



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

26 MARCH 2019 AT 6:00 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Mr D Wallace (Presiding Member)
Mr R Bateup
Ms S Johnston
Mr J Watson
Mr B Brug

REQUIRED STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment
Manager)
Development Officer – Planning, Ms K Brown

APOLOGIES

LEAVE OF ABSENCE

ENSORED MINUTES FROM PREVIOUS MEETING

Copy of the Endorsed Minutes of the Council Assessment Panel Meeting held on 26 February 2019.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

- 5.1.1 361/67/2019/3B 13**
Change of use from shop to funeral parlour at 829 Main North Road, Pooraka for Country Road Funerals.
- 5.1.2 361/2098/2018/2T 57**
Removal of a significant tree on Council reserve at Parafield Gardens Oval, Bradman Road, Parafield Gardens at City of Salisbury.
- 5.1.3 361/747/2018/LD 119**
Land Division (Torrens Title) - Creation of twenty (20) allotments from one (1) existing allotment, construction of public roads and stormwater contributions payment at 354-358 Martins Road, Parafield Gardens for Parafield Developments Pty Ltd

OTHER BUSINESS

- 5.2.1 Status of Current Appeal Matters and Deferred Items 323
- 5.2.1 Policy Issues is Arising from Consideration of Development Applications
- 5.2.2 Future Meetings & Agenda Items

CLOSE

Please note:

Council is committed to openness and transparency in its decision making processes. However, some documents contained within attachments to the Development Assessment Panel agenda items are subject to copyright laws. Due to copyright restrictions the files are only available for viewing. Printing is not possible. If these documents are reproduced in any way, including saving and printing, it is an infringement of copyright.

By downloading this information, you acknowledge and agree that you will be bound by provisions of the Copyright Act 1968 (Cth) and will not reproduce these documents without the express written permission of the copyright owner.



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

26 FEBRUARY 2019

MEMBERS PRESENT

Mr D Wallace (Presiding Member)
Mr R Bateup
Ms S Johnston
Mr J Watson
Mr B Brug

STAFF

General Manager City Development, Mr T Sutcliffe
Manager Development Services, Mr C Zafirooulos (Assessment Manager)
Team Leader – Planning, Mr A Curtis
Development Officer – Planning, Mr C Carrey

The meeting commenced at 6.00pm.

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

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 04 December 2018, be taken and read as confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

5.1.1 **361/1728/2018/2B**

Demolition of car park, transportable building, three (3) dwellings and associated outbuildings, construction of two storey school building, car park with associated access from Countess Street and egress to Blaess Drive and increase in school capacity to 580 students for Temple Christian College at Temple Christian College, 9-25 Countess Street, 5 Countess Street, 7 Countess Street and 18 Blaess Drive, Paralowie SA 5108 for Temple Christian College

REPRESENTORS

Mr & Mss Valenzuela spoke to their representation.

J Atai was not present at the meeting.

F Simcik spoke on behalf of M Munro.

F Simcik spoke on behalf of L & M Depares.

F Simcik spoke to his representation.

R Grunwald was not present at the meeting.

APPLICANT

Mr G Maiorano, URPS

Ms C Adams, Hodgkinson Architects

Mr Phil Weaver, Phil Weaver & Associates

Ms Johnston moved Mr Watson seconded and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Council Development Plan – consolidated 15 December 2016.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1728/2018/2B for *Demolition of car park, transportable building, three (3) dwellings and associated outbuildings, construction of two storey school building, car park with associated access from Countess Street and egress to Blaess Drive and*

increase in school capacity to 580 students for Temple Christian College in accordance with the plans and details submitted with the application and subject to the following reserved matters and 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. A Construction Environmental Management Plan (CEMP) which shall include:
 - a) Hours of operation
 - b) Arrangement for management of stormwater, noise and dust
 - c) Measures to eliminate drag out from the site during wet weather events
 - d) A Soil Erosion and Drainage Management Plan

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
PL01 Revision A	Drawing Schedule and Location Plan	Date Received by Council Stamped 8 February 2019	Hodgkison
PL02	Demolition Plan	Date Received by Council Stamped 8 February 2019	Hodgkison
PL03 Revision C	Car Parking – Early Works	Date Received by Council Stamped 8 February 2019	Hodgkison
PL04 Revision A	Site Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL05 Revision A	Site Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL06 Revision A	Ground Floor Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison

PL07	First Floor Plan – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL08 Revision A	Ground Floor Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL09 Revision A	First Floor Plan – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL10 Revision B	Roof Plan – Stage 1 and 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL11 Revision B	Elevations – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL12 Revision C	Elevations – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
PL13	Streetscape elevations and materials	Date Received by Council Stamped 8 February 2019	Hodgkison
PL14 Revision B	Perspectives – Stage 1	Date Received by Council Stamped 8 February 2019	Hodgkison
PL15 Revision B	Perspectives – Stage 2	Date Received by Council Stamped 8 February 2019	Hodgkison
16128 Council-02- PlanningApp lication.docx	Planning Application – Cover Letter	Date Received by Council Stamped 28 September 2018	Hodgkison
18-132	Traffic and Parking Assessment	Date Received by Council Stamped 28 September 2018	Phil Weaver and Associates
18-132	Traffic and Parking Assessment – Further Information	Date Received by Council Stamped 8 February 2019	Phil Weaver and Associates
180132	Stormwater Management Plan	Date Received by Council	CPR

		Stamped 28 September 2018	
180132- C100 Revision D	Siteworks and Drainage Plan	Date Received by Council Stamped 12 February 2019	CPR
2018-0440	Additional information	Date Received by Council Stamped 23 November 2018	URPS
2018-0440	Reply to Representations	Date Received by Council Stamped 29 January 2019	URPS

- *All plans and details approved by Council under Reserved Matter 1 form part of this consent and are in addition to those plans and details listed in the table above.*
- *The approved documents referred to above may be subject to change by minor variations permitted through the Building Rules Consent process.*
- *Except where otherwise stated, the development shall be completed prior to the commencement of use. This extends to documents approved as Reserved Matters.*

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

2. The development shall be completed in stages (Early Works, Stage 1 and Stage 2) in accordance with the plans and correspondence approved by Council under Development Plan Condition 1.

Reason: To ensure the development is completed in stages in accordance with the submitted plans.

3. The development shall be substantially completed by 31 December 2023, unless further extended by Council.

Reason: To ensure the development is substantially completed within a reasonable timeframe and in accordance with the submitted plans.

4. Student numbers for Temple Christian College shall be limited to a maximum of 580 students at any one time, unless otherwise approved by Council.

Reason: To ensure student numbers do not exceed the proposed capacity.

5. The Developer shall employ measures to eliminate dust emission from the site during construction period so as not to cause nuisance to adjoining residents.

Reason: To preserve the amenity of the locality during construction work.

6. Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 7.00pm Monday to Saturday and 9.00am to 5.00pm Sunday.

Reason: To limit the effect of construction on the amenity of the locality.

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

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

8. All waste and other rubbish shall be contained and stored pending removal in covered containers which shall be kept within the designated bin enclosure area, screened from public view as shown on the plans approved by Council under Development Plan Condition 1.

Reason: To maintain the amenity of the locality.

9. The designated landscaping areas, as shown on the plans approved by Council under Development Plan Condition 1 and the amended plan required under condition 14, shall be planted with shade trees, shrubs and ground covers as appropriate to complement the approved buildings and site layout and achieve a high level of amenity. Shade trees shall be planted throughout the car park and screening shrubs shall be located to obscure views of large blank walls and less attractive elements of the development. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping within the carpark area shall be completed at the 'early works' stage of the development and the balance of the landscaping completed within three (3) months of the completion of Stage 2.

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

10. Outside lighting shall be installed in accordance with the correspondence and plans approved by Council under Development Plan Condition 1 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 floodlighting 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.

-
11. All mechanical services to the building and in conjunction with the proposed use shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

Reason: To limit the effect of the mechanical services for activities on the subject land within the site, thereby maintaining the amenity of the locality.

12. Noise measured at the nearest residential property boundary shall remain within the requirements of the Environment Protection Authority (EPA) guidelines for development adjacent to a residential area.

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

13. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established in accordance with the staging plans approved by Council under Development Plan Condition 1 and shall be maintained at all times to the reasonable satisfaction of Council's Principal Development Engineer.

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

14. That the layout of the parking area be amended to delete the proposed exit to Blaess Drive and all vehicle entry and exit to be via the proposed Countess Street Driveway. Amended plans are to be submitted for consideration and approval of Council prior to seeking Development Approval. The amended parking layout shall provide:

- Internal maneuverability and turn around areas to accepted engineering standards.
- A landscape buffer to the full extent of the Blaess Drive frontage.

Reason: To minimise impacts of traffic movements on the adjoining residential area.

15. A Construction Environmental Management Plan (CEMP) be submitted to Council for approval prior to the issue of development approval that includes:

- a) Hours of operation;
- b) Arrangement for management of stormwater, noise and dust;
- c) Measures to eliminate drag out from the site during wet weather events; and
- d) A Soil Erosion and Drainage Management Plan.

Reason: To minimise impacts of construction on the amenity of the

locality.

Advice Notes

The applicant shall ensure that the process to realign Easement A (drainage easement in favour of the City of Salisbury), is completed prior to construction works commencing. Council's Property Section can provide further information if required and it is the applicant's responsibility to prepare the relevant extinguishment and grant of easement documents and provide these to Council for approval.

The Panel notes the proposal of the applicant to establish a working group with Council, residents and the school to explore opportunities for improvements to traffic management in streets surrounding the school.

5.1.2 Development Application 361/1144/2016 - Applicant Appeal to Environment, Resources and Development Court, Town Planning Advisors v City of Salisbury (ERD 17-263)

Mr Nolan spoke to the amended proposal.

Mr Tran spoke to the amended proposal.

APPLICANT (Appellant)

Mr G Manos, Botten Levinson Lawyers

Mr Stefanopoulos, Town Planning Advisors

Mr B Wilson, CIRQA Pty LTD

Mr Watson moved and the Council Assessment Panel resolved to decline the amended proposal and uphold the original decision, dated 24 October 2017.

OTHER BUSINESS

5.2.1 Status of Current Appeal Matters and Deferred Items

Mr Brug moved and the Council Assessment Panel resolved that the Information be received.

5.2.1 Policy Issues is Arising from Consideration of Development Applications

Nil

5.2.2 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 26 March 2019

ADOPTION OF MINUTES

Mr Bateup moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 8.12pm.

PRESIDING MEMBER:

Mr D Wallace

DATE:

26 February 2019

(refer to email approving minutes registered in Dataworks Document Number 5263318)

ITEM	5.1.1
	COUNCIL ASSESSMENT PANEL
DATE	26 March 2019
APPLICATION NO.	361/67/2019/3B
APPLICANT	Country Road Funerals
PROPOSAL	Change of use from shop to funeral parlour
LOCATION	829 Main North Road, Pooraka
CERTIFICATE OF TITLE	CT-5936/956
AUTHOR	Karyn Brown, Development Officer Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
Application Type	On-Merit Category 3
Public Notification	Representations received: Two (2) Representations to be heard: One (1)
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering Urban Policy
Development Plan Version	Salisbury (City) Development Plan Consolidated 15 December 2016
Assessing Officer	Karyn Brown, Development Officer - Planning
Recommendation	Grant Development Plan Consent subject to conditions
Meeting Date	26 March 2019

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plan and Supporting Documentation
Attachment 2:	Notice of Category 3 Development, Copies of Representations and Applicant's Response to Representations
Attachment 3:	Relevant Development Plan Provisions (Consolidated 15 December 2016)

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent for a change of use from shop to funeral parlour at 829 Main North Road, Pooraka.

The site is located within a Residential Zone. The application was assessed “on-merit” and was notified as a Category 3 form of development given that a funeral parlour is neither listed as a complying or non-complying form of development in the Zone. Two (2) representations were received during the Category 3 notification period with one (1) representation in support and one (1) opposed.

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

- The site is located in the Residential Zone but at the interface with the Commercial Zone and Light Industry Zone. The site provides an appropriate transition/buffer between activities in the Commercial Zone (to the north), the Light Industry Zone (to the west) and residential and non-residential uses in the Residential Zone (to the south and east);
- The proposed land use is appropriate within the locality having regard to the character of existing uses which are a mix of residential and non-residential;
- Small scale non-residential uses that serve the local community are clearly envisaged in the Residential Zone;
- The overall appearance of the site will be largely unaltered by the proposal, given the use will be accommodated within an existing building used for non-residential purposes;
- The use will not result in any unreasonable amenity impacts with respect to noise, traffic or lighting;
- The site will be accessed in a safe and convenient manner;
- Access to and from the site is appropriate with no direct access provided to Main North Road; and
- Adequate on-site car parking is provided.

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

4. SUBJECT SITE

The site is located at 829 Main North Road, Pooraka and is comprised of one allotment, formally described as Deposited Plan 67086, Certificate of Title Volume 5936 Folio 956. The site has a corner frontage to Main North Road of 13.26m and to Royal Avenue along its south-western boundary of 23.99m. The total site area is 496m².

There are no easements registered on the Certificate of Title.

The site contains an existing building previously used as a shop. The façade of the building faces north-west toward the corner of Main North Road and Royal Avenue and consists of rendered brick walls and a tiled roof. The building has a total floor area of 150m² and comprises a reception area, offices, boardroom, kitchen and amenities.

ITEM 5.1.1

The shop was approved in Development Application 361/831/2008/1B and specifically for the purpose as a hairdressing salon. The shop was subject to hours of operations from 9am – 5pm, Wednesday from 9-9pm and Saturday 9am – 3pm.

Access to the site is achieved via a double width vehicular crossover to Royal Avenue. The site does not have direct access to Main North Road. Forward of the building, adjacent to Main North Road, there is a sealed car park with a capacity of six (6) spaces, including one (1) accessible space.

Site photos are provided below.

Photo 1.
Front façade facing Main North Road (looking east from Main North Road)



Photo 2.
Secondary street façade facing Royal Avenue (looking south from Royal Avenue)



Photo 3.
Looking south-east from corner of Main North Road and Royal Avenue towards the formalised vehicle access and corner address



Photo 4.
Looking south from Royal Avenue towards the formalised vehicle access and car parking area



ITEM 5.1.1

Photo 5.
Looking east from the front of the site towards the gated side of the building (staff parking can be provided behind gates)



Photo 6.
Looking east from Main North Road down Royal Avenue (no through road)



Photo 7.
Looking east from Market Lane towards the subject site (right hand side) on the southern side of Royal Avenue and the site located in the Commercial Zone (left hand side) located on the northern side of Royal Avenue)



Photo 8.
Looking east from Market Lane towards the subject site (left hand side) and the neighbouring consulting rooms, hairdresser and beauty salon (right hand side)



5. LOCALITY

The locality is defined primarily by visual reference to the site.

The locality comprises a mix of uses, residential and non-residential, reflecting the site location adjacent to Main North Road and interface between several different zones.



Allotments to the east comprise primarily residential allotments occupied by single storey dwellings. The site immediately to the south has been approved as a consulting room. Further south also fronting Main North Road, there are non-residential uses including hairdressing salon and beauty therapist located within existing buildings. On the opposite side of Royal Avenue to the north, the site contains a vacant building and yard area formerly used as a petrol station but more recently as a car yard. The site has planning consent to build a two storey medical centre. On the opposite side of Main North Road, there are warehouses and industrial uses on industrial sized allotments facing inward toward the Pooraka markets.

Locality and aerial plans are provided below.

Aerial Plan





Item 5.1.1



Legend (Source: Geocortex)	
	Subject site
	Locality boundary

Locality Plan – Cadastre






Legend (Source: Geocortex)	
	Subject site
	Locality boundary
	Properties notified
	Representations received

Item 5.1.1

Contextual Plan

Item 5.1.1



Legend (Source: Geocortex)	
	Subject site
	Zone boundary
	Non-residential uses in the Residential ZONE

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks Development Plan Consent for a change of use from shop to funeral parlour at 829 Main North Road, Pooraka. No new built form is proposed with the use occupying the existing building previously used as a shop.

The existing building has a total floor area of 150m² and is to be used to conduct visitations with the deceased (viewings) and to facilitate funeral arrangements with families. Bodies are proposed to be stored within a designated cool room, described as a mortuary. The proposed floor layout incorporates a reception/entrance area, two rooms to be used as offices, viewing room, mortuary, kitchen and associated amenities.

The business will employ four staff across four premises operated by the applicant with one staff member stationed at the site. Chapel services are not proposed at the site and visitations are expected 2-3 times per week.

Hours of operation will be Monday to Friday, 9.00am to 5.00pm.

Existing landscaping adjacent Main North Road and Royal Avenue shall remain.

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

7. CLASSIFICATION

The site is located within the Residential Zone of the Salisbury (City) Development Plan (consolidated 15 December 2016). A funeral parlour is neither listed as being a complying or non-complying form of development. Accordingly, the application shall be assessed as an on-merit form of development.

8. PUBLIC NOTIFICATION

The proposed development is neither listed as a Category 1 or 2 form of development under the Residential Zone or under Schedule 9 of the *Development Regulations 2008*. Accordingly, the application must be a default Category 3 form of development in accordance with Section 38 of the *Development Act 1993*.

A Category 3 public notification process took place between 14 February 2019 and 27 February 2019. Two (2) representations were received during the public notification period, with one (1) representation in support and one (1) opposed. The representors are listed below.

Representations received		
Representations received		Wish to be Heard
1	Francesco Caminiti 17 Dignam Drive PARALOWIE SA 5108	
2	Leo and Jenny de Jonge 6 Bengalee Street FLAGSTAFF HILL SA 5159	✓

A copy of the Category 3 public notice, submissions received and the applicant's response are contained in Attachment 2. The content of the representation and the applicant's response are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
<i>Insufficient car parking is provided for staff and visitors</i>	<i>Sufficient car parking is provided as the use does not include a chapel. The sole purpose of the use is for office use and visitations. If there is a need for large visitation for cultural reasons, the Gawler Chapel will be used. One staff member will be stationed at the site. The maximum customer visitation at any one time should not exceed 2-3 cars.</i>
<i>Overflow parking will occur in the street and in front of neighbouring properties. Royal Avenue is a dead end street and has limited parking available</i>	<i>The facility provides sufficient on-site car parking</i>
<i>Overflow parking may occur on adjacent private land</i>	<i>The property owned by L and J de Jonge will not be used for car parking.</i>
<i>The use is inappropriate within a Residential Zone</i>	<i>The site is recognised as being located within a Residential Zone, however, several of our other funeral parlours are located in Residential Zones.</i>

9. REFERRALS – STATUTORY

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

The site has frontage to Main North Road which is designated as a Primary Arterial Road under the Development Plan. Development adjacent to arterial roads may be subject to referral under some circumstances as per Schedule 8(3) of the *Development Regulations 2008*.

This application does not trigger referral to the Commissioner of Highways on the basis that access to the site is achieved via an existing access to Royal Avenue which shall remain unaltered by this proposal. The nature of movement through the access is not considered to be changed in terms of the volume or type of movements, having regard to the existing approved use of the site as a shop and that of the proposed use.

