE OF TITLE:	CT-6024/163
ZONE:	Residential

The application may be examined at the Office of the Council located at 12 James Street, Salisbury during normal business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au . Any person or body may make representations in writing, or by email 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 Wednesday 26th April 2017.**

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

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

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

Signed: Katherine Thrussell, Development Officer

Date: 6 April 2017

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



Ms. Katherine Thrussell,

Development Officer – Planning,

Development Services,

City of Salisbury,

12 James Street,

Salisbury, SA., 5108

Dear Ms. Thrussell,

Re:- Development Application No. 361/128/2017/2A - 32 Nelson Crescent

Thank you for the Notice of the proposed development at 32 Nelson Crescent, Mawson Lakes.

We would like to strongly object to the proposal to subdivide 32 Nelson Crescent, Mawson Lakes and put two properties onto this small block of land for the following reasons: -

- We bought our block of land at 34 Nelson Crescent 5 years ago and we were the last ones to buy one of the 3 blocks. We bought this block as we knew that we were going to be surrounded by other family homes. We knew that there were town houses further down the street, but were reassured that we would be amongst other family homes as we had checked out the encumbrances of the other 2 blocks of land before buying our block of land. We would never had bought our block of land if we thought townhouses would be built next door or could put their property on our boundary. The encumbrance for our block of land allowed us to put our garage on the boundary of number 32, but we chose not to do that and built our family home in the middle of our block so that we would not be so close to our neighbours.
- The encumbrance for number 32 stipulates that building must have started to be built within 18 months and it was not.
- The encumbrance for number 32 stipulates that it is to be a single dwelling on that property and should be attached to number 30. The encumbrance also states that the property is not to be built within one metre of the boundary fence between number 32 and 34. We ask that the Council should have regards to the encumbrances, as we bought our block in good faith and were not notified of any changes to encumbrances.
- When we built our house we followed the encumbrances of our block, yet we have been our house for 4 years in May and both other blocks still have not been built on. If Salisbury Council/Delfin had followed up the building on these blocks, we would now not be having any issues as to what is to be built on these blocks.
- Having someone build on the boundary of our block for nearly the whole block would have an impact on our property and our lives. We would be overshadowed even more and this would impact our garden and lifestyle. Noise would be an issue as we would be so close. Our house would be darkened as it would be difficult for natural light to get in. Our entertainment area / spa would be overlooked and although the plan shows half of the upper window would be opaque people would still be able to look into our garden/spa. Having inexpensive small housing next to us and along our boundary would devalue our home significantly.

- Parking is an issue on our street and some of the small rental properties have 2-3 cars and as they only have one garage it means that there is often congestion on our street. In the past many of the townhouse rental properties on our street already have parked their cars on Number 32 to help ease the congestion. Further we are aware that many of the rental townhouses rent out each room potentially adding another 6 cars per townhouse if the rooms are shared by couples.
- This area was generally well planned and having more townhouses means that the street scape is changing as well as the character of the area. The Bridges was marketed as being the premium part of Mawson Lakes and we bought our block of land and built a family home on it to follow that dream. Having more condensed inexpensive accommodation does not fit the plans for this area.
- As per the South Australian Development Act 1993 Part 6 Regulation of Building Work Division 3 – building work affecting other land – 61 – Construction of party walls it states that:

(d) a party wall cannot be built by the building owner without the consent of the adjoining owner.

(Party wall means a wall built to separate two or more buildings or a wall forming part of a building and built on the dividing line between adjoining premises for their common use and includes a common wall for the purposes of the Building Code of Australia.) Development Act 1993.

We absolutely do not agree to a wall being built on our boundary.

We are hoping that the developers who bought number 32 Nelson Crescent will understand how strongly the neighbourhood feels about not having any more town houses in this area and build a family home instead as per the encumbrances that are on the block.

We are presently seeking legal advice and the property lawyer has suggested taking civil action against the owners of number 32, we would prefer not to have to do this but will do so if it protects our lifestyle and our family home which is the biggest financial investment we have.

We request that Salisbury Council considers the effect that this development has on all of the neighbours and refuse the proposed townhouse development.

Yours faithfully,

- L. Jack

Anita Marling-Bauer and Peter Bauer

34 Nelson Crescent, Mawson Lakes, SA 5095

Email: Enitemanin

Tel: 🔚

19th April, 2017

CATEGORY 2

A
Salisbury

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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: Applicant:	361/128/2017/2A 3mt Solutions Pty Ltd
Location:	32 Nelson Crescent, Mawson Lakes SA 5095
Proposed Development:	Two (2) X Two Storey Dwellings

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

NAME(S):	Ar	iita Marl	ing-Ba	her + Pe-	ter Bauer	
ADDRESS:	_				Lakes 50	વડ
PHONE NO:	All the second	montanguan	ics Egmas	C. C. C. C. C. C.		
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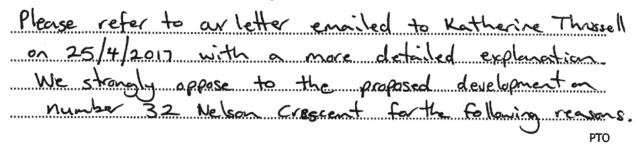
YOUR COMMENTS:

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.



361/128/2017/1A 1. I mpacts the value of an home reportively 2. Impacts our lifestyle due to noise, being overlooked an garden / spa and a great loss of natural se and being next to rental properties followed encumbrances on an block bught this block if we can be surrounded my ... We beight an block of land inspood faith nes of No32 state the ing can be built and must be conit be built within I metre of an mut **and** <u>and</u> <u>and</u> fic and parking issues - already difficult in an sheet 2. 1cot 6. Changes the street scape negatively. it Act 1993 stypulates a porty Developm wall ca ปีแกง and we do give My concerns would be addressed by: (state changes/actions to the proposal sought) sbyry Council refusing planing permission two town houses on 32 Nelson Crs Maryson Sburg only approvingQ..... 100 of th Nas. per the <u>as</u> the block Salisbury (a listening to all the neighburs strengly who oppose this development. PTO

Development Assessment Panel Agenda - 27 June 2017

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

CATEGORY 2

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 <u>do not</u> 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:

2	Appearing personally,
	OR
	Represented by the following person: legal representative
	Contact details: Peter Baner

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, 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: 19/4/2017 Date:

Please complete this checklist to ensure your representation is valid:

Name and address of person (or persons).

□ If more than one person, details of person making the representation.

Detail of reasons for making the representation.

- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

5.1.2 Notice of Category 2 Application and Representations	
Valia	
CATEGORY 2	2
STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act	
Salisbury City of Salisbury 2 & APR 2000 Salisbury PO Box 8, SALISBURY SA 5108 2 & APR 2000 Email: representations@salisbury.sa.gov.au 2 & APR 2000	
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:361/128/2017/2AApplicant:3mt Solutions Pty LtdLocation:32 Nelson Crescent , Mawson Lakes SA 5095Proposed Development:Two (2) X Two Storey Dwellings	
YOUR DETAILS: (this information must be provided to ensure that this is a valid representation) NAME(S): Kylie and Shaun Roche ADDRESS: 47 Nelson Cres, Mawsen Lakes	_
ADDRESS: 71 NEISON CVES, MAWSON LAKES	
PHONE NO: EMAIL: EMAIL:	
I am: (please tick one of the following boxes as appropriate)	
The owner/occupier of the property located at: 47 Nelson Cres, Mawson La Other (please state):	lcs
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.	
Strongly oppose - see attached information	
PTO	

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

361/128/2017/1A

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

PTO

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I/We:

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

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

	Appearing personally,
/	OR
	Represented by the following person: Arita or Peter Baver or their legal representative
	Contact details: Peter Baver

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, to ensure that it is a valid representation and taken into account.

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Signature: 🦼

Date: 23 14 117

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- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

23rd April 2017 Mr. & Mrs. Roche 47 Nelson Cres Mawson Lakes SA, 5095

To whom it may concern,

We would like to strongly oppose the development at 32 Nelson Cres, Mawson Lakes. We live at 47 Nelson Crescent, which is directly opposite the proposed development. We strongly oppose the development for the following reasons:

- 1. We are planning on soon starting a family and we are concerned about having extra cars in the street. There are already some townhouses opposite us and most of them are rental properties with just one garage parking space; these rental properties are often occupied by multiple young people in the single dwelling. Therefore, noise from the additional cars and erratic driving in the street from these cars causes a lot of concern for our future family. We have multiple cars parking in front of our house from these over-crowded townhouses as it is, which are often overhanging our driveway, and this is a big issue for us.
- 2. We recently bought this house as a family home as we knew, due to the tight encumbrances it has on it, that we should be surrounded by other family homes. There are encumbrances on 32 Nelson Crescent and we would like Salisbury Council to enforce them, especially considering there has been no notification that these encumbrances are changing. The encumbrance for no 32 Nelson Cres was that there would be only one house on the block and that it would be attached to number 30 Nelson Crescent.
- This proposed dwelling devalues our home by having cheaper town houses (that will most likely be rentals) extremely close to our home and this is a big financial concern for us and our future in the area.
- 4. By putting cheap housing on the block, it impacts the way our street looks; having too many townhouses in one area will change the way this particular area was designed to look, and it will strongly change the character of the area. We already struggle with discarded mattresses, shopping trolleys and rubbish sitting outside the current townhouses across the road from us (see attached image).

My concerns will be addressed by:

Salisbury council enforcing the encumbrances on 32 Nelson Crescent, Mawson Lakes and having only one family home built on the block.