10. REFERRALS – INTERNAL

Division	Summarised Comment
<i>Development Engineering</i>	<i>Car parking spaces are adequately designed.</i>
<i>Urban Policy</i>	<i>There are no strategic issue comments for this proposal.</i>

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	N/A	496m ²
Site Dimensions	N/A	Frontage 13.26m (Main North Road) 23.99m (Royal Avenue) Depths 28.49m
Site Gradient	N/A	Relatively level
Easement	N/A	Nil
Design Characteristics	Guideline	Proposed
<i>Site Coverage</i>		
Buildings only	60%	30% (150m ²)
<i>Building Height</i>		
Storeys	Not stated	Single storey
<i>Set-backs</i>		
Primary street	Not stated	13m
Secondary street	Not stated	2m (at closest point)
Side(s)	0.9m	3.5m 0.9m
<i>Car Parking & Access</i>		
Number of parks	1 for every 100m ² of floor area (Planning Bulletin)	6 spaces

12. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993*, it is recommended that the Panel resolve that the proposed development is not seriously at variance with the Salisbury Development Plan (consolidated 15 December 2016). Small-scale non-residential uses that serve the local community are clearly envisaged in the Residential Zone, subject to being of appropriate design, intensity of use and location.

Assessment

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

An extract of the relevant Salisbury (City) Development Plan (consolidated 15 December 2016), is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

Zoning and Land Use

The Residential Zone envisages non-residential development. The following Objectives and Principles of Development Control (PDC's) are relevant to non-residential development.

Obj 6 Development that contributes to the desired character of the zone.

PDC 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 (my underlining)*

A funeral parlour is not explicitly listed as an envisaged form of development in the Residential Zone. While it is acknowledged that the principal purpose of the Zone is to support residential development, non-residential development is anticipated where it serves the local community. Principle of Development 4 of the Residential Zone for example states:

PDC 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community*
- (b) is consistent with the character of the locality*
- (c) does not detrimentally impact on the amenity of nearby residents*
- (d) will not undermine the efficient operation of nearby centres.*

The site is located within a locality comprising a mix of uses at the interface of the Residential Zone, Light Industry Zone and Commercial Zone. There are a number of non-residential uses in the locality including that of the subject site. The locality is somewhat influenced by the high vehicular traffic carried along this road which impacts upon the residential amenity by way of noise, vibration and frequency and times of movements.

The location of this site at the interface with the Commercial and Light Industry Zone, the interface with Main North Road and the nature of existing non-residential uses is such that there is justification for consideration of the proposed development in this locality of mixed character.

Furthermore, within the Residential Zone, small scale non-residential uses are specifically contemplated. The funeral parlour use is considered to be of a low scale and will not detrimentally impact the amenity of adjacent residential uses. In addition, although the service provided by the development is not restricted to a 'local' catchment, it has the ability to serve the local community.

On this basis, the proposed land use is considered to be suitable for the site.

Further consideration of the specific design elements of the proposal are considered further below.

Scale of Development

The Desired Character Statement of the Residential Zone states:

Development will be of a form and scale compatible with adjoining residential development.

The scale of the proposed development is appropriate for the locality. The proposal will utilise the existing building and no new built form is proposed. The building is compatible with surrounding development in terms of height, setback and appearance.

Amenity Impacts

Objective 1 and PDC 1 of the General Section: Interface Between Land Uses states:

Obj 1 Development located and designed to minimise adverse impact and conflict between land uses.

PDC 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.*

As stated earlier, the amenity in this location is heavily influenced by through traffic along Main North Road. The use of the building as a funeral parlour involving primarily office tasks is unlikely to generate significant noise or disturbance to adjacent residents. The building and entrance is also oriented away from the Residential Zone (facing the Light Industry Zone) which further mitigates noise from persons attending or leaving the premises.

The proposed hours of operation are compatible with the locality and comparable with the existing approved use. It is noted that all activities will take place inside the building. The proposal will not be used for chapel service and the applicant has advised a small number of visitations (2-3) are expected per week. This scale of use is unlikely to unreasonably interfere with uses in the locality.

In respect to traffic disturbance, traffic movements are not expected to generate unreasonable amenity impacts. While vehicle movements will exceed those which would be associated with 'normal' residential use, the site is already approved for non-residential use and is located adjacent to Main North Road.

In summary, the proposal is considered to be consistent with Objective 1 and PDC 1 and the impact on the locality is considered to be appropriate in this location at the interface with the Commercial and Light Industry Zones.

Access and Car Parking

PDCs 23, 25 and 34 of the General Section: Transportation and Access state:

PDC 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; and*
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

PDC 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*

PDC 34 Vehicle parking areas should be sited and designed in a manner that will:

- (f) minimise the number of vehicle access points to public roads*
- (g) avoid the necessity for backing onto public roads*
- (i) not dominate the character and appearance of a site when viewed from public roads and spaces*

Car parking requirements are prescribed in Table Sal/2 of the Salisbury Development Plan. The parking rates are generally prescribed according to the floor area of the building.

The existing building has a total floor area of approximately 150m². The Development Plan is silent in respect to car parking requirements for funeral parlours. However, Planning SA's Planning Bulletin – Parking Provisions for Selected Land Uses recommends a rate of one (1) space for every four seats or four spaces for every 100m² of floor area.

Based on a floor area of 150m², the development should be served by six car parking spaces. The site is served by six car parking spaces including one accessible car parking space. In addition, there is room for two additional stacked car parking spaces for staff adjacent the southern side of the building behind the gate.

The site does not provide access to Main North Road. All access to the site is via Royal Avenue and sufficient manoeuvring space is provided on-site to enable all vehicles to enter and exit the site in a forward direction.

Therefore, the proposal sufficiently accords with PDCs 23, 25(a) and 34(f), (g) and (i).

13. CONCLUSION

The applicant seeks Development Plan Consent for a change of use from shop to funeral parlour at 829 Main North Road, Pooraka. No new built form is proposed with the use occupying an existing building approved for non-residential use.

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

- The site is located in the Residential Zone but at the interface with the Commercial Zone and Light Industry Zone. The site provides an appropriate transition/buffer between activities in the Commercial Zone (to the north), the Light Industry Zone (to the west) and residential and non-residential uses in the Residential Zone (to the south and east);
- The proposed land use is appropriate within the locality having regard to the character of existing uses which are a mix of residential and non-residential;
- Small scale non-residential uses that serve the local community are clearly envisaged in the Residential Zone;
- The overall appearance of the site will be largely unaltered by the proposal, given the use will be accommodated within an existing building used for non-residential purposes;
- The use will not result in any unreasonable amenity impacts with respect to noise, traffic or lighting;
- The site will be accessed in a safe and convenient manner;
- Access to and from the site is appropriate with no direct access provided to Main North Road; and
- Adequate on-site car parking is provided.

Accordingly, it is recommended that Development Plan Consent be granted, subject to conditions.

14. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered 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 361/67/2019/3B for Change of use from shop to funeral parlour 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:

Drawing No.	Plan Type	Date Received by Council	Prepared By
N/A	Site Plan	15 January 2019	Country Road Funerals
N/A	Statement of Particulars	15 January 2019	Country Road Funerals
N/A	Response to Representations	1 March 2019	Country Road Funerals

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

2. Except where otherwise approved, the operating hours for the funeral parlour shall not extend beyond the times specified in the approved documents, namely:

Monday to Friday – 9.00am to 5:00pm.

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

3. Except unless otherwise approved, chapel services are precluded.

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

4. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers screened from public view and must not be located within designated car parks, manoeuvring areas or traffic aisles.

Reason: To maintain the amenity of the locality.

5. No materials, goods or containers shall be stored outside of the building at any time.

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

Advice Notes

- Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
- This is not a building consent, and a satisfactory application for Provisional Building Rules Consent has to be submitted before Council can issue a Development Approval.
- Any additional advertisements and/or advertising displays except for the rebadging of the existing sign are not included in the consent granted. It will be necessary to make a separate application for any future proposed advertising signage.

CO-ORDINATION

Officer:	GMCiD	MDS
Date:	12.3.19	8.3.19

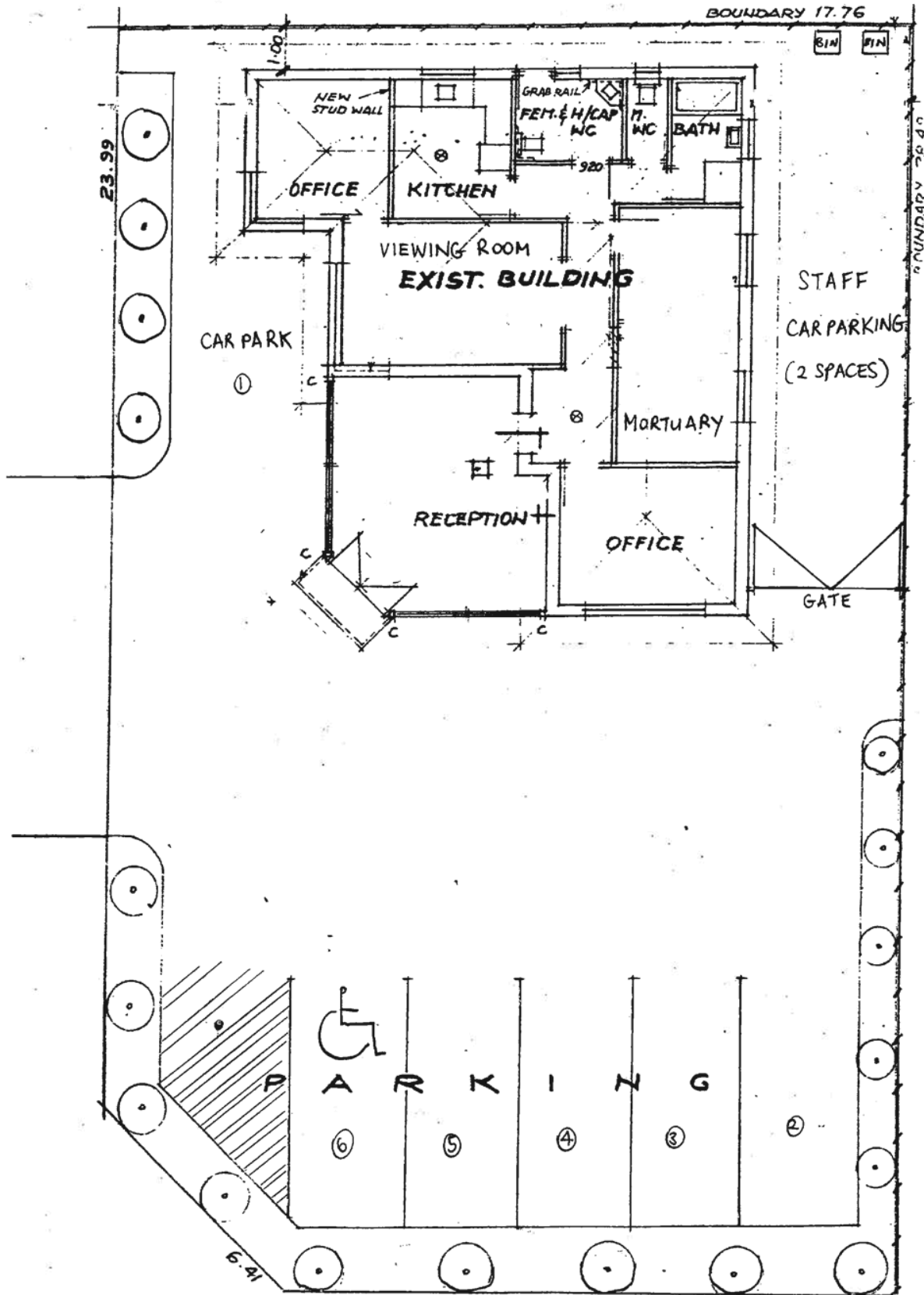
ATTACHMENTS

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

1. Proposal Plan and Supporting Documentation
2. Notice of Category 3 Development, Copies of Representations and Applicant's Response to Representations
3. Relevant Development Plan Provisions (Consolidated 15 December 2016)

Attachment 1

Proposal Plan and Supporting Documentation



1. A statement of particulars is necessary where the proposal cannot be adequately described on the application form and plans. The statement should include (but not limited to):

The Building in question will be used for the following practices

- Funeral Home (NO CHAPEL)
 - Visitations with the Deceased (Viewings)
 - standard office practices
 - Funeral Arrangements with family's
 - Mortuary (body Storage with refrigeration)
 - Body Preparation, dressing and in coffining.
 - Country road funerals have 4 Employees (3 Casual 3 Full Time)
 - Funeral home Hours will be 9 till 5 Monday to Friday Unless a late appointment is required

2. An amended site plan showing the whole allotment which is clearly dimensioned and drawn a convenient scale :

As Attached

3. An amended floor plan clearly dimensioned and drawn at a convenient scale (ie. 1:200) showing (but not limited to):

As Attached

4. The plans do not indicate that any signage is proposed. No Initial Signage required

5. The plans do not indicate that any lighting is proposed. No initial lighting required .

6. A Certificate of Title for the subject site which includes any encumbrance and legal agreements (if applicable). N/A

7. The proposal has been determined to be a Category 3 form of development. As such, payment of Category 3 public notification fees is required. Please find attached a fee request for the outstanding fees which need to be paid prior to public notification being undertaken.

Please phone Daniel For Payment on 0428 766 645

Kind Regards



DANIEL ROWETT

Attachment 2
Notice of Category 3 Development,
Copies of Representations and
Applicant's Response to
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:

APPLICATION NO:	361/67/2019/3B
APPLICANT:	Country Road Funerals 22a Adelaide Road GAWLER SOUTH SA 5118
NATURE OF DEVELOPMENT:	Change Of Use From Shop To Funeral Parlour
LOCATION:	829 Main North Road, Pooraka SA 5095
CERTIFICATE OF TITLE:	CT-5936/956
ZONE:	Residential

The application may be examined at the Office of the Council located at 12 James Street, Salisbury during business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au. 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 Wednesday 27th February 2019**.

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 1993*, a copy of each representation received will be forwarded to the applicant to allow them to respond to all representations received.

Signed: Karyn Brown, Development Officer

Date: 14 February 2019

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application Number:	361/67/2019/3B
Applicant	Country Road Funerals
Nature of Development:	Change Of Use From Shop To Funeral Parlour
Location:	829 Main North Road, Pooraka SA 5095

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

NAME(S): Francesco Caminiti

ADDRESS: 17 Dignam Drive Pooraka

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

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

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

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

* Carparking - is there enough to cater
 * will they be parking on the street
 * will they be parking in front of our
 PTO Property

Item 5.1.1 - Attachment 2 - Notice of Category 3 Development, Copies of Representations and Applicant's Response to Representations

361/67/2019/3B

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

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 do not wish to be heard by the Panel.

I/We: 

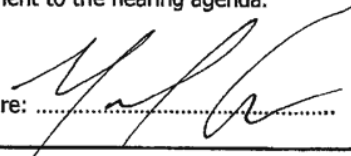
- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 27th February 2019, 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: 20/2/19

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 27th February 2019**.



STATEMENT OF REPRESENTATION
 Pursuant to Section 38 of the *Development Act 1993*

20 FEB 2019

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.

Application Number:	361/67/2019/3B
Applicant	Country Road Funerals
Nature of Development:	Change Of Use From Shop To Funeral Parlour
Location:	829 Main North Road, Pooraka SA 5095

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

NAME(S): Leo de Jonge and Jenny de Jonge
 ADDRESS: 6 Bengalee Street Flagstaff Hill SA 5159
 PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- The owner/occupier of the property located at: 831 MAIN RD POORAKA
- 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.

A. Isn't this a Residential Zone Area??
 3. 1. We are concerned that there won't be enough parking for their clients and visitors for viewing of the Deceased.

PTO

361/67/2019/3B

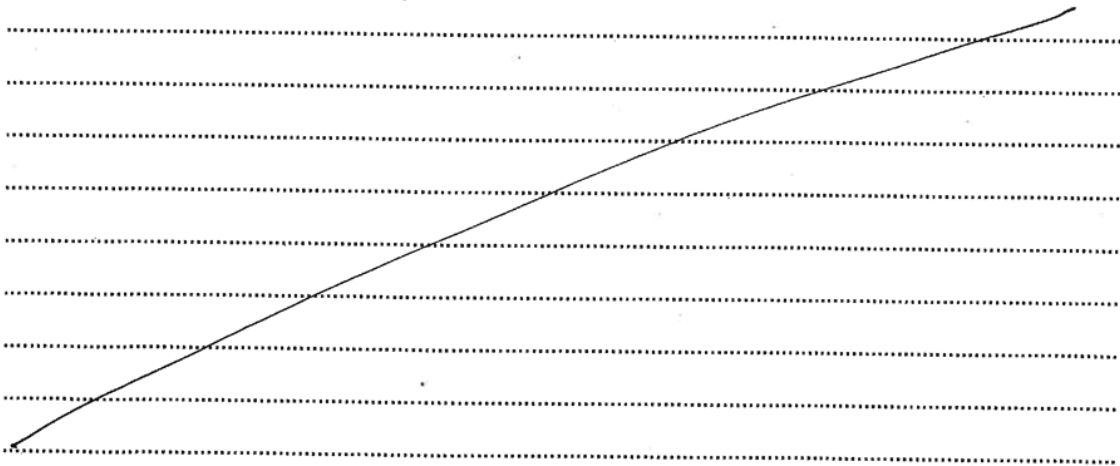
② There wont be enough parking for the 4 employees plus 3 casuals and 3 Full timers

③ Royal ave is a dead end street and has limited parking, considering the future traffick flow of the 102 car parking spaces allotted to the approved future Medical Centre opposite at 831-835 Main Road Pooraka

④ Also concerned if such a project was approved, ~~off~~ overflow of visiting cars may take liberty of parking across on our property at 831-835 Main Rd Pooraka

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

Opposing this proposed Development!



PTO

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

~~I~~We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:

Appearing personally,

OR

Represented by the following person:

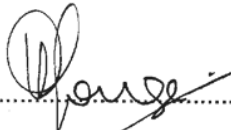
Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 27th February 2019, 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: 18 / 2 / 19

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 27th February 2019.**

**Country Road
Funerals**

Eudunda
Riverton
Magill
Gawler

Phone: 1800 438 637 E-mail:
countryroadfunerals@outlook.com



Country Road Funerals

Development Application Number: 361/67/2019/3B

1th March 2018

Dear Karyn Brown

The following is the response to the representations received.

F Caminiti :

Q- Car Parking is there enough to cater

A- There is plenty of car parking at the Facility in Question as the Funeral Parlour has no Chapel. Its sole purpose is for an office and Visitations. If there is a need for a large Visitation for cultural reasons, we would use our Chapel in Gawler.

There would be no need for people to be parking anywhere else other than the allocated 6 Car parks provided.

Certainly not parking on the street. The Pooraka Funeral home will be occupied by one member of Country Road Funerals Staff/ Staff Car park is located Next to the building behind a closed gate.

There will be no Funerals Held at this premises only Arrangements and Visitations and would expect only 2-3 cars at the most for a Visitation.

J M de Jonge & L J de Jonge

I see this couple are Quiet concerned about our operations at this site.

yes, it is Zoned a residential area as are 2 of our 3 existing funeral homes.

There is no need for Parking concerns relating to this application as the Funeral Parlour has no Chapel. Its sole purpose is for an office and Visitations. If there is a need for a large Visitation for cultural reasons, we would use our Chapel in Gawler. The Pooraka site is only going to be expected for the use of visitations 2 to 3 times a week

There would be no need for people to be parking anywhere else other than the allocated 6 Car parks provided. Certainly not parking on the street. The Pooraka Funeral home will be occupied by one member of Country Road Funerals Staff and Staff Car park is located Next to the building behind a closed gate.

There will be no Funerals Held at this premises only Arrangements and Visitations and would expect only 2-3 cars at the most for a Visitation and or funeral arrangement.

The property owned by J M de Jonge & L J de Jonge will not be affected in anyway and we understand the property has been passed as a medical centre. Having a funeral home opposite to a medical centre can be beneficial to both parties.

Kind Regards
Daniel Rowett

A handwritten signature in black ink, appearing to read "Daniel Rowett", written over a white background.

Funeral Director/ Managing Director
Country Road Funerals

Attachment 3
Relevant Development Plan
Provisions
(Consolidated 15 December 2016)



Salisbury Council

Consolidated - 15 December 2016

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 15 December 2016

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

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

- (c) secure bicycle parking facilities provided at the rate set out in [Table Sal/3 - Off Street Bicycle Parking Requirements](#).
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Salisbury Council
 General Section
Transportation and Access

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Sal/2 - Off Street Vehicle Parking Requirements](#) or [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (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 [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.
- 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.

Residential Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

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

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

Salisbury Council
Zone Section
Residential Zone

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

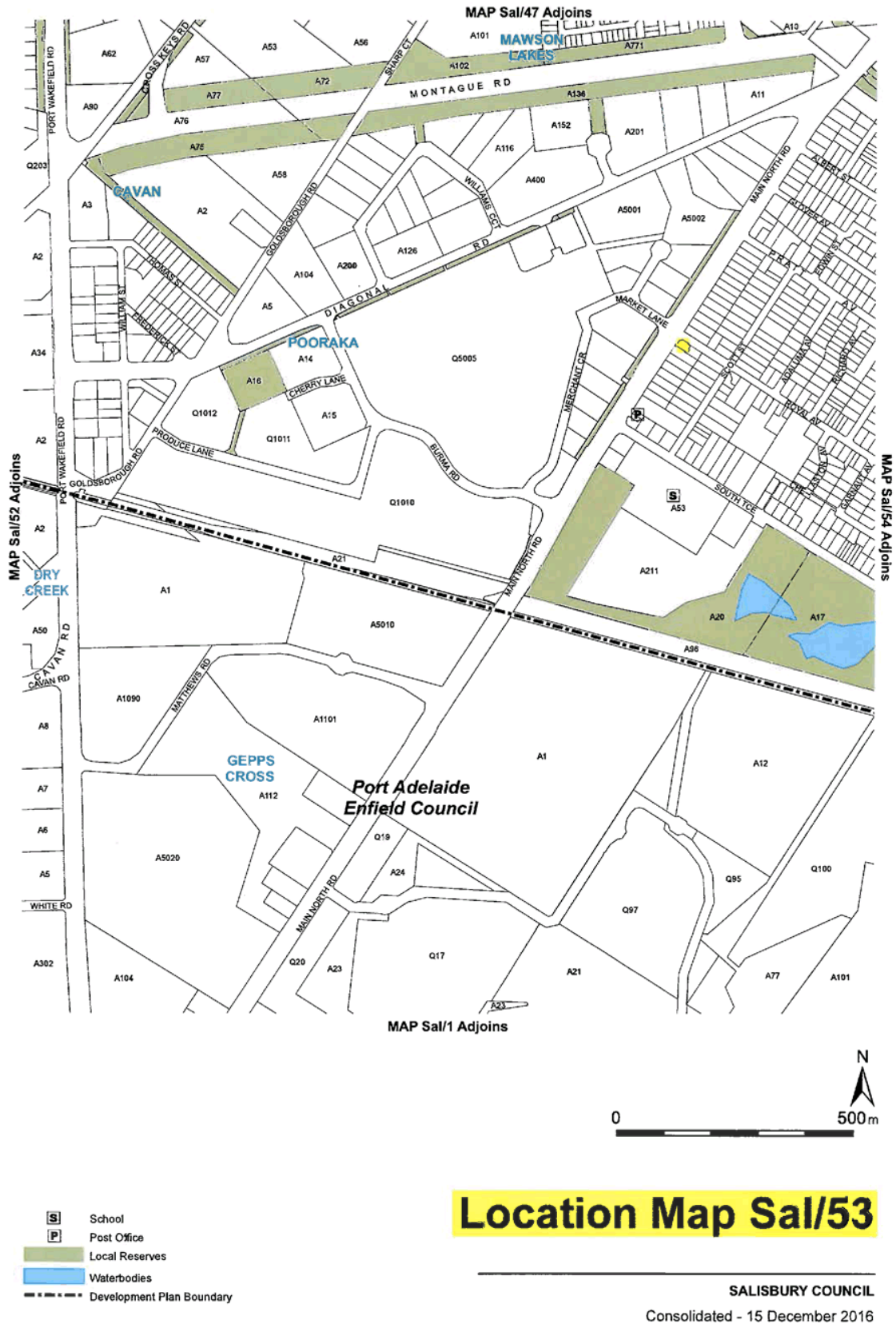
- (c) does not detrimentally impact on the amenity of nearby residents
- (d) will not undermine the efficient operation of nearby centres.

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

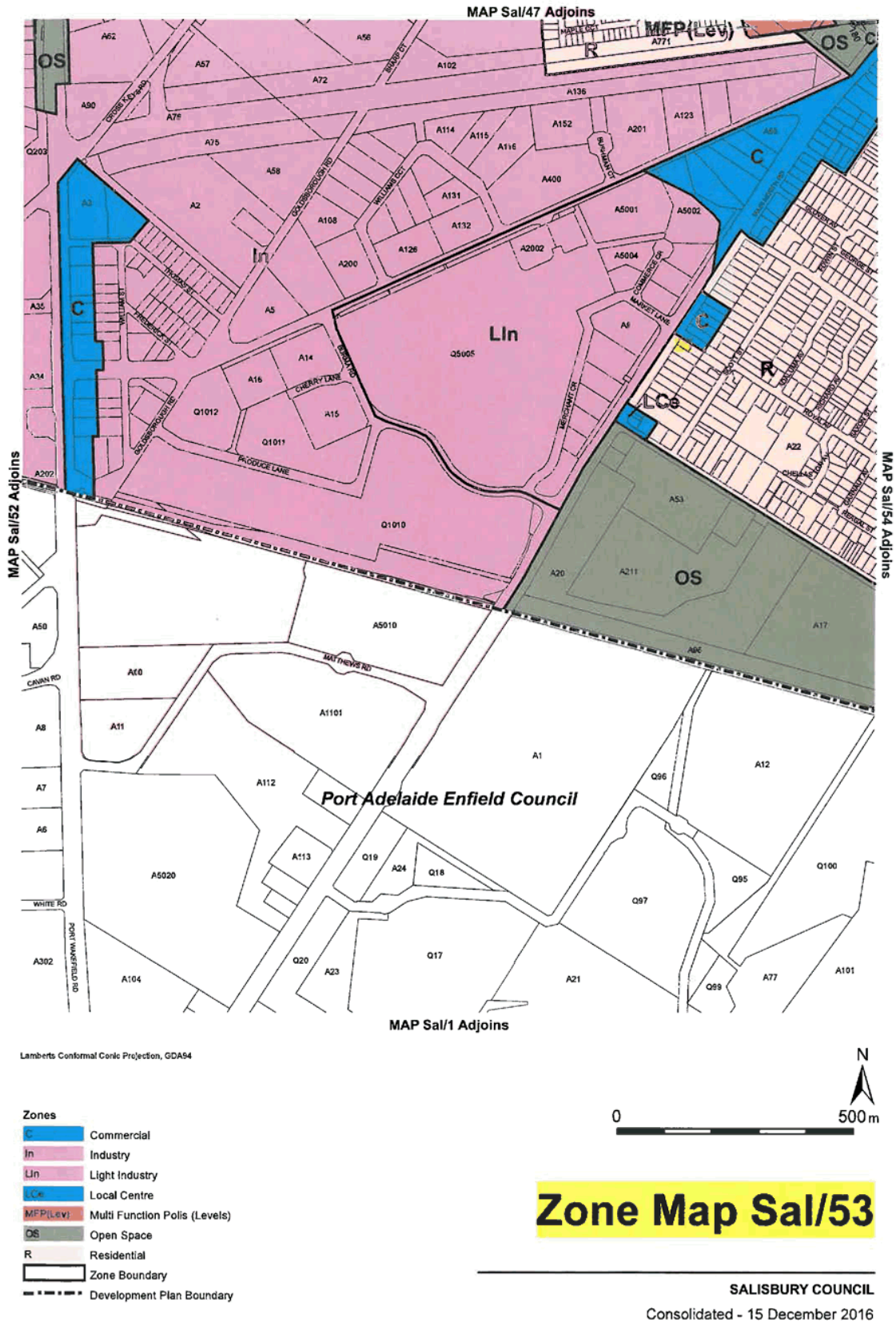
Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:
- (a) [Concept Plan Map Sal/21 - Parlowie Residential Area 3](#)
 - (b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)
 - (c) [Concept Plan Map Sal/23 - Direk Residential Area](#)
 - (d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)
 - (e) [Concept Plan Map Sal/25 - Parlowie Residential Area 1](#)
 - (f) [Concept Plan Map Sal/26 - Parlowie Residential Area 2](#)
 - (g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1.](#)
- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:
- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
 - (b) service areas are located between the noise source and the living areas of the dwelling
 - (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
 - (d) the number of wall openings facing the noise source are minimised.
- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.
- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

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



Item 5.1.1 - Attachment 3 - Relevant Development Plan Provisions (Consolidated 15 December 2016)



ITEM	5.1.2
	COUNCIL ASSESSMENT PANEL
DATE	26 March 2019
APPLICATION NO.	361/2098/2018/2T
APPLICANT	City of Salisbury
PROPOSAL	Removal of a significant tree on Council reserve
LOCATION	Parafield Gardens Oval, Bradman Road, Parafield Gardens
CERTIFICATE OF TITLE	CT-6032/771
AUTHOR	Karyn Brown, Development Officer Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
Application Type	On-Merit
Public Notification	Representations received: Five Representations to be heard: One
Referrals - Statutory	Nil
Referrals – Internal	Nil
Development Plan Version	Salisbury (City) Development Plan Consolidated 15 December 2016
Assessing Officer	Karyn Brown, Development Officer - Planning
Recommendation	Grant Development Plan Consent subject to Conditions
Meeting Date	26 March 2019

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Council Arborist Assessment and Supporting Documentation
Attachment 2:	Notice of Category 2 Development and Copies of Representations
Attachment 3:	Independent Arborist Report
Attachment 4:	Relevant Development Plan Extracts (Consolidated 15 December 2016)

3. EXECUTIVE SUMMARY

The development application is seeking Development Approval to remove a significant tree on Council reserve. The subject tree is a *Eucalyptus intertexta* (Western Red Box) located within the grounds of the Council owned Parafield Gardens Oval.

Council has lodged the application as the tree has been found to breach the Parafield Airport flight zone requirements. In order to meet the Obstacle Limitation Surface (OLS) the tree needs to be reduced in height by four to five metres. Practical pruning measures are not available to achieve this requirement and it is proposed to remove the tree.

This report provides a detailed assessment of the Application against the relevant provisions of the Salisbury (City) Development Plan. The assessment found that the tree meets the provisions of the Council Development Plan to warrant approval to remove the tree, having regard to the OLS requirement of Parafield Airport and the appearance of the tree.

Accordingly, it is recommended that Development Approval be granted.

4. SUBJECT SITE

The site of the development comprises the Council owned Parafield Gardens Oval. The reserve is approximately 5.33 hectares in area and is bound by Armstrong Avenue to the north, Bardsley Avenue to the south, Bradman Avenue to the west and the rail corridor to the east. Immediately to the west of the rail corridor is Parafield Airport. The reserve is grassed and contains many mature trees.

The subject tree is located adjacent the eastern boundary of the reserve. The tree is located 1.2m from the eastern boundary.

Photos of the tree are provided below.

Photo 1.
Looking west from the oval towards the subject tree.



Photo 2.
*Looking west from
the oval towards the
subject tree.*



Photo 3.
*Looking north from
the oval towards the
subject tree.*



Photo 4.
*Looking south from
Armstrong Avenue
towards the oval
and subject tree.*



Photo 5.
*Looking east from
Armstrong Avenue
towards the oval
and the subject tree.*




5. LOCALITY

The locality comprises a low density residential character formed predominantly of single storey detached dwellings, built mostly during the 1970s and sited upon large allotments. This reflects the original subdivision pattern for this area which remains largely intact subject to some recent one into two land divisions.

A locality plan and contextual plan are provided below.

Aerial Plan






Legend (Source: Geocortex)	
	Subject tree

Item 5.1.2

Locality Plan – Cadastre




Item 5.1.2



Legend (Source: Geocortex)	
	Subject tree
	Properties notified
	Representations received

Contextual Plan



Legend (Source: Geocortex)	
	Subject tree
	Zone
	Zone boundary

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Development Approval to remove one significant *Eucalyptus intertexta* (Western Red Box) tree which is located within the grounds of the Council owned Parafield Gardens Oval.

The tree consists of a single vertical trunk to a height of approximately 0.55m from ground at which point two main leaders arise to form an upright crown. The combined trunk circumference at 1.0m above ground level is 3.54m, meaning that the tree is a significant tree.

The tree has a height of approximately 20.8m and a canopy width (from trunk measured out): south 7.0m, west 8.1m and to the east 4.3m.

A copy of the supporting documentation is contained in Attachment 1.

7. CLASSIFICATION

The site is located within the Residential Zone of the Salisbury (City) Development Plan, as consolidated 15 December 2016. Removal of a significant tree is not listed as being either a complying or non-complying form of development in the Zone. Accordingly, the application was assessed as an on-merit form of development.

8. PUBLIC NOTIFICATION

The proposed development is not listed as being a Category 1 or Category 2 form of development in the Development Plan. However, Part 2, Clause 25 of Schedule 9 of the *Development Regulations 2008*, lists tree damaging activity (including removal) of a significant tree on land owned or occupied by a Council where the Council is the relevant authority as a Category 2 form of development.

- 25 *Except where the activity is undertaken under Section 54A of the Act, any development which comprises a tree-damaging activity in relation to a regulated tree on land owned or occupied by a council where the council is the relevant authority in relation to the development.*

Therefore, the application was processed as a Category 2 form of development.

The Category 2 public notification process took place between 29 November 2018 and 12 December 2018. Five (5) representations were received during the public notification period, with three (3) representation supporting the tree's removal and two (2) representations opposing the tree's removal. The representors are listed below.

Representations received		
Representations received		Wish to be Heard
1	Australian Rail Track Corporation c/- Daniel Minther 11 Sir Donald Bradman Drive KESWICK TERMINAL SA 5035	
2	R B Kempster and E M Kempster 7 Armstrong Avenue PARAFIELD GARDENS SA 5107	
3	K Murray 27 Armstrong Avenue PARAFIELD GARDENS SA 5107	
4	H Baggaley 8 Bardsley Avenue PARAFIELD GARDENS SA 5107	
5	N R Aplin 9 Pellew Street PARAFIELD GARDENS SA 5107	✓

A copy of the Category 3 public notice and submissions received are contained in Attachment 2. The content of the representation and the applicant's response are summarised in the table below:

Summary of Representations
Representation
<i>Australian Rail Track Corporation</i>
<ul style="list-style-type: none"> Do not have any issues with the proposal. However, would like Council to consider some requirements when undertaken the work. Removal works to be completed from within Council land. Due to the height of the tree and potential to foul the rail line, ARTC require a qualified Rail Safety Worker to be in attendance while the work is being completed.
<i>R B Kempster and E M Kempster, 7 Armstrong Avenue, Parafield Gardens</i>
<ul style="list-style-type: none"> Supports the removal of the tree. Documentation fails to provide a clearly stated commitment to plant replacement trees. Suggest at least two suitable trees elsewhere on the reserve. The oval lends itself to increased planting.
<i>K Murray, 27 Armstrong Avenue, Parafield Gardens</i>
<ul style="list-style-type: none"> Opposes the removal of the tree. If you have to cut down a tree that small for planes to fly over, the planes are flying too low.
<i>H Baggaley, 8 Bardsley Avenue, Parafield Gardens</i>
<ul style="list-style-type: none"> Supports the removal of the tree.
<i>N R Aplin, 9 Pellew Street, Parafield Gardens</i>
<ul style="list-style-type: none"> Opposes the removal of the tree. The tree did not grow overnight and to lose such a wonderful living item is like killing a family member.

9. REFERRALS – STATUTORY

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

10. REFERRALS – INTERNAL

Council sought an independent tree report from Symatree. The report provides a detailed assessment of the health and structure of the tree. A copy of the report is contained in Attachment 3. The Symatree arborist concluded that:

This tree does not achieve any of the aesthetic or environmental qualities that would qualify it as a significant tree worthy of retention.

To meet the Parafield Airport flight zone requirements 25% of the upper crown will require removal. This will significantly disfigure the tree and increase the risk associated with branch failure if the tree were to be retained. The species is known to be relatively short lived when grown on the Adelaide Plains.

Removal of the tree is supported.

Further analysis of the Symatree report is contained under the assessment section of this report.

11. ASSESSMENT

A detailed assessment of the application has taken place against the relevant provisions of the Salisbury (City) Development Plan, as described below under headings.

An extract of the relevant provisions of the Development Plan are highlighted in Attachment 4.

Appearance of the Tree

The Council-wide ‘Significant Trees’ module in the Development Plan, Principle of Development Control 1 states:

- 1 *Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:*
 - (a) *makes an important contribution to the character or amenity of the local area; or*
 - (b) *is indigenous to the local area and its species is listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
 - (c) *represents an important habitat for native fauna*
 - (d) *is part of a wildlife corridor of a remnant area of native vegetation*
 - (e) *is important to the maintenance of biodiversity in the local environment*
 - (f) *forms a notable visual element to the landscape of the local area.*

An assessment of the aesthetic benefits of the tree and its contribution to the character and visual amenity of the locality has taken place which involved a visual inspection of the tree.

The tree was observed as not being a notable visual element in the locality, as the views of the tree are restricted by other large trees as one travels from any direction towards the tree. The best views are achieved when you are directly in front of the tree.

Symatree has also formed the opinion that the tree does not significantly contribute to the character and visual amenity of the locality.

The Symatree arborist noted the following in their report:

The tree’s location, height and spread of crown gives it at best a moderate contribution to the character and amenity of the local area.