Sincerely,

Shaun and Kylie Roche

Shaun Roche

(.Loll

Kylie Roche



Note: Shopping trolley to the left, discarded mattress to the right, bins are constantly out (bin day was 6 days ago and they have not been moved), overgrown weeds, car to the left overhanging our driveway. This does not fit with the expected feel of 'The Bridges' and more overcrowded townhouses will ultimately bring more of the same 'mess' to the area. (This is a good day, usually all driveways and street parking is full, including out the front of the vacant block)

5.1.2 Notice of Category 2 Application and	Representations
	Valid
a.	CATEGORY 2
Pursuant to Sect To: City of Salish PO Box 8, Sa Email: represent THIS SHEET PROVIDES YOU WITH THE OPI	F REPRESENTATION ion 38 of the Development Act 2 © APR ALISBURY SA 5108 sentations@salisbury.sa.gov.au PORTUNITY TO MAKE COMMENTS IN RELATION TO A ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.
NAME(S): <u>STEPHEN MARK</u> ADDRESS: <u>S</u> 3 NELSON C PHONE NO: I am: (please tick one of the following I The owner/occupier of the property	st be provided to ensure that this is a valid representation) 9 MARLELLE DOWN RENFREY CRESCENT MAWSON LAKES EMAIL: boxes as appropriate) y located at: 5.3 NEZSON (RES MANSON LAKE)
YOUR COMMENTS:	
I/We: (please tick the most appropriate	box below)
Support the proposed development	
Oppose the proposed development	
	•
Whether you support or oppose the	s proposal you must provide written reasons
below to ensure that this is a valid	representation.
	BLOCKS WERE ADVISED THIS BLOCK
	ig Block
· ALREADY NUMERO	US TOWN HOUSES FLATHER
DOWN THE STREET	CAUSING PARKING PROBLEMS
	PTO

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

361/128/2017/1A WITH EFTRA CARS ALREADY BENS PARKED FRONT OF OUR Hom EADY TOO MANY TOWN HOU SPOILING OVERAL

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

Not ALOWING THIS OR ANY 071 BRIDG $\neg \rho$

PTO

CATEGORY 2

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I/We:

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

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

Appearing personally,
OR
Represented by the following person: Anita or Peter Boner or legal representative Contact details: Peter Boner

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, to ensure that it is a valid representation and taken into account.

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Signature: ... Date: 23 / 4 //7

Please complete this checklist to ensure your representation is valid:

Name and address of person (or persons).

If more than one person, details of person making the representation.

Detail of reasons for making the representation.

Indication whether or not the person (or persons) wishes to be heard.

Submitted no later than 11.59pm on Wednesday 26th April 2017.

Valid

RE: Development Application: 361/128/2017/2A Location: 32 Nelson Crescent, Mawson Lakes, SA, 5095

Ross & Toni Dellow	19/04/2017
49 Nelson Crescent,	
Mawson Lakes (The Bridges)	F. C. D.
SA, 5095	28422 1
Telephone:	

To Salisbury City Council Development Services,

Please see below response in relation to the notification received dated 6 April 2017 regarding an assessment for a decision to approve, refuse or approve with conditions the proposed development at 32 Nelson Crescent, Mawson lakes against the provisions within the City of Salisbury Development Plan.

Our response is that we <u>seriously oppose</u> this proposal for a subdivision and construction of 2 x two story town houses. We oppose this for a number of reasons which are noted below but are not limited to;

- 5 Years ago our family decided to invest in the City of Salisbury Council area with the purchase of land and construction of a 2 Story family home on Nelson Crescent, Mawson Lakes (The Bridges), where we happily still reside today. The purchase was made in good faith that the strict conditions encumbrances set by Delfin / Salisbury Council ensured all dwellings were of equal stature and standard, making the "Bridges of Mawson Lakes" a premium family destination to live in. This is how the area was marketed in various papers and on TV commercials.
- 2. The standards set are extremely clear and were enforced for all residents benefit. We have not received ANY level of verbal or written communication advising us there was consideration to adjust the encumbrance standards. Of which we would also oppose to help maintain the area set stature. The encumbrance standards for number 32 Nelson Crescnet, Mawson Lakes (The Bridges) are <u>very</u> clear that this is a <u>SINGLE DWELLING PLOT</u> with the requirement to build <u>1 X quality 2 Story home</u> with Lake and Nelson Crescent high quality frontages along with an set environment rating. Etc..
- 3. Our Family is very concerned around the negative impact on our street if this development were approved. One concern is around the impact on limited parking which already has issues today. A family home with a double garage would be forecasted for approx 2-3 cars and would not require consistent street parking. This would breach the forecasted vehicle capacity planned as 2 dwellings both with single garages would likely see 3+ cars each dwelling (6+ Vehicles) which would require consistent street parking creating a heightened risk environment for the many children in family homes. Again one of the features the "Bridges of Mawson Lakes" was sold under "A safe street with a family friendly plan such

RE: Development Application: 361/128/2017/2A Location: 32 Nelson Crescent, Mawson Lakes, SA, 5095

as parklands and playground and safer streets. There have been some close misses in the past and with the forecasted street parking requirement 2 dwellings with Single garage would create will seriously increase the chances for a fatal incident.

4. The proposed plan for 2 cheaper townhouse dwellings clearly breaking the set encumbrance standards will have a detrimental financial affect to the surrounding properties valuations. Again the encumbrance standards were set to protect the existing street home owners from this very situation. Townhouses were not the intended dwelling standard for number 32 Nelson Crescent, as this would negatively impact the character of the street / area.

Our concerns would only be addressed by;

The City Of Salisbury Council enforcing the very clear encumbrance standards set for number 32 Nelson Crescent, Mawson Lakes (The Bridges) allowing only 1 X Two Story Dwelling with quality Street and lake facades.

Yours Faithfully

Ross & Toni Dellow



To:

CATEGORY 2

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Сэ	lishury

STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act

City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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:	361/128/2017/2A
Applicant: Location:	3mt Solutions Pty Ltd
Location:	32 Nelson Crescent, Mawson Lakes SA 5095
Proposed Development:	Two (2) X Two Storey Dweilings

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

NAME(S):	Ross & TONI DELLOW
----------	--------------------

ADDRESS: 49 NELSON CRESCENT, MAWSON LAKES, 5095

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

The owner/occupier of the property located at: 49...Nelson. CRESCENT, MANSON LA

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.

3

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361/128/2017/1A

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

THE ADHERENCE TO THE ORIGIONAL SET ENCOMBRANCES AS DETERMINED
BY DELPIN FOR THE CONSTRUCTION OF A SINGLE DWELLING, DOUBLE
STOREY HOME AT 32 NOLSON CRESCENT, MOULSON LAKES

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 <u>do not</u> 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

a or Peter Bauer Represented by the following person: . represe Contact details: - Bau

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

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Signature:

Date: 19 / 4 / 17

Please complete this checklist to ensure your representation is valid:

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- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

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				CATEGORY 2
	Ale		TEMENT OF REPRESENTATION uant to Section 38 of the Development Act	
			City of Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION T PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOP	TO A
A	ocation:		361/128/2017/2A 3mt Solutions Pty Ltd 32 Nelson Crescent , Mawson Lakes SA 5095 Two (2) X Two Storey Dwellings	
Y	OUR DETAILS:	(this	information must be provided to ensure that this is a valid repres	entation)
			MURPHY & ELIZABETH MURPH	•
A	DDRESS: 51	Ne	ELSON CRESCENT, MAWSON LAK	55
Ρ	HONE NO:		SUST ST EMAIL: ST. S. S. ST. S.	
I	am: <i>(please tick d</i>	one of	the following boxes as appropriate)	
5	The owner/oc	cupier		Γ
	Other (please	state):		
Y	OUR COMMENT	S:		
I	We:)(please tick	the mo	st appropriate box below)	
	Support the pr	roposed	d development.	
5	Oppose the pr	oposec	development.	
	2 2		or oppose this proposal you must provide written rea his is a valid representation.	50 <i>115</i>
Ņ	NE STRON	GLM	OPPOSE THE CONSTRUCTION OF DWGILINGS AT 32 NELSON CRE	TTWO X
			DWELLINGS AT 32 NELSON CRE	
			S OTHER THAN IT BEING PART OF	
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5.1.2

Notice of Category 2 Application and Representations

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

361/128/2017/1A PLANNING DEVELOPMENT PLT ,N PLACE BY DELFIN ARE As Follows. " TARKING - THE STREET IS ALREADY HEAVILY CONCESTED LUITH MULTIPLE VEHICLES ALREADY PARKED ON THE STREET. IT IS OFTEN A TASK IN ITSELF TRYING TO GET OUT OF YOUR OWN DRIVGWAY WITHOUT THE POTENTIAL OF SEVERAL MORE VEHICLES ADDING TO THE PROBLEM. AREA VALUE - THE MORE TOWNHOUSES IN THE AREA HAVE AN EFFECT ON THE VALUATION OF IMMEDIATE SURROLLDING AREA APPEARANCE - AS WITH THESE PROPOSED QUELLINGS THE LAND OWNER HAS ALGADY INDICATED THEY ARE INVESTIGATS. LOOKING AT THE OTHER TOWN HOUSES ON THE SAME SIDE, CARDONS ARE POORLY KEPT, PEOPLE DONT WANT TO SEE EVERYONE'S LAUNDRY AS THE WALK AROUND THE LAKE'S THAT WE PAY FOR My concerns would be addressed by: (state changes/actions to the proposal sought)

THE CONSTRUCTION OF A SINGLE DWGLING DOLBLE STOREY AT 32 NELSON CRESCENT, MANSON LAKES AS PLANNING DENEROPMENT PUT IN PLACE BY DELFIN.

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I/We:

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

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

Appearing personally,
OR
Represented by the following person: Anita or Peter Bauer or their legal representative. Contact details:

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18/04/2017 Date: Signature: 1

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- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

1 ¹ 2	CATEGORY 2
STATEMENT OF REPRESENTAT Pursuant to Section 38 of the Devel	
To: City of Salisbury Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury	.sa.gov.au
THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE OPPOPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF	
Development Number:361/128/2017/2AApplicant:3mt Solutions Pty LtdLocation:32 Nelson Crescent , Mawson LalProposed Development:Two (2) X Two Storey Dwellings	kes SA 5095
YOUR DETAILS: (this information must be provided to ensur	re that this is a valid representation)
NAME(S): Barry + Learne Murphy	
NAME(S): Barry + Learne Murphy ADDRESS: 61 Nelson Crs, Mausor	, Lakes
PHONE NO: EMAIL:	
I am: (please tick one of the following boxes as appropriate,)
The owner/occupier of the property located at: 6. Ne	
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 mu below to ensure that this is a valid representation.	st provide written reasons
It will de-value the house prices Existing encomb rance in the area in abide, by.	
	рто

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361/128/2017/1A

 •••••
 •••••
 ,

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

	•••
 	••

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:

Annonring	norconally
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).

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Signature: <u>*L*</u> <u>*Mupl*</u> Date: 28/4/17

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- Detail of reasons for making the representation.
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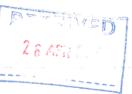




Pursuant to Section 38 of the Development Act
To: City of Salisbury

STATEMENT OF REPRESENTATION

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:	361/128/2017/2A
Applicant:	3mt Solutions Pty Ltd
Location:	32 Nelson Crescent, Mawson Lakes SA 5095
Proposed Development:	Two (2) X Two Storey Dwellings
Location:	32 Nelson Crescent, Mawson Lakes SA 509

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

NAME(S):	NAMESWARA RAD MALLAMPAT/	
ADDRESS:	41 Nelson Crs MAWSON Lakes	
PHONE NO:	EMAIL:	
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.

 \square 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.

sting street it self afth is high density alread present Moment Se Cann't have anymore white in a this lue to PTO

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

361/128/2017/1A Carpark is soing to be an issue and trafic. This street has lot of Units cady And for defenetley value of my house s going to be devalue the to above My concerns would be addressed by: (state changes/actions to the proposal sought) follow encombrances of the denot a low 2x houses sand

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OR
Represented by the following person:
Contact details:

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Signature:

Date: 23/04/2017

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Name and address of person (or persons).

If more than one person, details of person making the representation.

Detail of reasons for making the representation.

Indication whether or not the person (or persons) wishes to be heard.

Submitted no later than 11.59pm on Wednesday 26th April 2017.

y Ulin

Heidi Crossley

From:	McRobert Lisa (LAS-ADL) <lisa.mcrobert@liebherr.com></lisa.mcrobert@liebherr.com>
Sent:	Wednesday, 26 April 2017 8:30 AM
То:	Development
Cc:	lownotes42@hotmail.com; lisa.mcrobert@hotmail.com
Subject:	Statement of Representation - Development 361/128/2017/2A
Attachments:	20170426085651668.pdf

Good Morning

Please find attached Statement of Representation for development number 361/128/2017/2A

Regards Lisa McRobert

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	CATEGORY 2
all second	STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act
Salisbury	 To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>
PROPOSED DEVEL	IDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A DPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.
Development Nu Applicant: Location: Proposed Develo	 Imber: 361/128/2017/2A 3mt Solutions Pty Ltd 32 Nelson Crescent , Mawson Lakes SA 5095 ppment: Two (2) X Two Storey Dwellings
	: (this information must be provided to ensure that this is a valid representation)
	SHANE HILTON LISA MCROBERT
ADDRESS: 4	3 NELSON CRESCENT, MAWSON LAKES 5095
PHONE NO:	EMAIL: EMAI
I am: <i>(please tic</i>	k one of the following boxes as appropriate)
The owner/	occupier of the property located at: 43 NELSON CRESCENT
Other (please	se state):
YOUR COMMEN	ITS:
I/We: (please tid	k the most appropriate box below)
Support the	proposed development.
Oppose the	proposed development.
Whether you s	upport or oppose this proposal you must provide written reasons
below to ensur	e that this is a valid representation.
	ARE ALREADY PARKING PROBLEMS CAUSED BY
A LACK	OF OFF STREET PARKING FOR RESIDENTS AS
A LACK THESE TO	WN HOUSE DEVELOPMENTS REGULARLY INCLUDE
A LACK THESE TO THREE OR	•

361/128/2017/1A

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AT 28 AND 30 ARG ALREADY UNAPEAWING AND BREACH THE ENCOMBRANCES THAT WE AGREED TO AND MET. THIS DEVELOPMENT WOULD COMPOUND ALL REDUCED PROPERTY VALUES = UNHAPPY RESIDENTS. THAT My concerns would be addressed by: (state changes/actions to the proposal sought)

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HAVE ALREADY HAD THE STREET TORN UP ONCE APPEASE THE DEVELOPER AT 22-26 NELSON COMMUNITY TO TORRENS TITLE GNOUGH IS ENOUGH!

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 <u>do not</u> 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 <u>do not</u> need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, 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: 25/4/2017

Please complete this checklist to ensure your representation is valid:

Name and address of person (or persons).

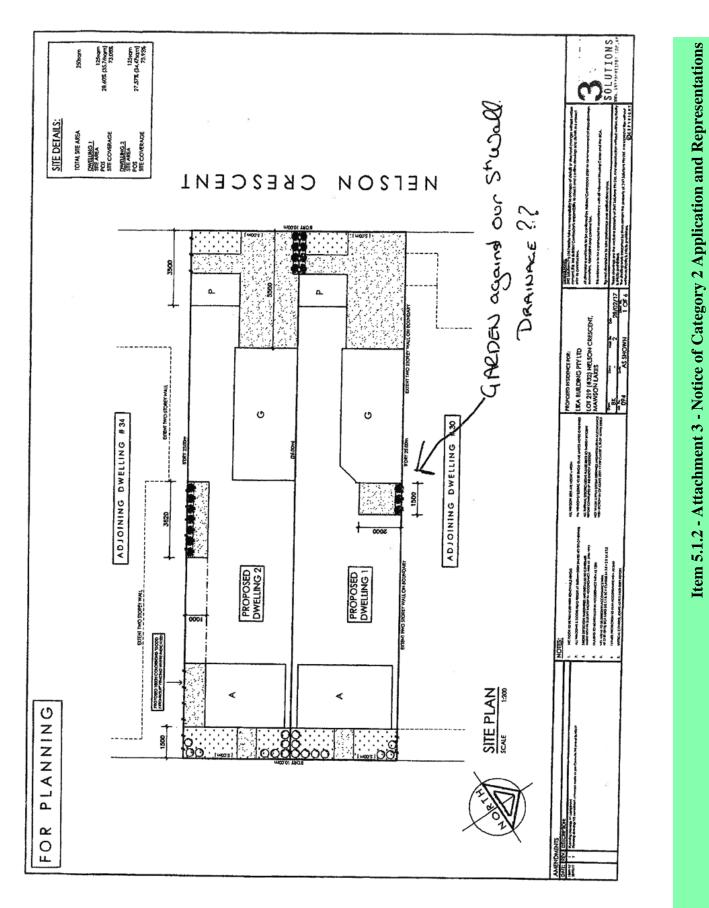
If more than one person, details of person making the representation.

Detail of reasons for making the representation.

Indication whether or not the person (or persons) wishes to be heard.

Submitted no later than 11.59pm on Wednesday 26th April 2017.

CATEGORY 2
STATEMENT OF REPRESENTATION Pursuant to Section 38 of the Development Act
To: City of Salisbury PO Box 8, SALISBURY SA 5108 Email: representations@salisbury.sa.gov.au 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:361/128/2017/2AApplicant:3mt Solutions Pty LtdLocation:32 Nelson Crescent , Mawson Lakes SA 5095Proposed Development:Two (2) X Two Storey Dwellings
YOUR DETAILS: (this information must be provided to ensure that this is a valid representation)
NAME(S): Gregory A Benton & Janice A Banton ATF The GJB Superinvati
ADDRESS: 24 Fairth St Booborowie 5417
PHONE NO: 04291020181 EMAIL: BREAT GO BONDER OF TOM TOP
I am: (please tick one of the following boxes as appropriate)
The owner/occupier of the property located at: 30 Nelson Gres. Mawson Lokes 5095
YOUR COMMENTS:
X/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.
Concerned over plan showing GARDEN butting
Presume there would be drainage from this AREA Suggest this area be total, paved will a Stoen Water Drain ?? a similar would have no objections 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 <u>do not</u> 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
 Bepresented by the following person:

Represented by the following person:

Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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Ponton Signature: Date: 23/4 117

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

5.1.2 Notice of Cate	gory 2 Application and Representations	Valid
		CATEGORY 2
A	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	2 1 APR 2017
	YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN ENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSE	
Development Numb Applicant: Location: Proposed Developm	3mt Solutions Pty Ltd 32 Nelson Crescent, Mawson Lakes SA 5095	
10 0 12(0)	(this information must be provided to ensure that this is a ANG KI SUM Nelson Crescont Manson La EMAIL:	
I am: (please tick or	ne of the following boxes as appropriate)	
	upier of the property located at: <u>45 Nelson Crescert</u>	
YOUR COMMENTS	e e	
I/We: <i>(please tick th</i>	ne most appropriate box below)	
Support the pro	posed development.	
Oppose the pro	posed development.	
Whether you supp	oort or oppose this proposal you must provide w	ritten reasons
	hat this is a valid representation. Multiple better than how.	
		PTO

361/128/2017/1A

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

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 <u>do not</u> 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 <u>do not</u> need to be repeated at the hearing).