Health and Structure of the Tree

Under the Council-wide ‘Significant Trees’ module in the Development Plan, Principle of Development Control 3 states:

- 3 *Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:*
- (a) *in the case of tree removal, where at least one of the following apply:*
 - (i) *the tree is diseased and its life expectancy is short*
 - (ii) *the tree represents an unacceptable risk to public or private safety*
 - (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*
 - (b) *the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value*
 - (c) *all other reasonable remedial treatments and measures have been determined to be ineffective*
 - (d) *it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*
 - (e) *in any other case, any of the following circumstances apply:*
 - (i) *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*
 - (ii) *the work is required due to unacceptable risk to public or private safety*
 - (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*
 - (iv) *the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value*
 - (v) *the aesthetic appearance and structural integrity of the tree is maintained*
 - (vi) *it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

The Symatree report provides expert advice with respect to the health and structure of the tree as well as pruning requirements. Key extracts relating to these matters are summarised from the report:

Health

Tree health is considered to be good, with average foliage density and vigour apparent. All leaders and lateral branches are healthy and actively growing. The tree is free from notable pests and diseases. Minor levels of deadwood are present throughout the crown, largest of which has a diameter of 30mm approximately.

Structure

The trunk appears to be sound, stable, with no cavities. There is no evidence of internal decay or termite damage. Good trunk tapered is apparent.

Attachment points appear to be sound and free of any recognizable structural flaws or weaknesses that can be observed from ground. There is no evidence of significant branch failure. Only two minor failures were apparent.

A number of old pruning wounds are present on the tree's eastern side to provide clearance from the rail line.

Pruning Requirements

Under the Council-wide 'Building near Airfields' module in the Development Plan, Objective 1 states:

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.*

This tree has been identified to breach the Parafield Airport flight zone requirements. The Parafield Airport requires this tree to be reduced in height by four to five metres or the top 25% will require removal

The Symatree arborist noted the following in their report:

The pruning proposed would be considered lopping. The Australian Pruning Standard AS4373 – 2007 considers the practice of lopping as unacceptable for the following reasons:

- It increases the rate of shoot production and elongation.*
- The resulting regrowth is weakly attached and becomes prone to failure or collapse.*
- The stubs may decay.*
- The natural habit of the tree is destroyed.*
- They may reduce the lifespan of the tree.*
- They predispose trees to fungal infections and insect attack.*

The levels of crown removal will result in significantly disfiguring the subject tree and it will destroy its natural habit. In addition, the regrowth that will result will be weakly attached and become a risk to park users and the rail line, given its close proximity to the tracks.

This tree does not achieve any of the aesthetic or environmental qualities that would qualify it as a significant tree worthy of retention specifically in accordance with the Council-wide ‘Significant Trees’ module Principles of Development Control 1(a) and (f).

There are clear grounds which are applicable under the Council-wide ‘Building near Airfields’ module Objective 1 and Council-wide ‘Significant Trees’ module Principle of Development Control 3(a)(ii) to warrant removal of the tree and the planting of a replacement tree.

12. CONCLUSION

This report has assessed an Application for the removal of a significant tree on Council reserve at Parafield Gardens Oval. It is concluded that removal of the tree is warranted having regard to its health, structure and material risk to public and private safety.

Accordingly, it is recommended that Development Approval be granted.

13. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered 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 Approval is **GRANTED** to application number 361/2098/2018/2T for Removal of a significant tree on Council reserve 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:

Drawing No.	Document Type	Date Received Stamped	Prepared By
File Number: DA 361/2098/2018/2T	Park Tree Assessment, Parafield Gardens Oval, Bradman Road, Parafield Gardens	21 February 2019	Symatree

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

2. Semi-mature native tree species (>1m in height) indigenous to the local area shall be planted on a three for one basis to compensate for the removal of the significant tree. The replacement tree planting shall be maintained in good condition at all times and replaced if necessary.

Reason: To comply with requirements of Regulation 117 (2) of the Development Regulations 2008.

CO-ORDINATION

Officer: MDS GMCID
Date: 06.03.19 12.3.19

ATTACHMENTS

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

1. Council Arborist Assessment and Supporting Documentation
2. Notice of Category 2 Development and Copies of Representations
3. Independent Arborist Report
4. Relevant Development Plan Extracts (Consolidated 15 December 2016)

Attachment 1

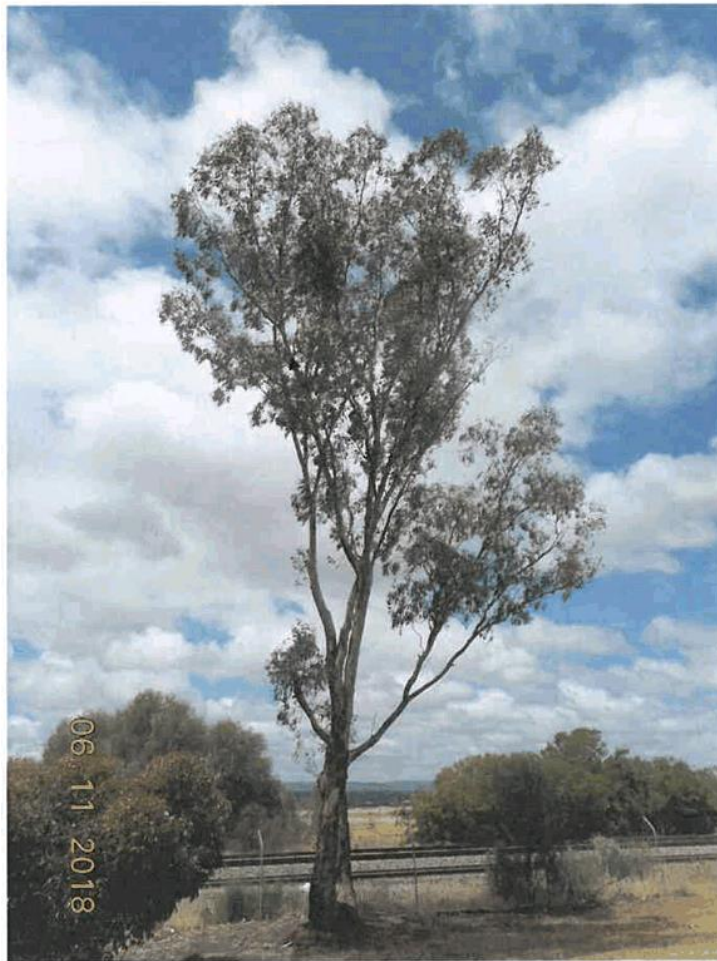
Council Arboricultural Assessment and Supporting Documentation

CITY OF SALISBURY DEVELOPMENT APPLICATION

Arboricultural assessment of a *Eucalyptus intertexta* in relation to removal of a reserve tree.

Summary

The *Eucalyptus intertexta* (Coolibah) located within the grounds of the Council owned Parafield Gardens Oval qualifies as a significant tree.



APPLICATION NUMBER:

Details

DA NUMBER	
DATE OF INSPECTION	6 th November 2018
SITE	Parafield Gardens Oval, Parafield Gardens
CONTACT	Kevin Davey
LOCATION	The tree is located within the Council owned Parafield Gardens Oval, as per Page 6 Tree Location.
REASON FOR REQUEST	The tree is located within the Parafield Airport Flight Zone
REGULATED OR SIGNIFICANT	Significant Tree

Species

Eucalyptus intertexta (Coolibah)

Tree dimensions

Height	Approximately 16 metres
Crown spread	Approximately 6 metres
Trunk circumference 1 metre above ground level	1.54 + 1.90 = 3.44 metres Average = 1.72 metres
Age class of tree	Mature

Visual Appearance:

The tree currently has low amenity value within the local area and is mostly obscured by the adjacent vegetation.



Tree health

This tree currently displays fair health with typical foliage density and colour.

Tree structure

Tree structure consists of two main stems that extend to a narrow crown. No obvious structural flaws were noted at the time of inspection.

Development Assessment

Significant Trees**OBJECTIVES**

1. The conservation of significant trees in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.
2. The conservation of significant trees in balance with achieving appropriate development.

PRINCIPLES OF DEVELOPMENT CONTROL

	Principle of Development Control	Satisfied	Comments
1	Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:		
a)	Makes an important contribution to the character or amenity of the local area; or	No	The tree is located within a reserve and is surrounded by large trees limiting its appearance from several directions.
b)	Is indigenous to the local area and its species is listed under the National parks and Wildlife Act 1972 as a rare or endangered native species;	No	It is not indigenous to the local area, and not rare or endangered
c)	Represents an important habitat for native fauna;	No	Currently provides perching only.
d)	Is part of a wildlife corridor of a remnant area of native vegetation;	No	The tree is part of a reserve planting of approximately 30 to 40 years old;
e)	Is important to the maintenance of biodiversity in the local environment;	No	
f)	Forms a notable visual element to the landscape of the local area.	No	The tree is not a notable visual element
2	Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.		
3	Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:		
i)	The tree is diseased and its life expectancy is short;	No	The tree's life expectancy is not reduced due to declining structure.
ii)	The tree represents an unacceptable risk to public or private safety;	No	The tree does not currently represent a risk to public safety.
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	
b)	The tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value;	No	
c)	All other reasonable remedial treatments and measures have been determined to be ineffective;	Yes	Practical remedial measures have been determined to be ineffective.
d)	It is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent; substantial tree-damaging activity occurring	N/A	

Appraisal

This tree has been found to breach the Parafield Airport flight zone requirements. The Parafield Airport's flight zone requires this tree to be reduced in height by four to five metres. It is my opinion that this will impact significantly on the tree's future structure as removing a large part of the tree's foliage will result in an abundance of epicormic branch growth with poor attachment points, as well as leaving the tree with an inability to compartmentalize the wound area.

While the tree measures as a significant specimen, this trunk circumference is due to excessive trunk expansion when developing multiple trunks.

In addition to this, the tree is located within a reserve and is surrounded by other large trees limiting its appearance from several directions.

Recommendation

Complete removal of the tree is recommended for the following reasons:

- This tree has been found to breach the Parafield Airport flight zone requirements. The Parafield Airport's flight zone requires this tree to be reduced in height by four to five metres.
- Practical pruning measures are not available to achieve this.
- The tree does not make an important contribution to the character or amenity of the local area as it is located within a reserve and is surrounded by large trees limiting its appearance from several directions
- The Parks and Open Space Assets team supports the removal of this tree.

Kevin Davey
Technical Officer
Parks & Open Space Assets

Tree location



26 February 2019

Kevin Davey
City of Salisbury
12 James Street
SALISBURY SA 5108

Dear Kevin,

Re: Justification for the Removal of Trees Surrounding Parafield Airport

Application No: 361/2098/2018/2T

Applicant: City of Salisbury

Location: Parafield Gardens Oval, Bradman Road, Parafield Gardens

Proposal: Removal of a Significant Tree on Council Reserve

The Civil Aviation Safety Authority (CASA) requires Parafield Airport Limited to monitor and removal obstacles in accordance with the Manual of Standards Part 139 Section 7.1.4. The airport is also federally leased requiring compliance with the Airports Act Protection of Airspace Regulations 1996.

The Obstacle Limitation Surface (OLS) for the airport defines the protected airspace surrounding the airport permitting aircraft operations to be conducted safely and to prevent the airport from becoming unusable by the growth of obstacles such as trees, buildings and poles.

In July 2018 Parafield Airport engaged surveyors to conduct a survey of obstacles surrounding the airport. The results from that survey have identified that a small group of trees to the North West of the airport located at the Parafield Gardens Oval penetrate the approach and take off surfaces for the nearest Runway 08L/26R.

Of particular concern is the infringement of the approach surface of the OLS which is the most critical surfaces of the OLS for aircraft landing.

Parafield Airport therefore requests that permission be granted to either lop or remove these trees at our cost to ensure they remain below the approach surfaces.

If this is not possible the airport will be required to refer these obstacles to CASA for assessment which may direct the trees to be obstacle lit at the owner's expense.

Should you require any additional information or wish to discuss this matter further please contact the undersigned on 8308 9245.

Yours sincerely,



Brett Eaton
Airsides Operations Manager
Parafield and Adelaide Airports



Adelaide Airport Limited
1 James Schofield Drive
Adelaide Airport
South Australia 5950

T +61 8 8308 9211
F +61 8 8308 9311
adelaideairport.com.au
ABN 78 075 176 653



CITY OF SALISBURY DEVELOPMENT APPLICATION FORM

361/ /2016/

Please use BLOCK LETTERS and Black or Blue Ink

APPLICANT NAME:		City Infrastructure	
POSTAL ADDRESS:			
OWNER NAME: (This must be completed)		City of Salisbury	<input type="checkbox"/> as above
OWNER POSTAL ADDRESS:			<input type="checkbox"/> as above
OWNER PHONE NO:	OWNER FAX NO:	OWNER EMAIL:	
CONTACT PERSON FOR FURTHER INFORMATION <input type="checkbox"/> as above			
NAME:		TELEPHONE (W):	
Kevin Davey		0401 984 772	
EMAIL:		FAX:	
BUILDER NAME:		BUILDERS EMAIL:	
N/A			
BUILDER POSTAL ADDRESS:		CONTACT NO.:	LICENCE NO.:
CURRENT USE OF PROPERTY:			
DESCRIPTION OF PROPOSAL:		DEVELOPMENT COST	
Tree removal		\$	
LOCATION OF PROPOSAL			
Street No:	Street: Bradman Road	Parafield Gardens Oval	Suburb: Parafield Gardens
Lot No:	Section:	Plan:	Volume: Folio:
OFFICE USE ONLY			
Registration Date:	/ /2016	Zone:	Ward:
BUILDING RULES CLASSIFICATION			
Classification sought:			
If Class 5, 6, 7, or 9 classification is sought, state the proposed number of employees			Male: Female:
If Class 9a classification is sought, state the number of persons for whom accommodation is provided:			
If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:			

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

SIGNATURE: _____

DATE: 02 / 11 / 2018

Attachment 2

Notice of Category 2 Development and Copies of 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:

APPLICATION NO:	361/2098/2018/2T
APPLICANT:	City of Salisbury PO Box 8 SALISBURY SA 5108
NATURE OF DEVELOPMENT:	Removal Of A Significant Tree On Council Reserve
LOCATION:	Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
CERTIFICATE OF TITLE:	CT-6032/771
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 12th December 2018**.

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 1993*, 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: Karyn Brown, Development Officer

Date: 29 November 2018

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE

Jewel Panagopoulos

From: Daniel Minther <DMinther@ARTC.com.au>
Sent: Friday, 7 December 2018 9:54 AM
To: Development
Subject: Tree removal - 361/2098/2018/2T
Attachments: External Party Access Handout 9.0.pdf

Hello

Thank you for the opportunity to comment on the proposed development.

ARTC does not have any issues with the proposal however, Council should consider the following requirements when undertaking the work:

- Removal works to be completed from within Council land
- Due to the height of the tree and potential to foul the rail line, ARTC require a Qualified Rail Safety Worker to be in attendance while the work is being completed. This person will be in contact with Train Control to understand when services are due to pass by the site and to notify them in the event of any damage/obstruction to the rail line. This person will also submit a train notice to ARTC, so that train drivers are aware of the works and potential hazards. Companies that provide this service can be found at the bottom of the attached guidelines.

If/when the works are due to be completed, could you please send through details of the QRSW engaged so that we can ensure their qualifications are current and correct.

If you need any further information please let me know.

Regards,

Daniel Minther
Property Officer
Interstate Network



P. 08 8217 4138

E. DMinther@ARTC.com.au

Australian Rail Track Corporation
11 Sir Donald Bradman Drive
Keswick Terminal SA 5035

artc.com.au

The information in this email and any attachments to it is confidential to the intended recipient and may be privileged. Receipt by a person other than the intended recipient does not waive confidentiality or privilege. Unless you are the intended recipient, you are not authorised to disseminate, copy, retain or rely on the whole or any part of this communication. If you have received this communication in error please notify ARTC on +61 8 8217 4366. While we have taken various steps to alert us to the presence of computer viruses we do not guarantee that this communication is virus free.





STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/2098/2018/2T
Applicant:	City of Salisbury
Location:	Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
Nature of Development:	Removal Of A Significant Tree On Council Reserve

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

NAME(S): RB & EM KEMPSTER
ADDRESS: 7 ARMSTRONG AVE PARAFIELD GARDENS
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

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

YOUR COMMENTS:

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

- Support the proposed development. —
- Oppose the proposed development.

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

As per attached
.....
.....
.....

PTO

361/2098/2018/2T

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 12th December 2018, 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: 6/12/2018

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 12th December 2018**.

7 Armstrong Avenue
Parafield Gardens
South Australia 5107

City of Salisbury
12 James Street
Salisbury SA 5108

Attention Karyn Brown – Development Services

Application number: 361/2098/2018/2T
Location: Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
Nature of development: Removal of a significant tree on Council Reserve

In response to your letter of 27th November 2018 seeking comment on the above proposed action, I wish to advise that we do not oppose the removal of the tree as it has been identified by the Parafield Airport as an infringement of flight zone requirements and as such needs to be addressed as a matter of public safety.

However, the documentation provided by Council for our consideration of the proposed action, fails to provide a clearly stated commitment to plant a replacement for the tree identified as requiring removal.

The Oval Reserve lends its self to increased tree planting in areas clear of the flight paths, many authorities, and Salisbury Council may well be one, have policies in place which require the planting of two or more young trees as a mandatory action following the removal of a mature tree for any reason.

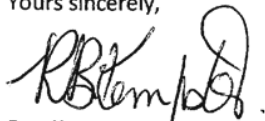
In the 30 years that we have resided in Armstrong Avenue, we have observed the thinning of the green canopy by the removal of trees due to numerous causes, most of which may have been valid at the time (i.e. age related, disease, storm damage etc.) we however have not observed Council undertake works directed at re-establishing / maintaining the tree canopy on the Oval Reserve.

As stated, we do not oppose the removal of the one identified tree, we do wish to see Council in the short-term commit to planting and nurturing at least two suitable trees elsewhere on the reserve.

In the longer term we believe Council should develop a plan to re establish the tree canopy of years past by undertaking the multiple planting of selected species on the Oval Reserve clear of the flight path requirements.

With a ratepayer funded recycled water supply available on the oval it would appear to be an ideal opportunity to green this area at a reduced cost and while achieving a possibly higher than normal success rate for transplanted trees.

Yours sincerely,



Ron Kempster
6th December 2018



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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

- 6 DEC 2018

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

Application No:	361/2098/2018/2T
Applicant:	City of Salisbury
Location:	Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
Nature of Development:	Removal Of A Significant Tree On Council Reserve

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

NAME(S): K Murray
 ADDRESS: 27 Armstrong Ave, Parafield Gardens
 PHONE NO: [REDACTED] 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.

The airport is becoming dangerous to residents & people who play sports at the sports club.

P.T.O.

PTO

361/2098/2018/2T

If you have to cut down a tree that small private planes to fly over the planes are flying too low. They are already flying too low over houses & the sports ground to land.

My son plays sports at that club and I have seen planes flying so low that they are getting close to skimming trees.

The airport needs to regulate itself more & consider the safety of residents first.

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

It would be more feasible to move the airport to a rural area such as the other side of Gawler or two wells as they have expanded too much for the current airport and surrounding suburbs. With new roads opening up all the time, travel time would be minimal.

When I first moved here 10 years ago there was less than a quarter of the flights that we have today & they often break regulations of flight times, flying well after hours allowed.

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
- Appearing personally,
- OR**
- Represented by the following person:
- Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 12th December 2018, 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: WJ..... Date: 1 12 18

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 12th December 2018**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/2098/2018/2T
Applicant:	City of Salisbury
Location:	Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
Nature of Development:	Removal Of A Significant Tree On Council Reserve

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

NAME(S): HILDA BARRALE
ADDRESS: 8 BARDSEI RD PARAFIELD GARDENS
PHONE NO: [REDACTED] 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.

.....
.....
.....
.....

PTO

361/2098/2018/2T

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

PTO

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

I/We:

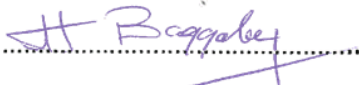
- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 12th December 2018, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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

Signature: 

Date: 5 / 12 / 18

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 12th December 2018**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/2098/2018/2T
Applicant:	City of Salisbury
Location:	Parafield Gardens Oval, Bradman Road, Parafield Gardens 5107
Nature of Development:	Removal Of A Significant Tree On Council Reserve

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

NAME(S): Aplin
ADDRESS: 9 Pellow St Parafield Gdns 5107
PHONE NO: [REDACTED] EMAIL: NO

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

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

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

- 4 DEC 2018

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

You People are CRAZY so just now that tree has to come down it did not grow over night to loose such a wonderful living item is like killing

PTO

361/2098/2018/2T

of a family member why after so many years is it so no trees have be/replaced from when that white Elephant clubs rooms were built you people are liars it takes many years for a tree of this beauty to grow
Fods Fods Fods

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

My self
Climate Change

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
- Appearing personally,
- OR**
- Represented by the following person:
- Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 12th December 2018, 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: .....

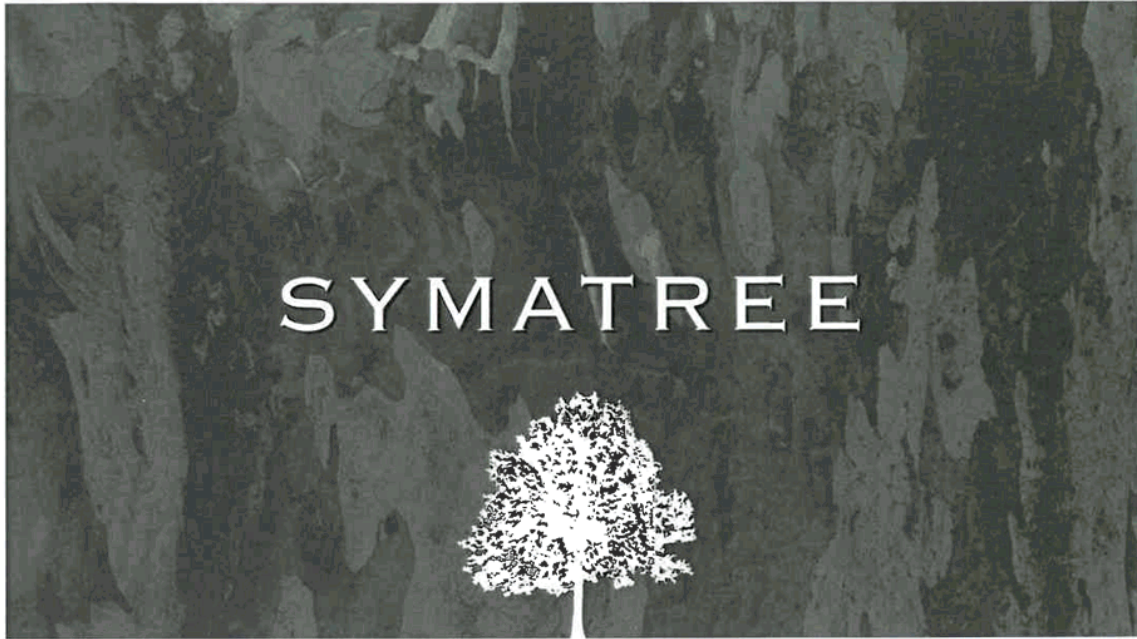
Date: 30 / 11 / 2018

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 12th December 2018**.

Attachment 3

Independent Arborist Report



**Park Tree Assessment,
Parafield Gardens Oval, Bradman Road,
Parafield Gardens**

File Number: 361/2098/2018/2T

Report prepared for

Karyn Brown
Development Officer – Planning
City of Salisbury
February 2019

Report prepared by

Sam Cassar
Cert.3 (Hort), Dip. (Hort 5), Dip. (Arb 5), B.App. Sc (Hort), Grad. Dip. Design (Land.)



Table of Contents

Introduction	3
Observations	4
Appraisal	7
Objectives and Principles of Development Control	8
Conclusion	11
Appendix A - Aerial Image	12

Introduction

Instructions

I was instructed by Council to assess a mature Western Red Box located on the eastern side of the reserve. My brief was to undertake the following:

- Assess tree health and structural condition.
- Assess the tree against the relevant provisions of the Development Act 1993.
- Recommend appropriate actions in light of a request to reduce the height by Parafield Airport.

Site Visit

I carried out a site inspection on the 20 February 2019.

Limitations

This report is limited to the time and method of inspection. The tree was inspected from ground level only. Neither a climbing inspection or a below-ground investigation was performed. No soil or plant material samples were taken for laboratory analysis.

This report reflects the state of the tree as found on the day. Any changes to site conditions or surrounds, such as construction works undertaken after the inspection, may alter the findings of the report.

The inspection period to which this report applies is three months from the date of the site visit, on the basis that current site conditions remain unchanged.

Date of Report

This report was written on the 20 February 2019.

Observations



Figure 1. Subject Tree, viewed from the southwest.

Observations (cont)

Location of tree

The tree is located on the eastern boundary of the Oval. The trunk centre is 1.2 metres from the boundary fence (refer Figure 1).

The subject trees' approximate location is identified on the aerial image provided in Appendix A.

Species

Eucalyptus intertexta, commonly known as Western Red Box.

Crown attributes

Height: 20.8 metres (clinometer)

Width (from trunk measured out): south 7.0 metres, north 7.5 metres, west 8.1 metres and to the east 4.3 metres.

Circumference at one metre above natural ground level

Multi trunk: 1.64 and 1.90 metres.

Total: 3.54 metres

The tree is considered 'significant' under the current provisions of the Significant Tree legislation.

Structure/Condition

The subject tree consists of a single vertical trunk to a height of approximately 0.55 metres from ground at which point two main leaders arises to form an upright crown that has a bias towards the northwest.

The trunk appears to be sound, stable, with no cavities. There is no evidence of internal decay or termite damage. Good trunk tapered is apparent.

Tree health is considered to be good, with average foliage density and vigour apparent. All leaders and lateral branches are healthy and actively growing. The tree is free from notable pests and diseases. Minor levels of deadwood are present throughout the crown, largest of which has a diameter of 30mm approximately.

Attachment points appear to be sound and free of any recognizable structural flaws or weaknesses that can be observed from ground. There is no evidence of significant branch failure. Only two minor failures were apparent (refer Figure 2).

A number of old pruning wounds are present on the tree's eastern side to provide clearance from the rail line.

Observations (cont)



Figure 2. Branch failures, circled in red.

Property Damage

No damage that can be attributed to the subject tree was noted.

Appraisal

The subject tree is considered significant under the current provisions of the Development Act, 1993.

This tree as an individual planting has a moderate visual presences/appeal within the locality and is only a prominent feature in the landscape when one stands in the cleared area directly in front of the tree. This and other trees in the locality have a high aesthetic value and make an important contribution to the landscape character and amenity of the local area.

This tree is in good health and is not causing damage to a building. *Eucalyptus intertexta* is known to be a relatively short useful life expectancy when grown on the Adelaide plains.

Pruning Requirements

This tree has been identified to breach the Parafield Airport flight zone requirements. The Parafield Airport requires this tree to be reduced in height by four to five metres or the top 25% will require removal (refer Figure 3).

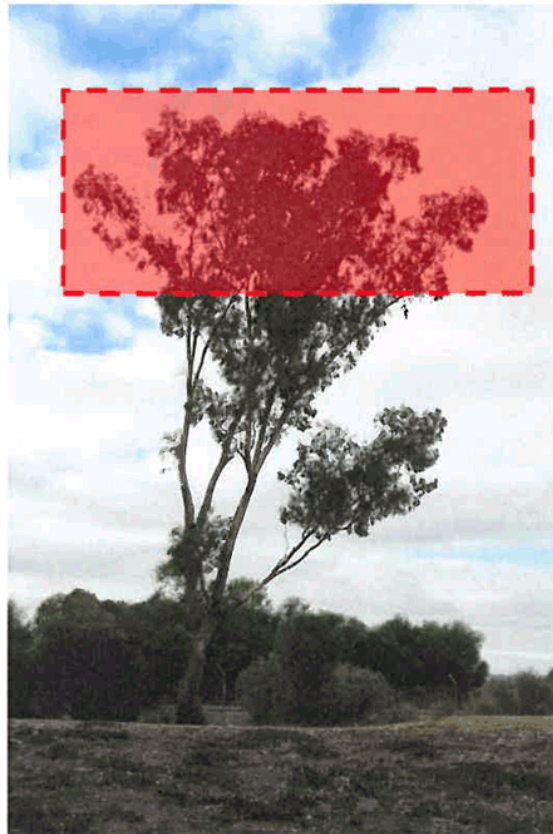


Figure 3. The area of crown requiring removal to meet Parafield Airport flight zone requirements highlighted in red

Appraisal (cont)

The pruning proposed would be considered lopping. The Australian Pruning Standard AS4373 – 2007 considers the practice of lopping as unacceptable for the following reasons:

- It increases the rate of shoot production and elongation.
- The resulting regrowth is weakly attached and becomes prone to failure or collapse.
- The stubs may decay.
- The natural habit of the tree is destroyed.
- They may reduce the lifespan of the tree.
- They predispose trees to fungal infections and insect attack.

The levels of crown removal will result in disfiguring the subject tree and it will destroy its natural habit. In addition, the regrowth that will result will be weakly attached and become a risk to park users and the rail line, given its close proximity to the tracks.

Given the tree only provides at best a moderate contribution to the landscape character of the locality, it has a relatively short useful life expectancy and the level of crown removal required will result in the loss of 25% of the upper crown removal is supported.

Objectives and Principles of Development Control

Principle 1

Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:

- (a) Does the Significant Tree make an important contribution to the character or amenity of the local area?

No: The tree's location, height and spread of crown gives it at best a moderate contribution to the character and amenity of the local area
- (b) Is the Significant Tree indigenous to the local area and is its species listed under the National Parks and Wildlife Act as a rare or endangered native species?

No: The tree is not an indigenous native species to the Adelaide metropolitan area or listed under the National Parks and Wildlife Act as a rare or endangered native species.
- (c) Does the Significant Tree represent an important habitat for native fauna?

No: The subject tree would not be considered an important habitat for native fauna at this time. No hollows suitable for nesting are present within the crown of the subject tree.
- (d) Is the Significant Tree part of a wildlife corridor or remnant area of native vegetation?

No: There is no visual evidence to indicate the tree is part of a wildlife corridor or part of an area of remnant native vegetation.
- (e) Is the Significant Tree important to the maintenance of biodiversity in the local environment?

No: The tree is not important to the maintenance of biodiversity in the local environment as it is a native species commonly found within the metropolitan area.
- (f) Does the Significant Tree form a notable visual element to the landscape of the local area?

No: The views of the tree are restricted as one travels from any direction away from the subject tree. The best views are achieved when one stands directly in front of the tree.

Principles of Development Control (cont)

Principle 3

Significant trees should be preserved and tree damaging activity should not be undertaken unless one or more of the following applies:

(a)(i) Is the Significant Tree diseased and its life expectancy short?

No: The subject tree is not diseased but does have a relatively short life expectancy when grown on the Adelaide Plains.

(a)(ii) Does the Significant Tree represent an unacceptable risk to public or private safety?

No: The tree currently represents a low risk to public safety at this time.

(b) Is the Significant Tree shown to be causing or threatening to cause substantial damage to a substantial building or structure of value?

No: No evidence the tree has caused damage to a substantial building or structure of value.

(c) Have all other reasonable remedial treatments and measures have been determined to be ineffective?

Yes: There are no other reasonable treatments or measures available, to address the level of growth that has encroached onto the Parafield Airport flight zone. The upper 25% of the crown requires removal which will significantly disfigure the tree and increase the risk associated with branch failure due to the subsequent weakly attached regrowth if the tree were to be retained.

Conclusion

The subject tree is a mature *Eucalyptus intertexta* and is considered to be 'significant' under the Development (Regulated Trees Variation) Regulations 2011.

This tree does not achieve any of the aesthetic or environmental qualities that would qualify it as a significant tree worthy of retention.

To meet the Parafield Airport flight zone requirements 25% of the upper crown will require removal. This will significantly disfigure the tree and increase the risk associated with branch failure if the tree were to be retained. The species is known to be relatively short lived when grown on the Adelaide Plains.

On the basis of the factors outlined, I consider the subject tree is not worthy of retention and removal is therefore supported

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please do not hesitate to contact me.



Sam Cassar

Appendix A Aerial Image

Parafield Gardens Oval

Page 12 of 13

Item 5.1.2 - Attachment 3 - Independent Arborist Report



Attachment 4

Relevant Development Plan Extracts (Consolidated 15 December 2016)



Salisbury Council

Consolidated - 15 December 2016

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 15 December 2016

Building near Airfields

OBJECTIVES

- 1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on Overlay Maps – Development Constraints or [Concept Plan Map Sal1 – Edinburgh Defence Airfield Defence \(Area Control\) Regulations](#) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (eg roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial and military aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft. Such development includes, but is not limited to, aquaculture, farming, food processing plants, water treatment and storage structures, non-food garbage landfill and food garbage disposal.
- 6 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2022: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.

RAAF Base Edinburgh

Building Heights

- 7 Buildings and structures should not exceed the airport building heights as shown on [Concept Plan Map Sal1 – Edinburgh Defence Airfield Defence \(Area Control\) Regulations](#).

Significant Trees

OBJECTIVES

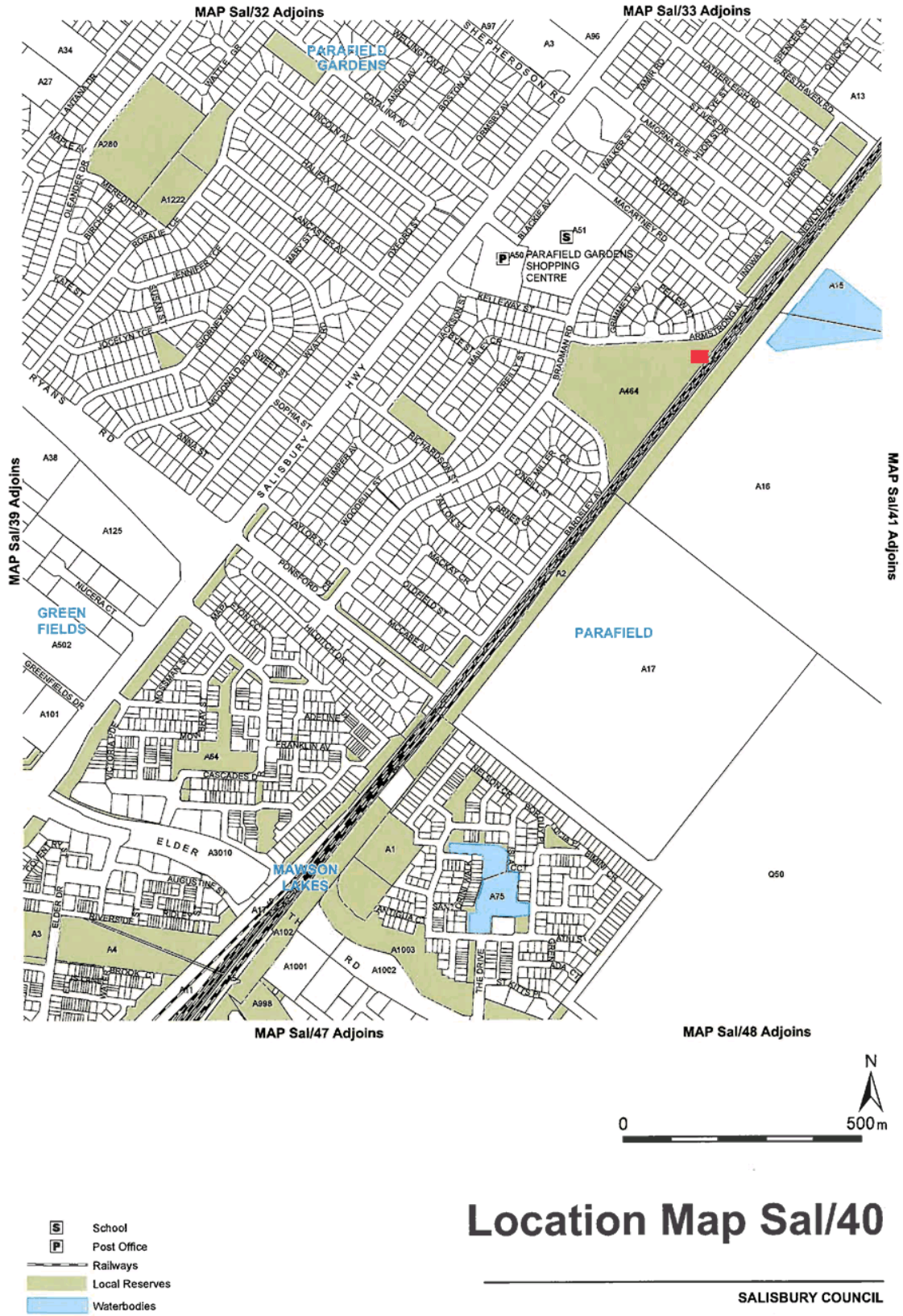
- 1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.
- 2 The conservation of significant trees in balance with achieving appropriate development.