Your written representation must be received by Council no later than 11.59pm on Wednesday 26th April 2017, 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: 16 10412017.

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.

 \Box Detail of reasons for making the representation.

Indication whether or not the person (or persons) wishes to be heard.

Submitted no later than 11.59pm on Wednesday 26th April 2017.

Juan

Heidi Crossley

From:	Andrew Caruso <acaruso100@gmail.com></acaruso100@gmail.com>
Sent:	Wednesday, 19 April 2017 1:25 PM
То:	Development
Subject:	32 Nelson Crescent, Mawson Lakes - Proposed Development Comments
Attachments:	32 Nelson Crescent, Mawson Lakes - Proposed Development Comments.pdf

Hi,

Please find attached my completed Statement of Representation form for the proposed development at 32 Nelson Crescent, Mawson Lakes.

1

Regards Andrew Caruso To:

CATEGORY 2

STATEMENT OF	REPRESENTATION
Pursuant to Sectio	n 38 of the Development Act



City of Salisbury PO Box 8, SALISBURY SA 5108 Email: <u>representations@salisbury.sa.gov.au</u>

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:	361/128/2017/2A
Applicant:	3mt Solutions Pty Ltd
Location:	32 Nelson Crescent , Mawson Lakes SA 5095
Proposed Development:	Two (2) X Two Storey Dwellings

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

NAME(S): ANDREW CARUSO

ADDRESS: 12 COZUMEL STREET MANSON LAKES

PHONE NO:

...... EMAIL: ..

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

The owner/occupier of the property located at: 12 COZUMA STREET

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 DO NOT BELIEVE THAT THORE ARE ANY POSITIVE ASPECTS THAT THIS PROPOSAL BRINGS TO THE SURROUNDING PROPERTY OWNERS. IT IS A PROPOSAL RURBLY TO SORVE THE INTORESTS OF THE DEVELOPER AND COUNCIL. PTO

361/128/2017/1A

1) THE GARAGE IS TOO NARROW AND ING/MARY WILL RESULT
IN IT NOT BEING LEOD, REULING IN MORE CARS
PARKOD ON THE STREET. OTHER NARROW DWELLINGS
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PARAPER PROFILS, WHILE LOWERINGE THE AVERAGE HOUSE
PRICE OF THE AREA. THE IS SUPPOSED TO BE A PREATISIES
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My concerns would be addressed by: (state changes/actions to the proposal sought)

LOMNAL ENTORCING THE ENCOMBERANCES THAT WE WERE
AU MADE TO COMPLY WITH, THAT IS, BULD A SNOW
TWO STORIES BOURLE GARAGE QUOLING

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 <u>do not</u> 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 <u>do not</u> need to be repeated at the hearing).

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Signature:

Date: 19 1 41 17

Please complete this checklist to ensure your representation is valid:

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on Wednesday 26th April 2017.

34 Nelson Crs (a) 8¹⁰ Mawson Lakes SA 509 25th April, 2017 Mayor Gillian Aldridge App#: 361/128/2017/21 Satisbury Cancil 12 James street 26 APR Lin Salisbury SA 5108 Dear Ms Aldridge, Re:- Petition re proposed development of 2 townhaves on 32 Nelson Crs. Mawson Lakes. My husband and I live at 34 Nelson Crs, Marison Lakes. We bought an block of land 5 years ago after checking the encombrances for the empty blocks of land at 32 and 36. They use Joth to have single dwellings on them. Number 32's encombrances was to be attached to number 30 but not to build within a metre of an bundary ferice. A proposal has been put into the cancil to put 2 townhauses of this Ion wide block of land. Our reighbours and I are very upset over this as it devalues ar properties. Especially as they went to will also affect traffic conditions. Rence and that Many of an neighbours are completing the forms

My husband, Peter Bamer, went to see Some at an reighbours that either live on our small section of street wand 32 vielson crs and on the other side of the late that looks at 32 welson crs. As it was a Sunday afternoo not many people were home, but everyone we spoke to felt strangly that they did not want this development to go The families A listed below offose this development:. Nelson Crs 34 Nelson Crs Nelson Crs 24 41 Nelson crs · 37 Nelson crs . 25 Nelson Crs . 47 Nelson Cry · 8 Cozumel St . 16 Cozumel St Ve hape that you will support us proposal refused. Yours Fithfully

ANITA MARLING - BAVER

Item 5.1.2 - Attachment 3 - Notice of Category 2 Application and Representations

Petition - 32 Nelson Crescent

To the Mayor and Councillors of the City of Salisbury.

Petition contact person: Peter Bauer, 34 Nelson Crescent, Mawson Lakes, SA, 5095. Telephone number:

Petitioners: Residents of the Bridges Estate, Mawson Lakes.

Issue: The proposed development of 32 Nelson Crescent, Mawson Lakes.

The petitioners request that the Council:

- 1. Does not approve the sub-division of 32 Nelson Crescent, Mawson Lakes into two tiny blocks.
- 2. Follows the original encumbrance placed on the block of land of one single dwelling to be built on the block attached to number 30 and not built on the boundary of 34 Nelson Crescent, Mawson Lakes.

Name (Print)	Address	Signature
M. CHAZ	30 Nelson Crescent	a
P Bauer	34 Nelsond Grecent	Ethip
MM Dreyer	24 Nelron Gescent	ite
Shavn Rochie	47 Nelson Crescent	M
RA- MALLAMPAT	41 Nelson crs	And
Darra Mostrican	37 NELSON Char	Add

e x

Petition - 32 Nelson Crescent

To the Mayor and Councillors of the City of Salisbury.

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Petitioners: Residents of the Bridges Estate, Mawson Lakes.

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- 1. Does not approve the sub-division of 32 Nelson Crescent, Mawson Lakes into two tiny blocks.
- 2. Follows the original encumbrance placed on the block of land of one single dwelling to be built on the block attached to number 30 and not built on the boundary of 34 Nelson Crescent, Mawson Lakes.

Name (Print)	Address	Signature
Anita Marling- Bauer	34 Nelson crs Mawson Lakes	A. Melg-Baer
Jasmin CABCRIN	8 COZUMEL Street	Platen
TOWHIDA AFRIN	16. COZUKAEL STREET	Ation
PRATHY USH A DOPPALARUDZ	25 NELSON CRESCER MADSON LAKES	or Brathowshard

Attachment 4:

Applicant Response to Representations

Ref: 2017-0175

5 May 2017



ROSE PARK SA 5067 08 8333 7999

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

Ms Katherine Thrussell Development Officer – Planning City of Salisbury PO Box 8 SALISBURY SA 5108

Dear Katherine

Letter of support for DA 361/128/2017/2A at 32 Nelson Crs, Mawson Lakes

Introduction

URPS acts for the applicant Mr Bunna Keav, the applicant, in the abovementioned matter. We have been asked to review the proposed development, representations and prepare a letter in support of the application.

We comment on the proposal under the following heading.

Key Development Plan guidelines

The subject land is known as 32 Nelson Crescent, Mawson Lakes. The land is located in the Mawson Lakes Policy Area 22 of the Residential Zone in the Salisbury Council Development Plan consolidated 15 December 2016.

We comment of the proposal's performance against key Development Plan guidelines as follows:

- Land use: the proposal is to construct 2 dwellings which is an appropriate land use within the Policy Area and Zone, Zone and Policy Area Principle of Development Control (PDC) 1.
- Dwelling density and allotment size: The Policy Area and Zone contain no minimum allotment size or frontage width provisions. The Policy Area's Desired Character statement and PDC 3 anticipates medium density residential development with a net density of between 35 to 70 dwellings per hectare. In this respect, the proposal achieves a net density of 80 dwellings per hectare which is 10 dwellings per hectare higher than anticipated. Despite this minor variation, the proposed development is of a similar size and shape to adjoining development (i.e. see 28, 30, 26A, 22B and 22A Nelson Crescent) and would not appear 'out of character'. Additionally, the Policy Area's Desired Character anticipates "...a variety of allotment sizes will be provided...", the proposed density and allotment shape/size is therefore considered appropriate.
- Desired character/design: The Policy Area's Desired Character statement anticipates residential development will reflect a variety of building styles with 1 to 3 storey development envisaged. The proposed development is two storey and is of a contemporary architectural style. In terms of bulk and

shaping great communities

scale, materiality and colours it will complement existing built form within the locality. Landscaping opportunities are also created at the front of the dwellings which will soften the appearance of the built form.

- Setbacks: In relation to the side and rear setbacks, Residential Development PDC 16, 17 and 18 anticipate setbacks will provide adequate separation and minimise any amenity impacts on adjoining development. In this respect, the development has side setbacks along all boundaries with variation provided through the incorporation of an internal courtyard. Side and rear setbacks are similar to the adjoining development to the east. In relation to the front setback, the proposal is the same setback as adjoining properties and therefore satisfies Design and Appearance PDC 22.
- Car parking: Table Sal/2 Off Street Vehicle Parking Requirements states dwellings should have 2 car
 parking spaces per dwelling, 1 of which is to be covered. The proposal includes a total of 2 on-site car
 parking spaces, 1 covered and 1 uncovered, therefore satisfying Table Sal/2.
- Private open space: dwelling 1 contains 35.8m² of POS and dwelling 2 contains 34.5m² of POS.
 Dwelling 2 has a minor and inconsequential variation of 0.5m² from Residential Development PDC 24 which anticipates a minimum of 35m². The POS of both dwellings is directly accessible from main living areas, is located at the rear of the dwelling at ground level which is relatively flat in satisfaction of Residential Development PDC 21.
- Site coverage: Council's Development Plan contains no quantitative site coverage guidelines for residential development. Residential Development PDC 20 does, however, provide qualitative guidance and in this respect, the proposal has ensured there is sufficient space for vehicle parking, domestic storage, rainwater tank, landscaping and storage of household waste and recycling receptacles.
- Visual privacy: Upper-level windows on elevation 5 and 6 are obscured to a height of 1.7m in satisfaction of Residential Development PDC 29. Upper-level windows on elevations 1 and 3 are not obscured as they both face the street or the waterway and will not result in any overlooking.