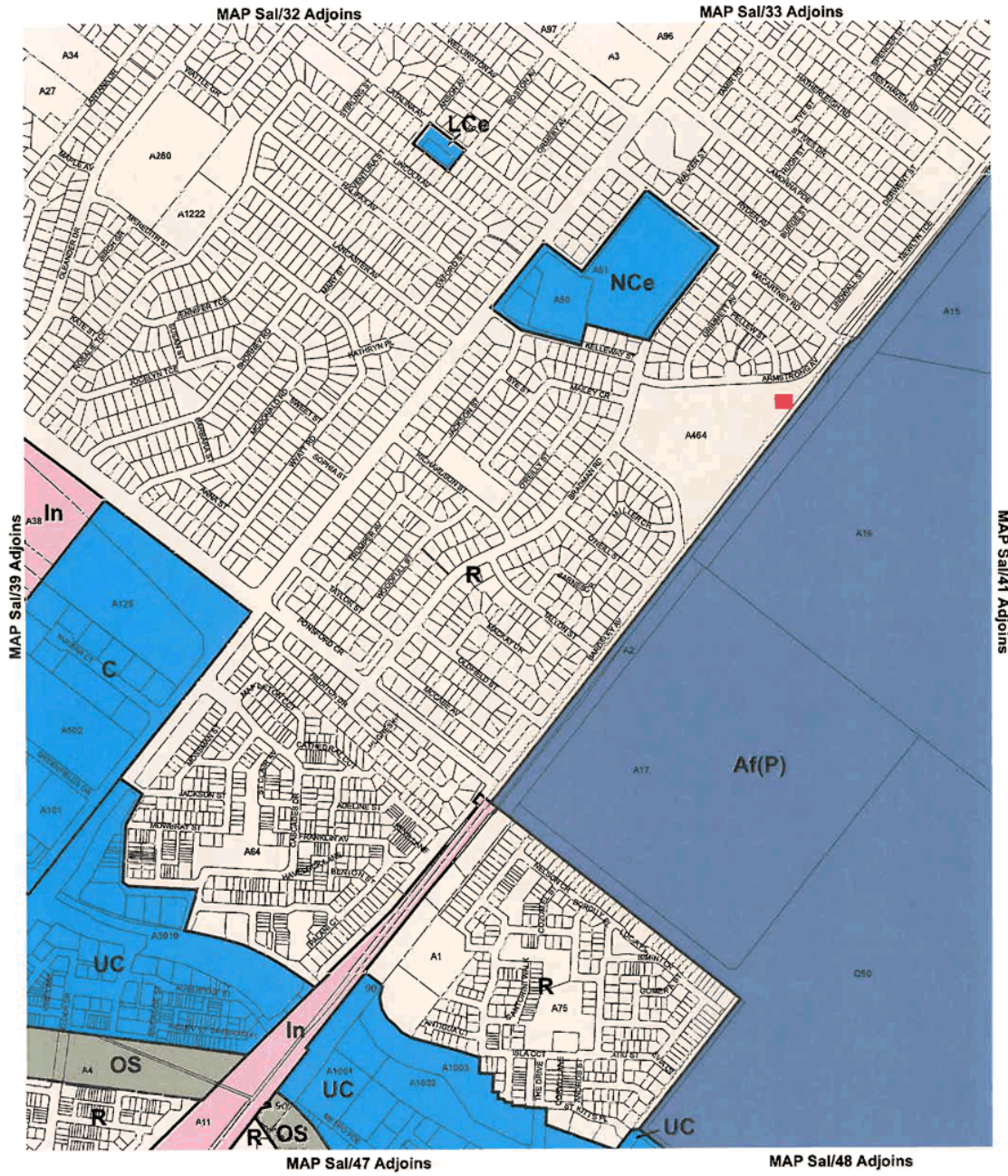
PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:
 - (a) makes an important contribution to the character or amenity of the local area; or
 - (b) is indigenous to the local area and its species is listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species
 - (c) represents an important habitat for native fauna
 - (d) is part of a wildlife corridor or a remnant area of native vegetation
 - (e) is important to the maintenance of biodiversity in the local environment
 - (f) forms a notable visual element to the landscape of the local area.
- 2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.
- 3 Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:
 - (a) in the case of tree removal, where at least one of the following apply:
 - (i) the tree is diseased and its life expectancy is short
 - (ii) the tree represents an unacceptable risk to public or private safety
 - (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
 - (b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value
 - (c) all other reasonable remedial treatments and measures have been determined to be ineffective
 - (d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
 - (e) in any other case, any of the following circumstances apply:
 - (i) 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
 - (ii) the work is required due to unacceptable risk to public or private safety

Salisbury Council
General Section
Significant Trees

- (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
 - (iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value
 - (v) the aesthetic appearance and structural integrity of the tree is maintained
 - (vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.
- 4 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether 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.
- 5 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.





Lamberts Conformal Conic Projection, GDA94

- Zones**
- Airfield (Parafield)
 - Commercial
 - Industry
 - Local Centre
 - Neighbourhood Centre
 - Open Space
 - Residential
 - Urban Core
 - Zone Boundary



Zone Map Sal/40

SALISBURY COUNCIL
Consolidated - 15 December 2016

ITEM	5.1.3
	COUNCIL ASSESSMENT PANEL
DATE	26 March 2019
APPLICATION NO.	361/747/2018/LD
APPLICANT	Parafield Developments Pty Ltd
PROPOSAL	Land Division (Torrens Title) - Creation of twenty (20) allotments from one (1) existing allotment, construction of public roads and stormwater contributions payment
LOCATION	354-358 Martins Road, Parafield Gardens
CERTIFICATE OF TITLE	CT-6157/748
AUTHOR	Matt Atkinson, Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
Application Type	On-Merit
Public Notification	Category 2 Representations received: 11 Representations to be heard: 4
Referrals – Statutory	State Commission Assessment Panel (SCAP) SA Water
Referrals – Internal	Development Engineering Traffic Landscape Design Urban Policy
Development Plan Version	Salisbury (City) Development Plan Consolidated 15 December 2016
Assessing Officer	Matt Atkinson – Consultant Planner
Recommendation	Grant Approval subject to one Reserved Matter, conditions and Land Division Requirements
Meeting Date	26 March 2019

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Plan of Division
Attachment 2:	Copy of Representations and Applicant's Response to Representations
Attachment 3:	Preliminary Site Investigation
Attachment 4:	Relevant Development Plan Extracts (Consolidated 15 December 2016)

3. EXECUTIVE SUMMARY

The Applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating twenty (20) allotments from one (1) existing allotment and the construction of public roads and stormwater contributions payment, at 354-358 Martins Road, Parafield Gardens.

The site is located within the Residential Zone. The application was assessed “on-merit” and was notified as a Category 2 form of development, as the proposed development changed the nature and function of an existing road. Eleven (11) representations were received in response to the Category 2 notification, with three (3) representations in favour, four (4) representations opposing the development and four (4) that either did not indicate whether they supported the proposal or their support was subject to certain criteria.

The main issues raised by the representors included additional local traffic and car parking, although some representors raised concern with potential future two-storey development, boundary development and construction noise.

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

- a) Land Division creating residential allotments within the Residential Zone is a clearly envisaged form of development;
- b) The proposed allotment areas and frontage widths will complement other development within the locality;
- c) Each allotment can be accessed in a safe and convenient manner;
- d) The land can be graded to ensure that stormwater can be appropriately disposed into the adjacent system;
- e) The proposed road reserves are of an appropriate width, to enable on-street car parking, access for garbage trucks and emergency vehicles, and appropriate turning areas;
- f) The existing overland flow path can be maintained for a 100-year ARI event.

4. SUBJECT SITE

The subject site is a generally regular shaped parcel of land with a width of 61.63 metres, a depth of 282.78 metres and a total area of 16,310m². The site has a 36.63-metre frontage to Martins Road and can also be accessed via Clive Road and Gepps Avenue, which were designed to provide access to the site in the event that it is subdivided for residential purposes.

The site is occupied by a detached dwelling and outbuildings, with small areas used for market gardens and fruit trees. A large portion of the land is vacant. There are no significant or regulated trees on the land and the land is relatively flat.

The land is bounded by a range of land uses, including residential development in the form of detached dwellings to the south and east, a group of shops to the west, and vacant land and market gardens to the north of the land. The land located to the west, on the opposite side of Martins Road, is located within the Commercial Zone.

Site photos are provided on the following pages.

ITEM 5.1.3

Photo 1.
Looking east
towards the site
from Martins Road



Photo 2.
Looking east
towards the site
from the road
reserve on Martins
Road



Photo 3.
Looking south-west from the road reserve in front of the site down Martins Road



Photo 4.
Looking north towards the site from the Quondong Avenue / Gepps Avenue intersection



Photo 5.
Looking north
towards the site
from the
Quondong Avenue
/ Clive Road
intersection



Photo 6.
Looking north-
west down
Quondong Avenue
from the
Quondong Avenue
/ Clive Road
intersection



Photo 7.

Looking south-east down Quondong Avenue from the Quondong Avenue / Gepps Avenue intersection



5. LOCALITY

The locality is predominantly characterised by single storey detached dwellings on allotments ranging in area from 300 square metres to 1000 square metres.



The land abutting the northern boundary of the site remains largely undeveloped, with market gardens occupying that site. A group of shops (retail showrooms) is located at 353 Martins Road, located on the opposite side of Martins Road.

The site has reasonable access to services, with Baltimore Reserve located approximately 400 metres away, Martins Plaza Shopping Centre approximately 1 kilometre away and five (5) schools are located within two (2) kilometres (Holy Family Catholic School, Garden College, Parafield Gardens Primary School, Parafield Gardens High School and Karrendi Primary School).

A locality plan and contextual plan are provided below.

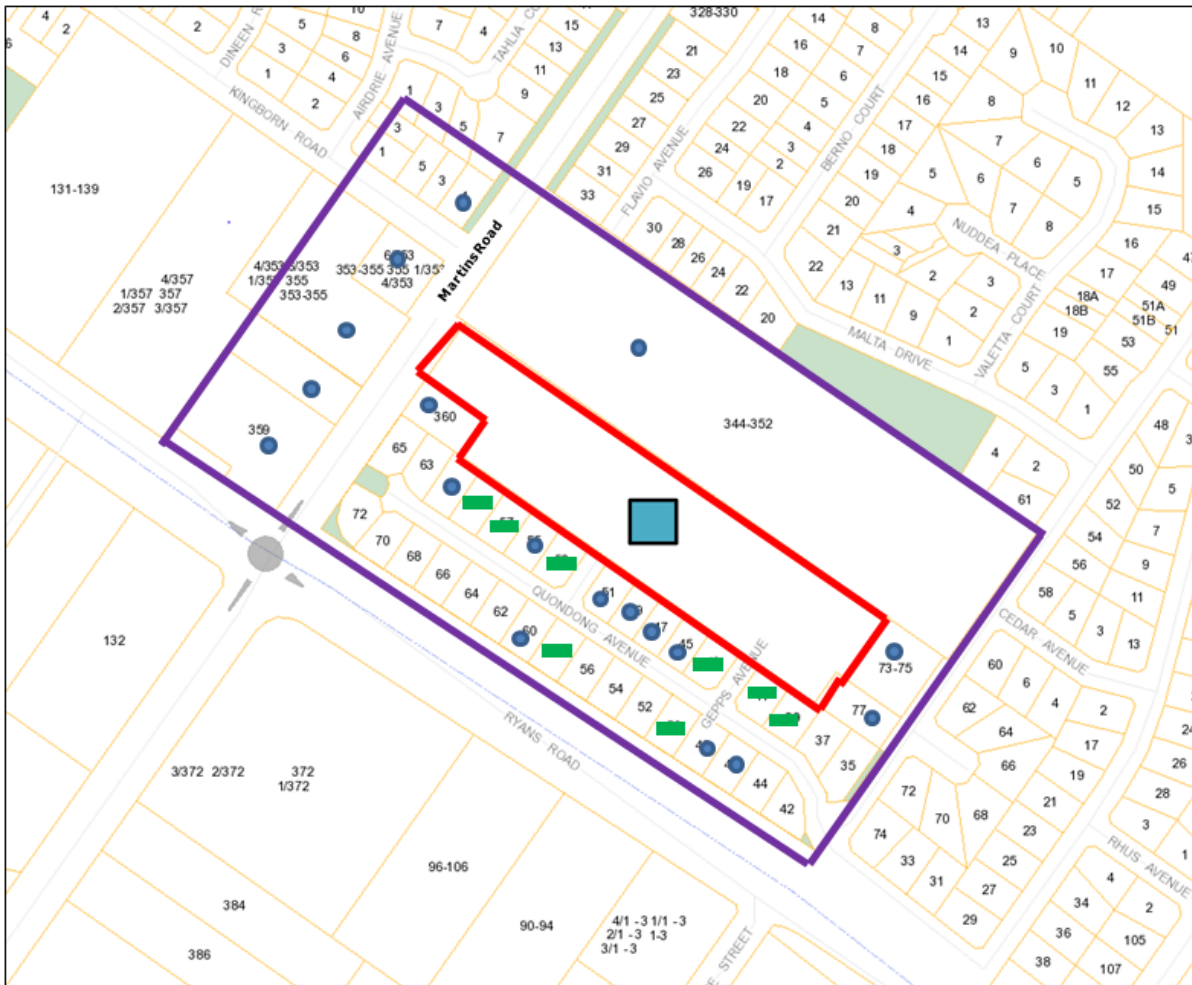
Aerial Plan








Legend (Source: Nearmap)	
	Subject site
	Site boundary

Locality Plan - Cadastre





Item 5.1.3



Legend (Source: Geocortex)	
	Subject site
	Site boundary
	Locality boundary
	Properties notified
	Valid representations received

Contextual Plan



6. Legend (Source: Nearmap)	
	Subject site
	Site boundary
	Zone
	Zone boundary

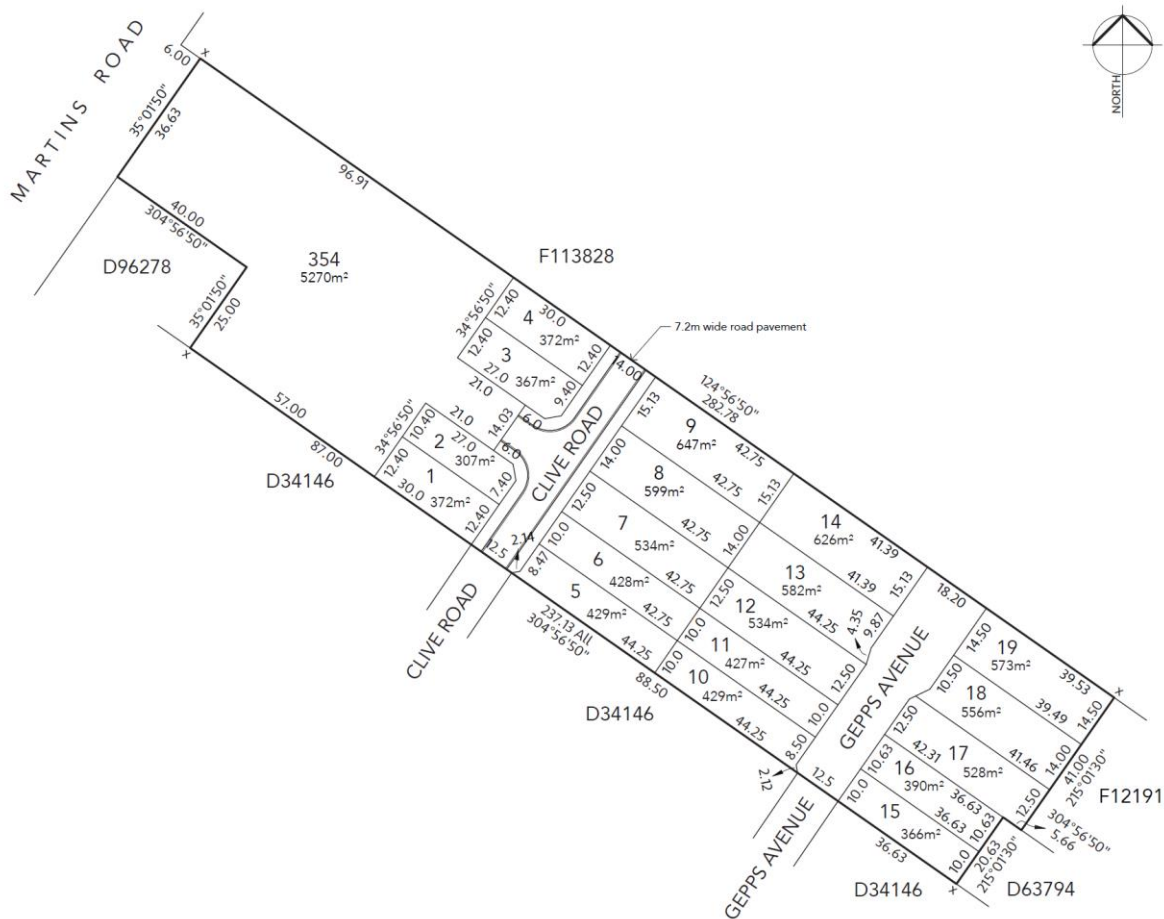
DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating twenty (20) allotments from one (1) existing allotment and the construction of public roads and stormwater contributions payment, at 354-358 Martins Road, Parafield Gardens.

The proposed public roads are extensions of Clive Road and Gepps Avenue, which are accessed from Quondong Avenue.

The proposed residential allotments range in area from 307 square metres (Lot 2) to 647 square metres (Lot 9). The existing dwelling would remain on the balance of the land (5,270 square metres), described on the land division plan as lot 354, which is able to be developed in the future.

The proposed Plan of Division is illustrated below.



A full-scale copy of the Plan of Division is contained in **Attachment 1**.

7. CLASSIFICATION

The site is located within the Residential Zone, as identified within the Salisbury (City) Development Plan (consolidated 15 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 must be assessed “on-merit” against the relevant provisions of the Development Plan.

8. PUBLIC NOTIFICATION

The proposed land division includes the extension of two (2) local roads (Clive Road and Gepps Avenue), which is considered to change the nature and function of these roads. As such, the proposed land division has been notified as a Category 2 development, pursuant to Schedule 9, Part 2, 21 of the *Development Regulations 2008*.

The Category 2 notification took place between 8 January 2019 and 22 January 2019. The Council received eleven (11) representations during the notification period. Three (3) representations were in favour of the proposal, four (4) opposed the proposal and four (4) either indicated support subject to conditions or did not indicate support or otherwise. The representors are listed in the table below.

Representations received		
Representations received		Wish to be Heard
1	Michael Naylor 53 Quondong Avenue PARAFIELD GARDENS 5107	
2	Georgina Tsimeris 39 Quandong Avenue PARAFIELD GARDENS 5107	
3	Luisa Antoniciello 59 Quandong Avenue PARAFIELD GARDENS 5107	✓
4	Jutta Burns 41 Quondong Avenue PARAFIELD GARDENS 5107	✓
5	Jerome and Shantelle Steele 50 Quondong Avenue PARAFIELD GARDENS 5107	
6	Michael Pit 58 Quondong Avenue PARAFIELD GARDENS 5107	✓
7	Maria Pit 58 Quondong Avenue PARAFIELD GARDENS 5107	
8	Peter Jolly 43 Quondong Avenue PARAFIELD GARDENS 5107	✓
9	Kim Jolly 43 Quondong Avenue PARAFIELD GARDENS 5107	

10	Michael Meyers 41 Quondong Avenue PARAFIELD GARDENS 5107	
11	Soeun Chhorn 57 Quondong Avenue PARAFIELD GARDENS 5107	

A further five (5) invalid representations were received from owners and occupiers of land that were not notified and as such, they have not been included for consideration.

A copy of the Category 2 notice, the submissions received, and the applicant's response are contained in **Attachment 2**. The content of the representations and the applicant's response are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
The roads are too narrow and will not be able to accommodate on-street car parking.	The kerb to kerb widths of both Clive Road and Gepps Avenue would permit cars to be parked on both sides of the road, without compromising the ability for drivers to pass parked cars.
The roads are not designed for heavy vehicles, including emergency vehicles and garbage trucks.	The proposed roads can accommodate turning areas for waste collection vehicles and other Medium Rigid Vehicles (MRV). MRV turning templates are provided in the Phil Weaver and Associates report.
Additional traffic resulting from the land division will exacerbate existing traffic issues at the intersection of Quondong Avenue and Lantana Drive.	The intersection of Quondong Avenue with Lantana Drive is under the care and control of Council. The potential increase in traffic as a result of the proposed land division is well within the capacity of this intersection, given that daily and peak hour traffic volumes will remain well within reasonable limits for local roadways.
Access to the development should be from Martins Road only, with no access from Quondong Avenue.	While the land owned by the applicant provides frontage to Martins Road, Council have indicated that they would not support vehicular access for the proposed land division directly to / from this collector roadway, indicating a preference to utilise the local road network. Given the existing nature of Clive Road and Gepps Avenue, each of which are approximately 30m long and terminate adjacent to the subject property boundary, it is not unreasonable to assume that these roadways were constructed with consideration to future development on the site.

No two-storey development should be allowed, to maintain safety, privacy and solar access to solar panels.	* <i>See staff comment below.</i>
No boundary development should be allowed adjacent established residential properties.	* <i>See staff comment below.</i>
Concern with noise and parking associated with construction workers and vehicles accessing the site. A temporary road/vehicle access should be provided for construction vehicles to access the site directly from Martins Road, to minimise the disruption to existing residents.	While construction noise and traffic could be inconvenient to surrounding land owners, it is temporary, typically unavoidable and rarely grounds for rejecting further development. For example, the existing subdivision on the no-through leg of Quondong Avenue was constructed in 1993. At this time, minor inconvenience may have been experienced by the surrounding residents on Quondong Avenue and Lantana Drive, the dwellings of which had been existing since 1976. Such continued development would be of a similar manner to existing and historical residential development infill in Metropolitan Adelaide.
The proposed roads should include turning areas or cul-de-sacs to enable vehicles to turn around.	The proposed roads can accommodate turning areas for all vehicles up to a Medium Rigid Vehicles (MRV) size.

* *Future development of the proposed allotments is the subject of a separate Development Application, which shall be assessed in accordance with the relevant policy applicable at that time. It is not appropriate to encumber this land with additional design requirements regarding building heights or boundary setbacks.*

9. REFERRALS – STATUTORY

The following report was received for the land division in accordance with Regulation 29 of the *Development Regulations 2008*.

Department	Summarised Comment
State Commission Assessment Panel (SCAP)	<p>SCAP support the land division subject to three (3) standard conditions, as set out below:</p> <ol style="list-style-type: none"> 1. <i>The following SA Water requirements shall be met:</i> <ol style="list-style-type: none"> a) <i>The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 2018/00188);</i> b) <i>The necessary easements shall be granted to the SA Water Corporation free of cost;</i> <p>NOTE: <i>An investigation will be carried out to determine if the water and/or sewer connection/s to the development will be</i></p>

	<p><i>costed as standard or non-standard.</i></p> <p>2. <i>Payment of \$129,770.00 into the Planning and Development Fund (19 allotment/s @ \$6830.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.</i></p> <p>3. <i>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 State Commission Assessment Panel for Land Division Certificate purposes.</i></p>
SA Water	SA Water Corporation do not object to the proposal, subject to standard conditions being met, which are included in the SCAP advice above.

10. REFERRALS – INTERNAL

Division	Summarised Comment
<i>Development Engineering</i>	<p>Council’s Principal Development Engineer has reviewed the proposal and provided the following comments:</p> <ul style="list-style-type: none"> • An overland flow path passes through the site. Allowance is required to maintain this flow path post development; • The existing underground stormwater system shall be extended to cater for 5-year ARI events, with the kerb and channel able to cater for 10-year ARI events; • Council will accept a stormwater contribution for downstream works in lieu of on-site detention; • Detailed design plans and specifications are to be provided prior to clearance, in relation to new roads, stormwater infrastructure, lighting, street tree planting, footpaths, etc. <p>The proposed land division is supported from an engineering perspective, subject to land division requirements.</p>
<i>Traffic</i>	<p>Council’s Traffic Engineer has reviewed the proposal and provided the following comments:</p> <ul style="list-style-type: none"> • Access from Martins Road is not supported. The

	<p>proposed roads should remain as local access roads;</p> <ul style="list-style-type: none"> • The intent is to continue Clive Road and Gepps Avenue through to the adjacent land parcel to the north in the future; • The proposed 14-metre wide road reserves will provide sufficient width to allow for on-street car parking; • Localised widening has been provided on Gepps Avenue adjacent to Lots 13, 14, 18 and 19, to enable a turn-around area for vehicles until such time that the land parcel to the north is developed; • The future road connection provided between proposed Lots 2 and 3 will enable vehicles to turn around in Clive Road until such time that the balance of the land is developed; • In order to accommodate garbage truck turning manoeuvres, no on-street car parking will be available in front of Lots 13, 14, 18 and 19.
Landscape Design	Council's Team Leader Landscape Design has reviewed the Plan of Division and has advised that due to the width of the road reserves, landscaping of the public roads will likely be limited to the planting of street trees.
Urban Policy	Council's Coordinator Urban Policy has reviewed the Plan of Division and advised that provision should be made for a pedestrian link to be established in the event that the adjacent land parcel to the north is developed, in order to provide a link to the Council reserve at Malta Drive.

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Areas	N/A	307m ² to 647m ²
Site Dimensions	N/A	Widths - 10.4m to 15.13m; Depths – 30.0m to 44.25m.
Site Gradient	Not stated	Relatively level
Easement	N/A	Nil

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 15 December 2016. Residential land division is clearly an appropriate form of development within the Residential Zone.

A detailed assessment of the application has taken place against the relevant provisions of the Salisbury Development Plan, as described below under headings.

An extract of the relevant Development Plan, consolidated 15 December 2016, is contained in **Attachment 4**. The relevant provisions are also highlighted in the Attachment.

Land Use

The Residential Zone includes a range of Objectives and Principles of Development Control (PDC's) that relate to providing housing choice and the development of underutilised land at densities higher than, but compatible with, adjacent development.

Relevant Residential Zone Objectives and PDC's include:

Objective 1: A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

Objective 2: Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

Objective 3: A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.

Objective 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.

PDC 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.

The proposed land division will create a residential area that is consistent with the above Objectives and PDC's, insofar as the proposed land division will create a range of allotment sizes with a slightly increased density when compared to nearby residential development.

Density of Development

The following extract from the Residential Zone Desired Character Statement provides some context regarding the envisaged density of development within the Residential Zone:

The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations...

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.

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. (my underlining)

The proposed development provides a slight increase in density, when compared to adjacent and nearby development, which is specifically envisaged by the Desired Character Statement for the Residential Zone.

The resulting density will complement other development within the locality and will contribute to a range of residential densities as prescribed within the Residential Zone Desired Character Statement.

Land Division

The proposed land division is considered to be an orderly expansion of an existing residential area.

Land Division Module Objective 1 states:

Objective 1: Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing underutilised infrastructure and facilities.

The proposed land division will provide an extension to Clive Road and Gepps Avenue, which was always intended when the adjacent area was divided. Ultimately, the area will continue to develop and eventually one or both of these roads will likely connect through to Flavio Avenue and/or Lantana Drive and can provide direct pedestrian connection to the Malta Drive reserve.

Land Division Module PDC's 4 and 5 state:

PDC 4: The design of a land division should incorporate:

- (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities*
- (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings*
- (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare*
- (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones*
- (e) suitable land set aside for useable local open space*
- (f) public utility services within road reserves and where necessary within dedicated easements*
- (g) the preservation of significant natural, cultural or landscape features including State and local heritage places*
- (h) protection for existing vegetation and drainage lines*
- (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development*
- (j) the preservation of significant trees.*

PDC 5: Land division should result in allotments of a size suitable for their intended use.

The proposed land division will result in a range of allotment sizes, which will encourage housing diversity. The proposed allotments are of suitable dimensions to accommodate a dwelling with appropriate setbacks, site coverage and private open space. As such, the proposed allotments are of a size that is suitable for the intended use, in accordance with Land Division Module PDC 5.

The proposed allotment pattern will complement adjacent development and will provide connectivity through the existing road network. Access to each allotment will be safe and convenient and there are no conflicting land uses within the locality that could compromise the residential amenity of the area.

There are no significant natural features on the land and there are no regulated or significant trees that would be affected by the proposed development. The proposed land division is therefore considered to be consistent with Land Division Module PDC 4.

Traffic and Car Parking

The impact of additional traffic and the provision of on-street car parking were listed as significant local issues by most of the representors. As such, the Applicant engaged Phil Weaver and Associates to provide traffic and car parking advice.

A summary of the Phil Weaver and Associates' advice is set out below.

The above assessment has identified, amongst other matters: -

- The existing traffic volumes on Quondong Avenue are estimated to be in the order of 300 vehicles per day, in the section of Quondong Avenue between the intersection of Lantana Drive and Gepps Avenue;
- The future residential development within the proposed land division would result in a maximum of approximately 500 vehicles per day on the same section of Quondong Avenue;
- Both the current and projected volumes of vehicle trips per day on Quondong Avenue are within the capacity of the road and consistent with amenity levels typically accommodated by local roadways;
- There would be no increase in existing traffic volumes on Quondong Avenue to the north-west of the intersection with Clive Road;
- While respondents have raised concerns in respect to the narrow width of Quondong Avenue, it is not anticipated that future residential development within the proposed land division would impact upon existing car parking demand on Quondong Avenue i.e. there should not be "spillover" car parking demand. This reflects Council's requirements to provide appropriate levels of car parking on the site of each residential dwelling and noting that there will also be an opportunity for on-street parking to occur within the road network of the proposed subdivision;

- The widths of the proposed roadways within the proposed land division will be greater than that currently provided on Quondong Avenue, Clive Road and Gepps Avenue;
- There will be an opportunity to turn waste collection vehicles on both Clive Road and Gepps Avenue without the need for these vehicles to reverse either to or from Quondong Avenue; and
- While several concerns associated with the current road network have been identified by the representors, the above assessment has identified that these aspects could be addressed by Council with low cost treatments suggested in this report. Significantly, these issues do not specifically relate to the proposed land division.

In summary, it is considered that the proposed land division will not have detrimental impacts in terms of traffic volumes, vehicle manoeuvring or anticipated parking demands within the existing road network.

Residential Zone PDC 14 states:

- 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. (my underlining)*

Council's Traffic Engineer has reviewed the proposal and has advised that direct access from Martins Road is not supported because it will interfere with the through movement of vehicles on this sub-arterial road. This position is reiterated by PDC 14 of the Residential Zone which clearly states that land division applications should not create additional vehicle access to Martins Road. Proposed allotment 354 will preserve an access to Martins Road which serves an existing dwelling on the site, however, it is noted that the verge is 5m wider in reference to the site frontage than the adjacent site at 344-352 Martins Road and this allotment can be served by an extension of Flavio Avenue in future.

The proposed development will utilise the existing local road network for access, in accordance with Residential Zone PDC 14.

Land Division Module PDC's 17, 18 and 19 state:

- 17 The layout of land divisions should result in roads designed and constructed to ensure:*
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points*

- (b) *there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians*
 - (c) *that existing dedicated cycling and walking routes are not compromised.*
- 18 *The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:*
- (a) *the size of proposed allotments and sites and opportunities for on-site parking*
 - (b) *the availability and frequency of public and community transport*
 - (c) *on-street parking demand likely to be generated by nearby uses.*
- 19 *The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.*

Council's Traffic Engineer has reviewed the Phil Weaver and Associates report and agrees that the proposed development will not have detrimental impacts in terms of traffic volumes, vehicle manoeuvring or anticipated parking demands within the existing road network.

The applicant has a provided plan showing indicative driveway locations in **Attachment 1**. The plan enables one to ascertain the expected level of on-street parking in Gepps Avenue and Clive Road. Taking into consideration the location for driveway crossovers in reference to the allotment frontages and accounting for the location of intersections and corner clearances and area necessary for garbage truck manoeuvring at the end of Gepps Avenue, a conservative estimate is that there will be available space for at least ten (10) on-street parking spaces. This break down is six (6) spaces in Clive Road and four (4) spaces in Gepps Avenue. This calculation assumes that all driveways are double width. It is also noted that once the land to the north is developed, additional on-street car parking will become available in Gepps Avenue, due to the need for on-street manoeuvring for a garbage truck being removed.

When considering that all allotments are capable of providing on-site car parking in accordance with Table Sal/2 – Off Street Vehicle Parking Requirements, the supplementary on-street car parking is considered to be adequate for the number and size of allotments, as per Land Division Module PDC 18. To ensure that on-street parking is maximised, it is further recommended that a final plan showing all driveway locations be provided to Council for approval, prior to construction.

All access is considered to be safe and convenient, in accordance with Transportation and Access module Principle of Development Control 23, which states:

- 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; and*
- (d) *is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

The proposed development will not result in unreasonable interference with the flow of traffic. The proposed land division will also accommodate the type and volume of traffic that is expected to be generated by the development.

Overall, the resulting volume of traffic, provision of car parking, access and manoeuvring associated with the proposed development is considered to be acceptable and consistent with the Development Plan.

Civil works and Stormwater

The site forms part of an overland flow path from the north-east to the south-west. However, with appropriate design, the land division will be able to accommodate overland flows in a 100-year ARI event. Conditions have been included to ensure that the final design accommodates a 100-year ARI event.

Council's Principal Development Engineer has reviewed the proposal and provided the following comments:

- The existing underground stormwater system shall be extended to cater for 5-year ARI events, with the kerb and channel able to cater for 10-year ARI events;
- Council will accept a stormwater contribution for downstream works in lieu of on-site detention. The Development Plan requires that stormwater run-off should not exceed the rate of discharge from the site as it existed in pre-development conditions (refer General Section, Natural Resources, PDC 8(b)). In this instance, the applicant has requested to make a payment to Council for these works to be undertaken off-site in the drainage network. This is a common practice that facilitates better outcomes on the site of the development and for the stormwater management network;
- Detailed design plans and specifications are to be provided prior to clearance, in relation to new roads, stormwater infrastructure, lighting, street tree planting, footpaths, etc.

The proposed land division is supported from an engineering perspective, subject to land division requirements.

The proposed land division, if constructed in accordance with the recommended engineering conditions, is consistent with the relevant stormwater provisions contained within the Development Plan.

General Section - Land Division Module PDC 1 states:

- 1 *When land is divided:*
 - (a) *stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner*
 - (b) *a sufficient water supply should be made available for each allotment*
 - (c) *provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health*
 - (d) *proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.*

The proposed land division is capable of draining stormwater in a safe and efficient manner from each of the proposed allotments in an environmentally sensitive manner. SA Water have advised that each of the allotments can be serviced by mains water and sewer. The proposed roads are to be graded to match the level of adjacent roads.

Site Contamination

Hazards Module PDC 22 states:

- 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.*

The applicant has engaged Environment Projects to prepare a preliminary site investigation. The Preliminary Site Investigation report has been prepared in accordance with the Planning Advisory Notice 20 and the EPAs Implementation of the National Environment Protection (Assessment of Site contamination) Measure 1999.

Historical evidence has suggested the site was used for agricultural use including market gardens and olive orchards, similar to historical land use in the region. The environmental consultant has considered potential contaminating activities on the site and has concluded that the risk of contamination is low in respect to importation of unknown fill materials, evidence of burning of waste and fuel storage.

In respect to agricultural activities, the consultant has advised that intensive application of agricultural chemicals presents a moderate potential risk for residential development. This opinion is based upon evidence of green houses and olive orchards at the site, as viewed from historic aerial photography. The consultant has acknowledged there is no evidence of pesticide or herbicide application at the site and that this activity was common within the locality.

Staff have sought clarification from the consultant on what the moderate risk level means and the implications for residential development at the site. The consultant has advised that in their experience, the application of agricultural chemicals presents a moderate risk. The consultant has further advised that the moderate risk does not preclude residential development. However, it has recommended limited soil sampling be undertaken and should be targeted at the former location of green houses and olive orchards on site to determine if residual chemicals from this activity are present.

In light of this recommendation, it is appropriate to address this matter prior to Development Approval as a Reserved Matter. The applicant will be required to undertake soil sampling within these areas and shall provide evidence that the land is suitable for residential development. This provides assurance that the site is suitable for residential development, as per Principle of Development Control 22.

A copy of the Preliminary Site Investigation report and clarification email from the consultant is contained in **Attachment 3**.

13. CONCLUSION

The Applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating twenty (20) allotments from one (1) existing allotment and the construction of public roads and stormwater contributions payment, at 354-358 Martins Road, Parafield Gardens.

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

- a) Land Division creating residential allotments within the Residential Zone is a clearly envisaged form of development;
- b) The proposed allotment areas and frontage widths will complement other development within the locality;
- c) Each allotment can be accessed in a safe and convenient manner;
- d) The land can be graded to ensure that stormwater can be appropriately disposed into the adjacent system;
- e) The proposed road reserves are of an appropriate width, to enable on-street car parking, access for garbage trucks and emergency vehicles, and appropriate turning areas;
- f) The existing overland flow path can be maintained for a 100-year ARI event.

Given the above, it is recommended that Development Plan Consent and Land Division Consent be granted, subject to conditions and land division requirements.

14. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered 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 and Land Division Consent is **GRANTED** to application number 361/747/2018/LD for a Torrens Title Land Division creating twenty (20) allotments from one (1) existing allotment and the construction of public roads and stormwater contributions payment at 354-358 Martins Road, in accordance with the plans and details submitted with the application and subject to the following Reserved Matter, Conditions and Land Division Requirements:

Reserved Matter

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

1. A limited soil sampling report shall be undertaken which shall be targeted in the former location of green houses and olive orchards on the land. The sampling report shall evidence that the land is suitable for the proposed use.

Note: The report should be prepared in accordance with Planning Advisory Note 20 and the EPAs Implementation of the National Environment Protection (Assessment of Site contamination) Measure 1999. If the site has been used for any activities listed in Appendix 1 of PAN 20 (or any other potentially contaminating activity) or the preliminary site assessment reveals that contamination is suspected or identified, then further site assessment and investigations will be required.

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 Received By Council	Prepared By
Ref: 18135 Revision G	Plan of Division	19 February 2019	Zaina Stacey Development Consultants

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

2. A Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be submitted to Council for Approval. The Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be prepared in accordance with the document entitled “*Handbook for Pollution Avoidance on Commercial and Residential Building Sites*”, prepared by the Environment Protection Authority. No works shall commence until prior written approval has been issued by Council’s Principal Development Engineer.

Reason: To preserve the amenity of the locality during construction work.

3. All recommendations contained under the Soil Erosion and Drainage Management Plan and Construction Environment Management Plan, Approved under Development Plan Consent Condition 2, shall be met at all times.