Conclusion

For the reasons outlined above I am of the opinion the proposal is an acceptable form of development within the Policy Area and warrants Development Plan Consent.

Please contact me on 8333 7999 should you have any questions.

Yours sincerely

Matthew King RPIA Director

H:\Synergy\Projects\17ADL\17ADL-0175 32 Nelson Crescent Mawson Lakes\Project Management\Correspondence\C001_V1_170505_Response to representations.docx 2

1

Natasha Yacoumis 111 Angle Vale Road Angle Vale SA 5117

Phone: 0401 096 422 Email: natashayacoumis@gmail.com

30 April 2017

City of Salisbury

Ms Katherine Thrussell Development Officer – Planning

Dear Katherine,

APPLICANT: 3mt Solutions Pty Ltd APPLICATION NO: 361/128/2017/2A SUBJECT SITE: 32 Nelson Crescent, Mawson Lakes SA 5095 PROPOSED DEVELOPMENT: TWO (2) X TWO STOREY DWELLINGS

I refer to your letter dated 27 April 2017 in relation to the above referenced application for consent. I am the current owner of the property and provide my response below for your consideration.

Encumbrance

I note that no encumbrance currently exists on the property and no encumbrance existed at the time of purchase in December 2016. Please refer to the City of Salisbury Mawson Lakes Development Plan Amendment (2015) which states "the Mawson Lakes area has now been substantially developed, with encumbrance controls ceasing in 2015". I note that the proposed plans have previously been considered acceptable to the Council in their current form, after modifications were made in accordance with requests.

Traffic and Parking

With reference to traffic in the area, it is unreasonable to assume that the proposal will increase the traffic in the area substantially. In relation to parking, there is an undercover garage and visitor park (driveway) provided for each dwelling. Additional street parking is also available for both dwellings. There are no issues with manoeuvring on the street and the dwellings therefore meet requirements of the Development Plan.

Character

The proposed dwellings fit into the character of the neighbourhood in relation to size, number of storeys, and materials. Similar dwellings can be found on the street and throughout The Bridges housing area. Since so many townhouses on similar sized blocks and for similar sized houses have previously been approved by the Council on this street and in the area overall, this has set a precedent for the area in relation to these types of dwellings. It is anticipated that the completed houses will be of such a high quality that they will increase the value of surrounding houses/townhouses. Further, the proposed dwellings will contribute to the completeness of the street and reduce the unpleasant sight of vacant blocks on the street. There is also the added benefit of reduced dust and dirt in the area caused by the vacant block. I note that in the representation provided by Chang Ki Sum, it is stated in support of the development that 'the landscape will be better than now'. I agree and believe the owner is saying that it will improve the street's general look and character.

2

Party Wall

With reference to the representation provided by the owners of 32 Nelson Crescent, I note that there are no party walls proposed in the plans. A party wall is a wall common to two adjoining buildings and this is not proposed in relation to their property.

Overshadowing and Overlooking

The plans have been adjusted previously to reduce overshadowing and have been deemed acceptable in their current form. The top level of the second dwelling has been set back so as to reduce overshadowing as well as to add to the character of the dwelling and the street. I note that the dwelling at 34 Nelson Crescent has minimal windows on the side closest to my property and that the vast majority of the dwelling is blank walls. Therefore, the claim that the natural light will be significantly affected is unreasonable. Further, other dwellings on this street and throughout the area have similar setbacks and similar sharing of boundaries. I note the dwelling at 32 Nelson Crescent is set back significantly from the boundary (approximately 4 metres at the main building) and the majority of the shared boundary will be in line with their garage. In relation to overlooking, the windows will be obscured as required in accordance with the plans provided.

Stormwater/Courtyard

In reference to the representation by the owner of 30 Nelson Crescent, I agree that the courtyard adjoining that property should be paved with a stormwater drain and intend to do this. This is their only concern and they otherwise support the proposal.

Miscellaneous Objections

I believe I have addressed all the pertinent issues above however I will now address some of the other irrelevant objections made in the representations. I confirm that neither dwelling is going to be rented. There is no intention of them being rented out and this is an incorrect assumption of those residents stating this in their representations and using it as a reason for them to be objected to. I do note however that any owner on the street may choose to rent or sell their property at any time and that is of no consequence to anyone else and within the rights of the owners. This is my first home and I do not wish to have a huge house or backyard and have decided to maximise my land accordingly to build high quality but lower maintenance dwellings, as is my right as owner to do so.

The repeated references to 'family homes' in the representations is very discriminatory. As a 30-yearold woman with a partner, my ability to reproduce should not be grounds for objection of a home on any street, anywhere. A person should not be denied a home on a particular street because of his or her marital status or reproductive choices or abilities. That being said, there is absolutely no reason why a townhouse cannot be a 'family home'.

In closing, I reiterate that most importantly, there are no encumbrances on this property and the plans fit in with all development plan requirements.

Should you require any further information or clarification of the above, please do not hesitate to contact me.

Yours sincerely

Natasha Yacoumis

Attachment 5:

Site Photographs



Photo 4: Looking north from the subject site along Nelson Crescent



Photo 5: Looking north east along Nelson Crescent



Photo 6: Looking south west towards subject site along Nelson Crescent



Photo 7: Looking south west from north side of lake



Photo 8: Looking east from lake towards dwellings located on the eastern side of the lake, Cozumel Street



Photo 9: Looking south west towards dwellings located west of the lake, Isla Circuit, Nelson Crescent



Photo 10: Looking south towards dwellings located on Isla Circuit (58-64)



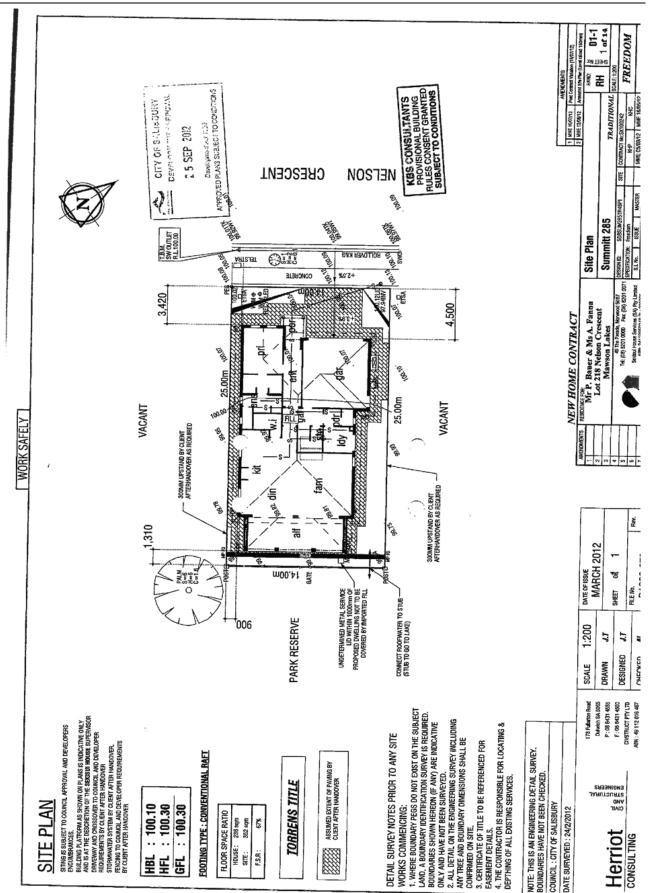
Photo 11: Looking south towards residential dwellings across Nelson Crescent Lake Reserve

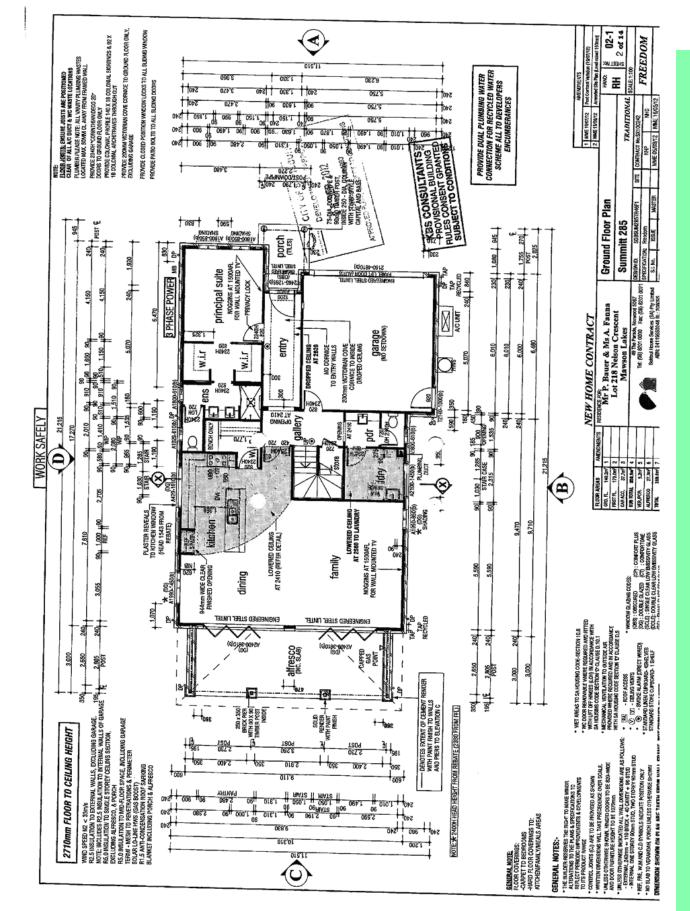


Photo 12: Looking north west towards the subject site

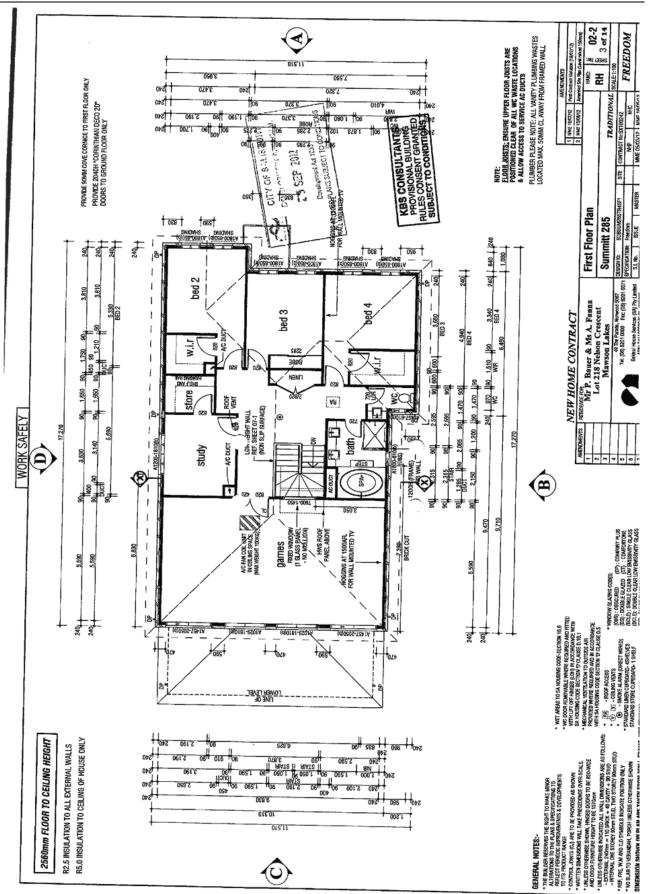
Attachment 6:

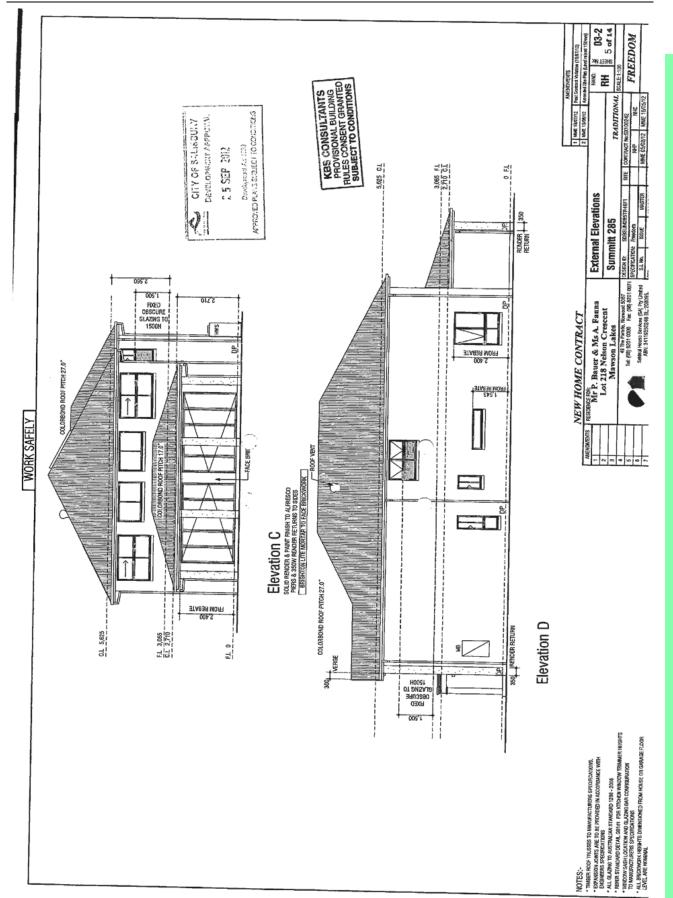
34 Nelson Crescent floor plans and elevations





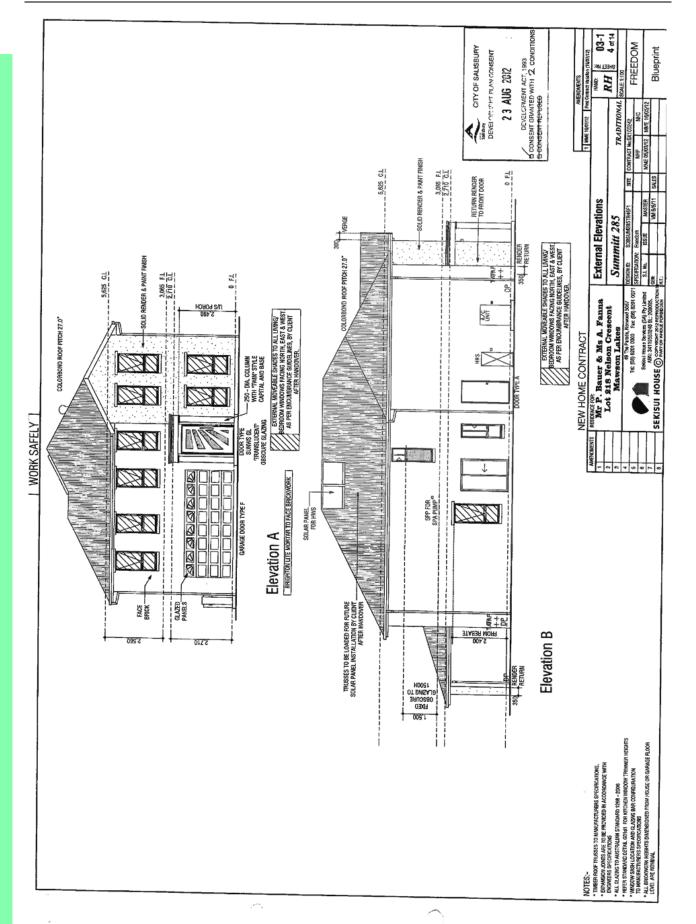
Item 5.1.2 - Attachment 6 - 34 Nelson Crescent Floor Plans and Elevations





Item 5.1.2 - Attachment 6 - 34 Nelson Crescent Floor Plans and Elevations





Attachment 7:

Relevant Development Plan Extracts, Consolidated 15 December 2016

Development Plan

Salisbury Council

Consolidated - 15 December 2016

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



Government of South Australia Department of Planning, Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Roma Mitchell House 136 North Terrace Adelaide

Postal Address GPO Box 1815 Adelaide SA 5001

Phone (08) 7109 7099 Fax (08) 8303 0782

Email <u>dplgwebmaster@sa.gov.au</u> Internet <u>www.dpti.sa.gov.au</u>



City of Salisbury

12 James Street Salisbury

Postal Address PO Box 8 Salisbury SA 5108

Phone (08) 8406 8222 Fax (08) 8303 0782

Email city@salisbury.sa.gov.au Internet www.salisbury.sa.gov.au

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Salisbury Council General Section

General Section

11

Crime Prevention

OBJECTIVES

1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
 - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

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Salisbury Council General Section Crime Prevention

11 Development should be designed to maximise surveillance of open space, pedestrian routes, centres and residential areas by:

(a) orienting the frontages and entrances of buildings towards the public street

- (b) avoiding screens, high walls, carports and landscaping that obscure direct views to public areas
- (c) placing the entrances of buildings opposite each other across a street, or group entrances of multiple dwelling developments onto a commonly visible area to provide maximum mutual surveillance
- (d) arranging living areas, windows, access ways and balconies to overlook open space and recreation areas and provide observation points to all areas of a site, particularly entrances and car parks.

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Design and Appearance

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Salisbury Council General Section Design and Appearance

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

Development Adjacent Heritage Places

- 17 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in <u>Table Sal/4 - State Heritage Places</u>.
- 18 Development on land adjacent to a State or local heritage place, as listed in <u>Table Sal/4 State Heritage</u> <u>Places</u> should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 19 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

- 20 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 21 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes

Building Setbacks from Road Boundaries

22 The setback of buildings from public roads should:

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

Setback difference between buildings on adjacent allotments	Setback of new building	
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:	
	a = 6m b = 8m	
	When b - $a \le 2$, setback of new dwelling = a or b	
Greater than 2 metres	At least the average setback of the adjacent buildings.	

- 24 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in <u>Table Sal/1 - Building</u> <u>Setbacks from Road Boundaries</u>.
- 25 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 26 Development likely to encroach within a road widening setback under the Metropolitan Adelaide Road Widening Plan Act 1972 should be set back sufficiently from the boundary required for road widening.

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Salisbury Council General Section Energy Efficiency

Energy Efficiency

OBJECTIVES

- 1 Development designed and sited to conserve energy.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting, should be designed to generate and use renewable energy.

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Salisbury Council General Section Orderly and Sustainable Development

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in Overlay Maps - Transport.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

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Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for aged persons provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate;
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.
- 6 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

Design and Appearance

- 7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

- 9 The design of residential flat buildings should:
 - (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
 - (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Garages, Carports and Outbuildings

- 13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 14 Garages and carports facing the street should not dominate the streetscape.
- 15 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 16 Dwellings should be set back from allotment or site boundaries to:
 - (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 17 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 - (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

- 18 Side boundary walls in residential areas should be limited in length and height to:
 - (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 19 Carports and garages should be set back from road and building frontages so as to:
 - (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.

Site Coverage

- 20 Site coverage should be limited to ensure sufficient space is provided for:
 - (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) a rainwater tank
 - (e) private open space and landscaping
 - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
 - (g) convenient storage of household waste and recycling receptacles.

Private Open Space

- 21 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
 - (a) to be accessed directly from the internal living areas of the dwelling
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of but not adversely affect natural features of the site
 - (d) to minimise overlooking from adjacent buildings
 - (e) to achieve separation from bedroom windows on adjoining sites
 - (f) to have a northerly aspect to provide for comfortable year-round use
 - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be shaded in summer.
- 22 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 23 Where an onsite wastewater disposal system is required, areas required for soakage trenches or similar should not be included in private open space calculations.

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24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.
		One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.
		One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

- 25 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
 - (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2 metres for upper level balconies or terraces.
- 26 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 27 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

- 28 Site facilities for group dwellings, residential parks and residential flat buildings should include:
 - (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) household waste and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

- 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 30 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

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Noise

- 31 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 32 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 33 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 34 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 35 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 16 The number of driveway crossovers should be minimised and appropriately separated to optimise the provision of on-street visitor parking and preserve and enhance street character including opportunities for landscaping, tree planting and fences.
- 37 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 38 Parking areas and internal driveways servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 39 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout

- (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
- (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 40 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 41 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 42 Undercroft garaging of vehicles should occur only where:
 - (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 43 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 44 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 45 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 46 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
 - (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main
 - (c) adequate outdoor space
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.

Swimming Pools and Outdoor Spas

47 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

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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 iikely 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-ofjourney facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities

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- (c) secure bicycle parking facilities provided at the rate set out in <u>Table Sal/3 Off Street Bicycle</u> <u>Parking Requirements</u>.
- 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.

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Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with <u>Table Sal/2 Off Street Vehicle Parking</u> <u>Requirements</u> or <u>Table Sal/2A Off Street Vehicle Parking Requirements for Designated Areas</u> (whichever applies) 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 <u>Concept Plan Map Sal/27</u> - <u>Salisbury District Centre Car Park Fund Area</u>, <u>Concept Plan Map</u> <u>Sal/29 - Ingle Farm District Centre Car Park Fund Area</u> and <u>Concept Plan Map Sal/32 - Mawson</u> <u>Lakes Town Centre Car Parking Fund Area</u>
 - (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.

Vehicle Parking for Residential Development

- 41 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

Vehicle Parking for Mixed Use and Corridor Zones

- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
 - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
 - (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

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- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
- (c) driveway gradients provide for safe and functional entry and exit
- (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
- (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
- (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
- (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

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Salisbury Council Zone Section

Zone Section

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Residential Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

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

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

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Salisbury Council Zone Section Residential Zone

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

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- (c) does not detrimentally impact on the amenity of nearby residents
- (d) will not undermine the efficient operation of nearby centres.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) <u>Concept Plan Map Sal/21 Paralowie Residential Area 3</u>
 - (b) Concept Plan Map Sal/22 Burton Residential Area 1
 - (c) Concept Plan Map Sal/23 Direk Residential Area
 - (d) Concept Plan Map Sal/24 Frost Road/Brown Terrace Salisbury
 - (e) <u>Concept Plan Map Sal/25 Paralowie Residential Area 1</u>
 - (f) <u>Concept Plan Map Sal/26 Paralowie Residential Area 2</u>
 - (g) Concept Plan Map Sal/27 Salisbury Downs Residential Area 1.
- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on <u>Concept Plan</u> <u>Map Sal/24 - Frost Road/Brown Terrace Salisbury</u> where it is developed in accordance with all of the following:
 - (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
 - (b) service areas are located between the noise source and the living areas of the dwelling
 - (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
 - (d) the number of wall openings facing the noise source are minimised,
- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.
- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

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

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Salisbury Council Zone Section Residential Zone

Affordable Housing

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

Land Division

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

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Salisbury Council Zone Section Residential Zone Mawson Lakes Policy Area 22

Mawson Lakes Policy Area 22

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A residential policy area comprising a range of low and medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 2 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 4 Development that meets accepted best practice principles in environmental design.
- 5 Development that is compatible with existing and forecast noise nuisance from aircraft operations at Parafield Airport.
- 6 Development that contributes to the desired character of the policy area

DESIRED CHARACTER

The policy area will be comprised primarily of low density residential development with sections of medium density housing in areas which have good access to essential services and are located in close proximity to centres, shops, public transport or major employment nodes, or adjacent to areas of public open space. Medium density housing will be in the form of smaller detached dwellings, semi-detached dwellings, row dwellings, residential flat buildings and group dwellings.

Residential development within the policy area will range in height from 1 to 3 storeys, or 3 to 4 storeys where it is in the form of medium density housing and it is located within a concentrated node of medium density development.

Residential development will be designed and sited to front the street and include landscaping and fencing that contributes to a pleasant streetscape. Carports and garages including driveway crossovers onto the streetscape will be minimised and designed to minimise their visual impact when viewed from the street.

Noise sensitive development such as residential development and employment activities will be designed, sited and insulated to minimise the impacts associated with the ongoing operation of the Parafield Airport or industrial developments located within the adjacent Industry Zone.

Development within the policy area will include Water Sensitive Urban Design systems that maximise water conservation, minimise water consumption and encourage the re-use of water resources. Water Sensitive Urban Design systems will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will be used to improve the aesthetic and functional value of open spaces throughout the policy area, including public access ways and greenways. Properties within the policy area will be connected to the purple pipe water recycling system to maximise the capture and re-use of stormwater.

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Salisbury Council Zone Section Residential Zone Mawson Lakes Policy Area 22

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- The following forms of development are envisaged in the policy area:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - residential flat building (up to 4 storeys)
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.

Form and Character

- 2 Low density residential development should result in net densities of 35 dwellings per hectare or less and a maximum building height of no more than 3 storeys.
- 3 Medium density residential development should result in net densities of between 35 and 70 dwellings per hectare and have a maximum building height of at least 3 storeys and no more than 4 storeys.
- 4 Upper level balconies should extend no more than 1 metre closer to the road boundary than the associated dwelling
- 5 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveway.

Ancillary Buildings and Services

- 6 Outbuildings and other ancillary buildings should be sited and designed to complement the external appearance of the main building and maintain or enhances the visual attractiveness of the locality.
- 7 All services should be located underground in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.
- 8 Microwave dishes, antennae, aerials and the like should be located to minimise their visual impact from public roads and public spaces.
- 9 Communication towers should be incorporated into the built form of the site or located at the rear of sites and away from public roads and public spaces where it can be demonstrated that this could not be achieved and be of a complementary form to that building.
- 10 Dwellings should include provision for all of the following:
 - (a) a connection to the Recycled Water System to allow the water to be used for various uses, including garden watering and toilet flushing
 - (b) a common service trench capable of accommodating all of the infrastructure services required, including electricity, gas and telecommunications.

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Salisbury Council Zone Section *Residential Zone*

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

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Salisbury Council Zone Section Residential Zone

Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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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 <u>Table Sal/2A Off Street Vehicle Parking</u> <u>Requirements for Designated Areas</u>.

1 space per unit
1 space per unit plus 1 space per employee
1 space per unit
3 spaces per 100 square metres of gross leasable floor area
1 space per 4 cinema seats
1 space per 2 square meters of floor area available to the public
1 space per 6 square metres of floor area available to the public
1 space per 2 machines
1 space per 25 square metres, with a minimum of 4 spaces per office
Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
3 spaces per 100 square metres
7 spaces per 100 square metres of gross leasable area for shops outside of centre zones
5 spaces per 100 square metres of gross leasable area for shops within centre zones
1 space per 4 children
10 spaces per 100 square metres of total floor area
4 spaces per 100 square metres
Greater of 1 space for every 3 seats or every 3 attendees

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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 Plus 200-2000 square metres Plus greater than 2000 square metres	1 space per 50 square metres 1 additional space for every 75 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

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Salisbury Council Mapping Section

Mapping Section Map Reference Tables Spatial Extent Maps Bushfire Risk Maps Concept Plan Maps

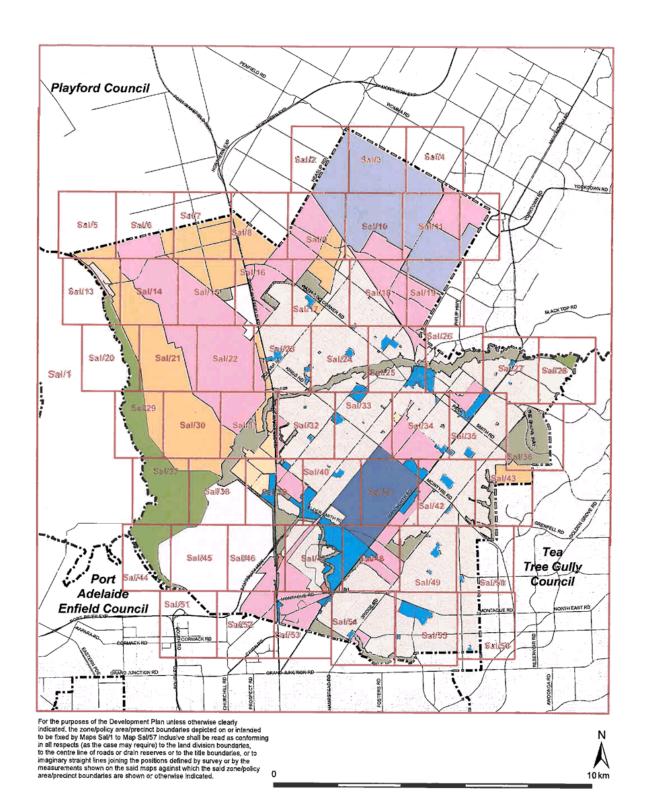
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Salisbury Council Mapping Section Spatial Extent Maps

Spatial Extent Maps

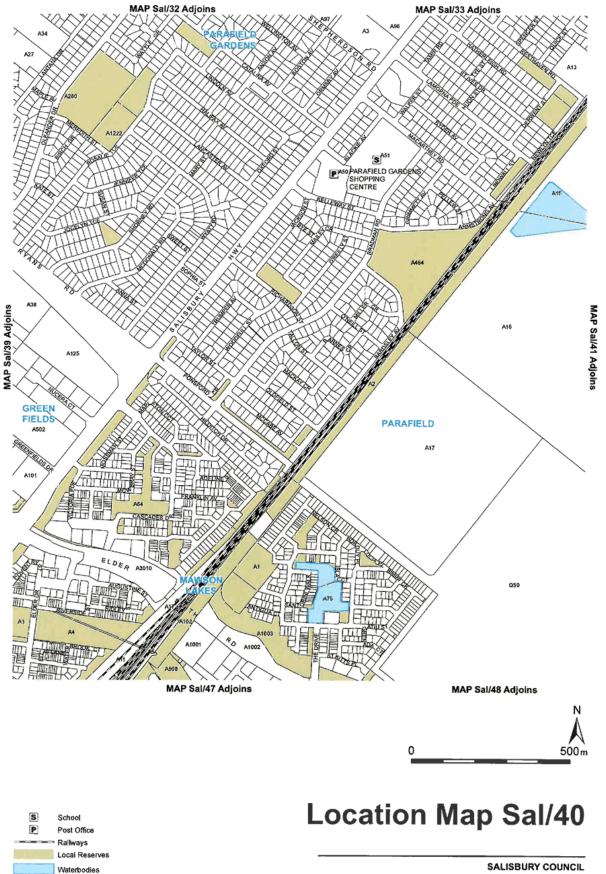
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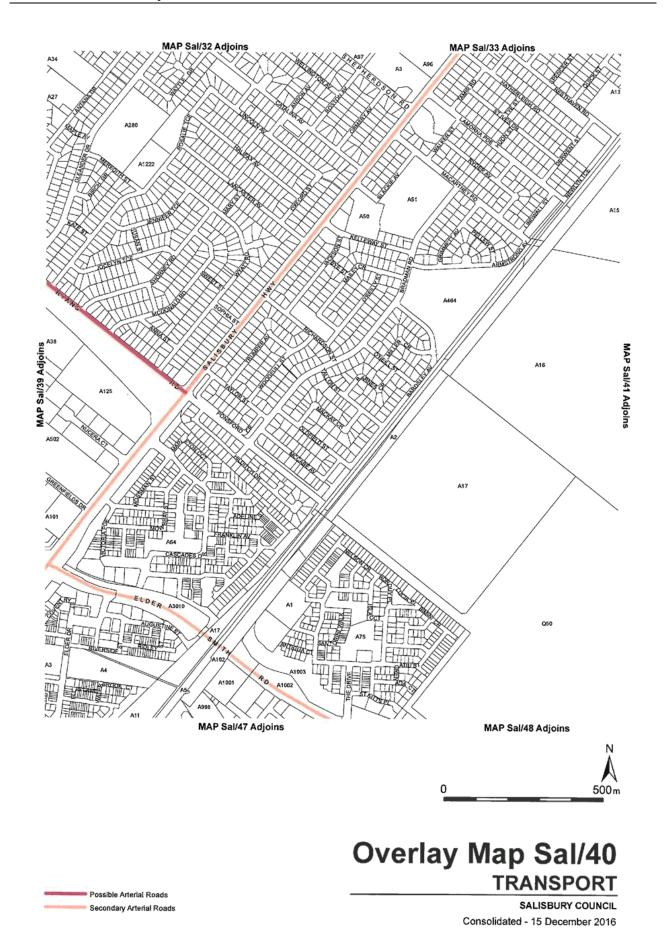


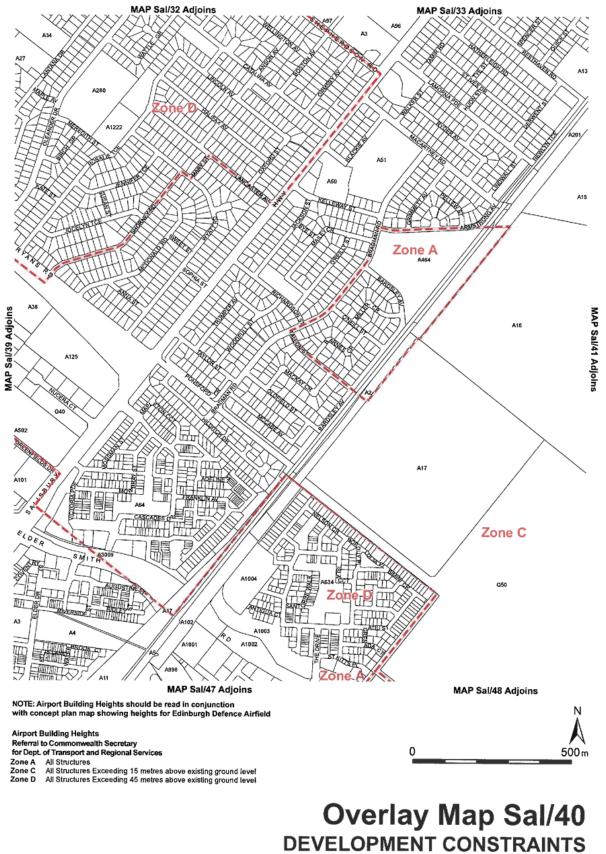
Council Index Map

SALISBURY COUNCIL Consolidated - 15 December 2016



ltem 5.1.2 - Attachment 7 - Relevant Development Plan Extracts, Consolidated 15 December 2016



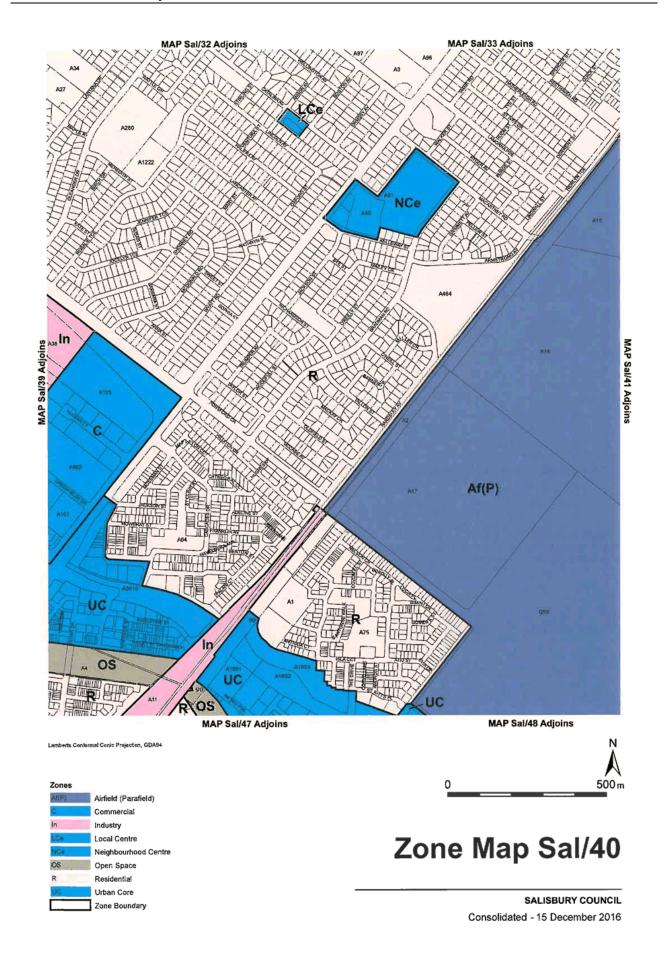


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Airport Building Heights

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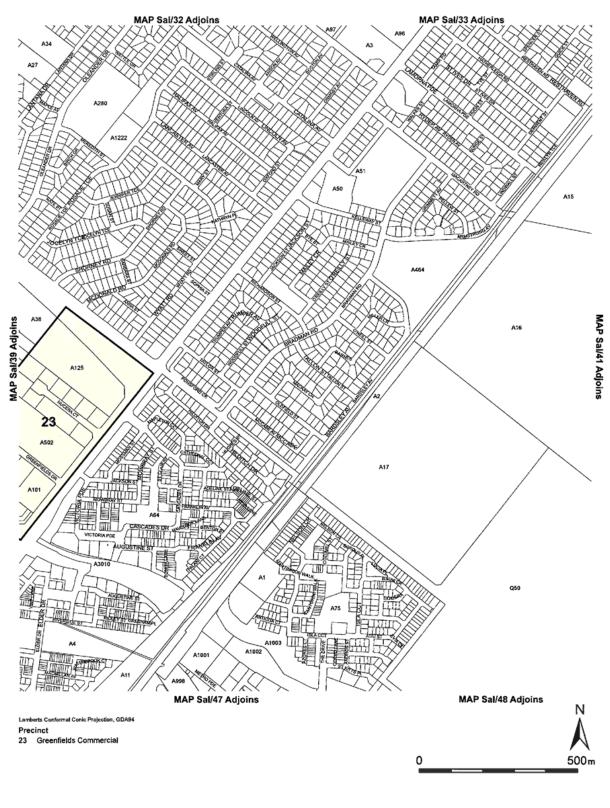




Policy Area Map Sal/40

Г Policy Area Boundary

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Precinct Map Sal/40

Precinct Boundary

Item 5.1.2 - Attachment 7 - Relevant Development Plan Extracts, Consolidated 15 December 2016

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