Reason: To ensure the Soil Erosion and Drainage Management Plan is implemented at all times.

4. The generation of airborne dust caused as a result of construction works shall be minimised at all times. Where generation of airborne dust is likely to cause nuisance beyond the site boundaries, dust control measures shall be implemented immediately.

Reason: To preserve the amenity of the locality during construction work.

5. 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.

6. The Defects Liability Period for the civil works will be 12 months from the date of issue of the Acceptance of Practical Completion and Asset Transfer.

Land Division Consent Requirements

1. A final plan showing all driveway locations be provided to Council for approval, prior to construction.
2. Detailed designs and specifications for all civil engineering works, including roads, culverts, footpaths, stormwater drainage, lighting, signage, line marking and pram ramps are to be submitted to Council for Approval by Council’s Principal Development Engineer. No works shall commence until written approval has been issued by the Principal Development Engineer.

3. All civil and construction works shall be carried out in accordance with all detailed designs and specifications approved by Council under Land Division Consent Condition 1.
4. Existing bores and wells previously used for irrigation and water supply are to be identified, abandoned, plugged and backfilled in accordance with the *Natural Resources Management Act 2004*, the Department of Environment, Water and Natural Resources (DEWNR) and relevant region NRM board to prevent contamination, degradation and wastage of groundwater.
5. A Proof Roll is to be undertaken at each stage of road construction (ie. Subgrade, prior to kerb and prior to sealing) with both Council and Superintendent Representatives in attendance, to ensure compliance with the approved plans and specifications. Council is to be given a minimum of 24 hours' notice of required attendance.
6. A geotechnical Inspection and Testing Plan (ITP) is to be forwarded to Council prior to construction. The fully completed ITP is to be provided to Council prior to Practical Completion. Field Density testing is to be undertaken on all pavement layers and common service backfill in accordance with AS 3798-2007 and AS 1289-2003.
7. CCTV footage of the underground drainage system is to be supplied prior to Practical Completion to confirm that works have been completed in accordance with the specification.
8. Public roads centrally located within the Clive Road and Gepps Avenue road reserves shall be constructed as follows:
 - a) In respect to Clive Road, as per the Approved Land Division Plan, prepared by Zaina Stacey, revision G dated 19th February 2019;
 - b) In respect to Gepps Avenue, have a 7.2m wide road carriage, flaring out to 12.0m as it relates to the widened portion of Gepps Avenue (ie. 18.20m section).

The road shall be sealed in hot mix to a standard Approved by Council under Land Division Consent Condition 1. Statutory line marking and signage shall be installed in accordance with the *Road Traffic Act 1961* and Australian Standard 1742 Manual of Uniform Traffic Control Devices, noting that car parking within the Clive Road turning bay and widened portion of Gepps Avenue shall be prohibited.

9. To ensure the minimum thickness of hot mix has been achieved during road pavement construction, Council require certification from a registered surveyor that the road formation levels have been checked prior to and after road surfacing (5 points every 50m). Council may at its discretion request core samples to verify asphalt thickness and compaction.

10. The terminating boundaries of Clive Road (bordering 344-352 Martins Road and proposed allotment 354) and Gepps Avenue (bordering 344-352 Martins Road) shall:
 - a) Be fenced with transparent style fencing (ie. post and rail or tubular) in a manner that precludes access into the neighbouring site at 344-352 Martins Road and proposed allotment 354 but preserves overland flow as per Land Division Requirement 10(b) and 11; and
 - b) Be fitted with the largest and longest D4-5 Hazard Board adjacent the fencing at the terminating ends of the road and shall face toward the road.
11. The stormwater system shall be designed and constructed as follows:
 - a) Underground piped stormwater system to cater for minor storm flows (ARI = 5 years); and
 - b) Overland flowpath designated to cater for the 100 year ARI major storm event.
12. All surface runoff in the 100 year ARI major storm event shall be safely conveyed through the new road network, providing an overland flow path within the road reserves to accommodate peak flow.
13. Allotment fill may be required to ensure that the floor levels of proposed residential development will be 300mm above top of kerb for the proposed road frontage and graded a minimum 0.5% towards the road. This may require that the general level of each residential allotment be raised in layers of 150mm of compacted fill. Any filling in excess of 300mm is to be constructed with Level 1 Supervision.
14. The excavation and filling of land must be undertaken in accordance with the specifications of Council. Those specifications shall comply with “AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*”. Geotechnical documentation shall be provided to Council, prior to Section 51 clearance, demonstrating that all filling complies with the requirements of AS 2870-1011: Residential Slabs and Footings.
15. Existing footings and verge areas shall be reinstated to Council specification after excavation trenching and underground services have been installed.
16. Electricity supply servicing the development shall be installed underground in accordance with SA Power Networks Technical Standards for underground residential distribution of electricity.

17. All Communication Carrier's services (including NBN Broadband) shall be installed underground.
18. Street and public area lighting shall comply in all respects with the Lighting Code AS1158. The style and type of lighting shall be Approved by Council, prior to the commencement of any works. All public lighting must incorporate the use of unmetred LED Luminaires that are certified to be compliant with TS 1158.6 and must be listed on the AEMO load table. The standard public lighting tariff shall be Energy Only and electrical designs shall comply with AS 3000. Lighting design is to comply with AS/NZS 1158.
19. A 1.5m wide footpath, associated pram ramps and landing shall be constructed in accordance with G6 Council Standard, adjacent the full length of Clive Road and Gepps Avenue (as an extension of the existing footpath). The final footpath location and materials shall be Approved by Council, prior to commencement of footpath construction.
20. A stormwater contribution is payable in lieu of onsite stormwater detention. The contribution is payable at the rate of \$32,500/hectare (\$53,012.00).
21. A Landscaping Plan shall be submitted to Council for Approval, prior to commencement of site works. The Landscaping Plan shall achieve the following:
 - a) Incorporate advanced growth street trees (at least 1.2m at planting) at a rate of at least 1 tree per allotment frontage (on both sides of all public roads), of a species agreed to by Council's Team Leader – Landscape Design;
 - b) Removal of all weed and pest species on the site and preparation of the topsoil within all road reserves, such that weed and pest species do not thrive.
22. All landscaping works identified on the Landscaping Plan, Approved by Council under Land Division Consent Condition 20, shall be completed in full or bonded.
23. Except where contained within the boundaries of proposed allotment 354, all buildings, structures, irrigation pipes, building materials, rubbish and deleterious materials shall be removed from the site.
24. All conditions must be met, including zero defects and full payment of any contributions prior to acceptance of Practical Completion and "handover" of infrastructure. Until the "Acceptance of Practical Completion and Asset Transfer" is issued by Council, all liability and maintenance of infrastructure remains responsibility of the Developer.
25. A bond for 10% of the agreed total value of the land division (ie. the development) or 100% of the agreed value of the outstanding works (whichever is greater) shall be provided to Council, prior to Section 51 Clearance, to be held in trust during the Defects Liability Period and returned upon satisfactory Final Completion of the Land Division.

26. Damage sustained to any new or existing infrastructure during the course of the works shall be rectified to Council satisfaction prior to the completion of development works.
27. As 'as constructed' survey, of all infrastructure including but not limited to stormwater pipes, kerbing, road pavement, line-marking, footpaths, signage and street tree plantings, shall be provided to Council in PDF and DWG format, prior to Practical Completion.

State Commission Assessment Panel Requirements

28. The following SA Water requirements shall be met:
 - a) The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 2018/00188);
 - b) The necessary easements shall be granted to the SA Water Corporation free of cost.

NOTE: SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non-standard.

29. Payment of \$129,770.00 into the Planning and Development Fund (19 allotment/s @ \$6830.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.
30. 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 State Commission Assessment Panel for Land Division Certificate purposes.

Advice Notes

1. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

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

CO-ORDINATION

Officer: GMCiD MDS
Date: 13.03.19 09.03.19

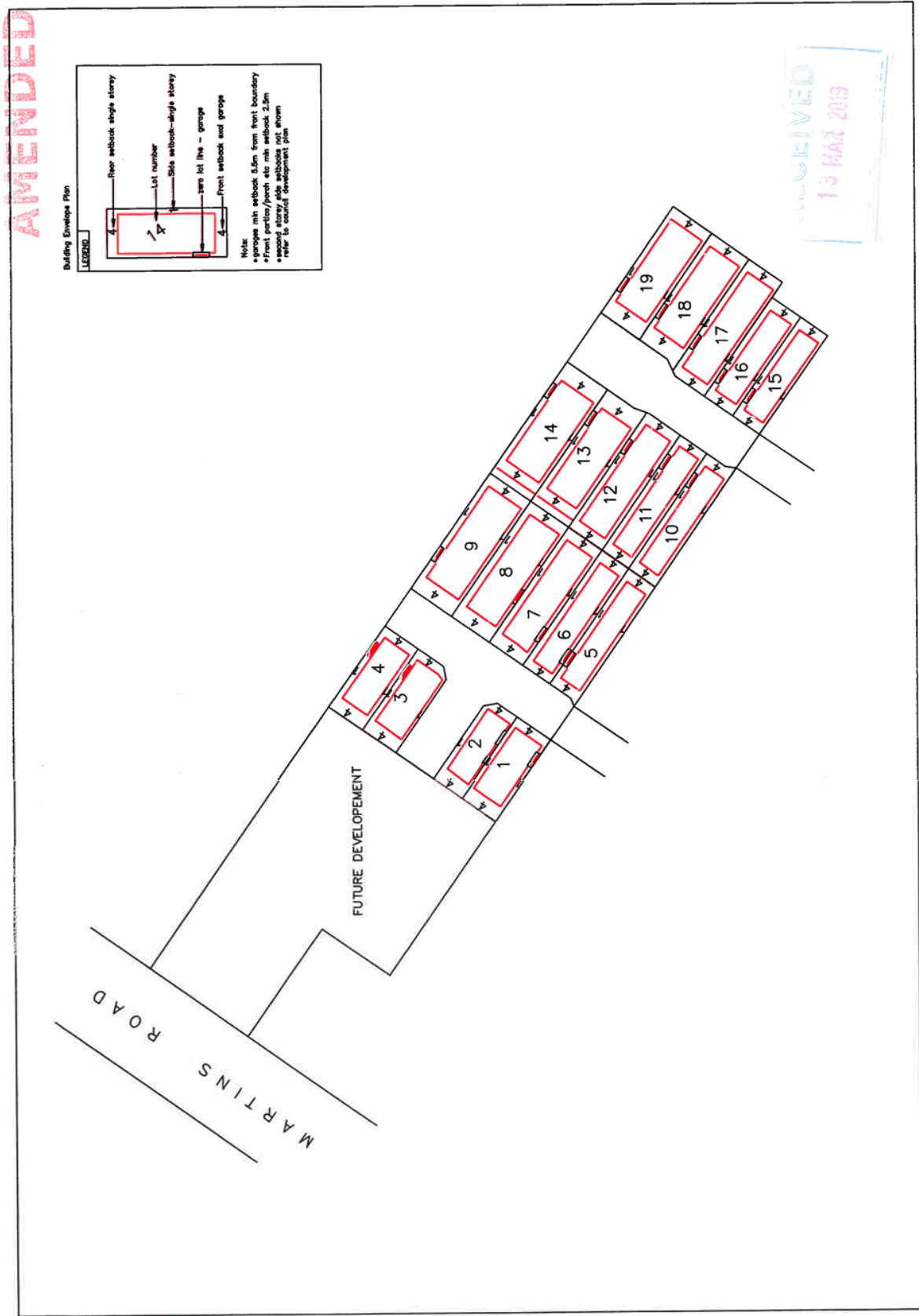
ATTACHMENTS

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

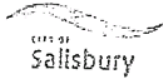
1. Plan of Division
2. Copy of Representations and Applicant's Response to Representations
3. Preliminary Site Investigation
4. Relevant Development Plan Extracts (Consolidated 15 December 2016)

Attachment 1

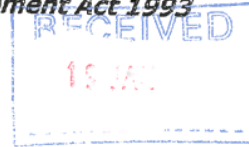
Plan of Division



Attachment 2
Copy of Representations and
Applicant's Response to
Representations



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Michael Naylor
ADDRESS: 53 Quondong Ave Parafield Gardens
PHONE NO: [REDACTED] EMAIL:

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

- The owner/occupier of the property located at: 53 Quondong Ave Parafield Garden
- 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.

My concerns are: Roads are too narrow, parking will be a problem if you want to park legally. Entrance to street is not designed for Heavy industrial trucks. The corner of Lantana + Quondong Ave needs to be re-arranged as is a hazardous corner →

PTO

361/747/2018/LD

Because already we are having huge problems with people with two cars passing at present time without an extra 40-50 cars going in or out of the street. Cars having to go on opposite side of road to miss parked cars. Everything is going to be a dead end street with only two ways to the new development through our street (Quandong)

Safety Hazard e.g.: fire trucks, congestion. One big concern which already have experienced as am a resident of a corner block on Clive st/Quandong Ave, is when neighbours parked on Clive blocking my entrance (driveway) which caused friction with neighbours having to move their vehicles (Council should have this complaint in their paper work (on their records) as it was not only blocking my entrance but also emergency vehicles to get access to the easiment.

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

Will cause alot of friction amongst other neighbour about parking (legally) or if their family/friends or guest visiting the new housing spills over to our house as they have no parkins.

No two storey developments along the existing properties for safety, privacy and the PTO residents solar panels. Entrance off of Martins Rd to the development.

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:

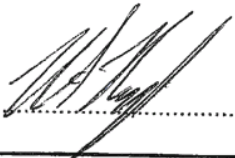
Contact details:

(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 22 January 2019, 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: 12/1/2019

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 22 January 2019.**



STATEMENT OF REPRESENTATION
 Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Georgina Bimens
 ADDRESS: 22 Hussey Tee, Pooraka, 5095
 PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- The owner/occupier of the property located at: 39 Quondong Ave - PFG.....
- Other (please state):

YOUR COMMENTS:

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

- Support the proposed development. with concerns addressed.
- 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.

Concerns are access + extra traffic congestion via Quondong Ave entrance. T-Junction on corner low visibility, already has issues. Parking already an issue with roads already too narrow.

PTO

* cont over page

Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations

* Main concerns with new homes being build near existing homes near fence line are 2 storey houses being able to see in our backyard & privacy concerns.
Frosted windows, no use as when opened not much privacy still.
Also concerns for tenants privacy.

361/747/2018/LD

I already have problems with parking for house quantity inspections with real estate agent. Concerns with emergency vehicles access impacted with extra heavy vehicles + trucks coming through.

As a previous resident + being shift worker the noise + extra vehicles coming through would make life difficult + unpleasant for sleeping. Also concerned if my children move back into the house, would impact safety with extra traffic on corner coming through constantly. Concerned with parked cars being hit or in the way for trucks + cause friction with neighbours regarding parking areas.

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

Entering access from Martins Rd to the development needs to be looked at.

Parking issues need to be addressed. No access from Quondong would resolve all issues. Adjoining blocks not to be higher than already established homes near fence line.

No 2 storey homes near existing fence line due to privacy issues.

Also no walls to be on boundary from original properties along fence line.

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, 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: 18/1/19

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 22 January 2019**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the Development Act 1993



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Luisa Antonciello

ADDRESS: 59 QUONDONG AVE

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

The owner/occupier of the property located at: 59 QUONDONG AVE

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.

- ① Access to new builds will impact on QUONDONG ROAD PARKING + access to our homes :- streets are narrow (if car parked either side)
- ② Lantana x Quondong T-junction low visibility on this corner - increase traffic into Quondong will increase accidents -

Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations

361/747/2018/LD

3. The tradies will be taking up alot of the road without alternate access the heavy machinery and heavy vehicles (Quonsong Ave can not support such an increase in traffic, parking, & heavy vehicles

4. There needs to be a road - to access off Martins or Lantana. Especially as there is no culdesac/court exit/turn back out

5. Seems to be high density within a small area and with narrow streets

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

(Empty lined area for response)

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:

Appearing personally,

OR

Represented by the following person:

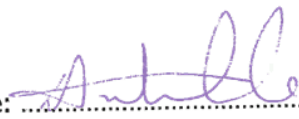
Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

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

Signature: 

Date: 9 / 1 / 19

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 22 January 2019**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): JUSTA BURNS
 ADDRESS: 41 QUONDONG AVE, PARAFIELD GARDENS
 PHONE NO: XXXXXXXXXX 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.

IF THE ONLY ACCESS IS THROUGH QUONDONG AVENUE, IT MEANS THE TRAFFIC THROUGH OUR STREET WILL INCREASE DRAMATICALLY. OF GREATER CONCERN IS ACCESS TO EMERGENCY

PTO

361/747/2018/LD

VEHICLES IN CASE OF FIRE ETC.
QUONDONG AVE IS NARROW ENOUGH NOW.
IF CARS ARE PARKED ON THE ROAD, FIRE
TRUCKS AND EVEN GARBAGE TRUCKS WILL
STRUGGLE TO DRIVE THROUGH TO CONDUCT
THEIR JOBS.

WITH AN EXTRA 20 HOUSES AND IF EACH
HOUSE HAS 2-3 CARS PER DWELLING,
UNLESS PARKING AREAS ARE ALLOWED,
THE EXTRA CONGESTION ON THE ROADS
WILL BECOME A PROBLEM.

PERSONALLY I WOULD PREFER THE
DEVELOPMENT NOT GO AHEAD

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

IF AN ACCESS ROAD WAS TO BE CONSTRUCTED
SO THAT WOULD ALLOW DEVELOPERS, BUILDERS
AND HOME OWNERS TO ACCESS THEIR
DWELLINGS WITHOUT NEEDING TO USE
QUONDONG AVENUE.

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, 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: 15/1/19.

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 22 January 2019**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): JEROME AND SHANTELL STEELE

ADDRESS: 50 QUONDONG AVENUE, PARAFIELD GARDENS SA 5107

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- The owner/occupier of the property located at: 50 QUONDONG AVENUE, PARAFIELD GARDENS SA 5107
- 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 SUPPORT THE GROWTH OF HOUSING DEVELOPMENT IN THIS AREA, HOWEVER WE HAVE SOME CONCERNS OVER WHETHER THE ROADS WILL SUPPORT THE HEAVY MACHINERY/VEHICLES REQUIRED FOR THIS DEVELOPMENT.

PTO

361/747/2018/LD

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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

HEAVY VEHICLE ACCESS BEING UNUSUALLY RESTRICTED TO ACCESS VIA MARTINS
ROAD TO PREVENT DAMAGE TO QUONDONS AVENUE. THIS MIGHT BE ACCOMPLISHED
BY A TEMPORARY ROAD/ACCESS ~~TO BE~~ TO BE CREATED FROM MARTINS
ROAD.

PTO

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

I/We:


- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, 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: 12 / 01 / 2019

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 22 January 2019**.



STATEMENT OF REPRESENTATION
 Pursuant to Section 38 of the *Development Act 1993*



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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Michael Pitt
 ADDRESS: 58 Quondong Ave Parafield Gardens
 PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- The owner/occupier of the property located at: "AS ABOVE"
- Other (please state):

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development. > if concerns are addressed.

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

Extra traffic coming in & out of our all ready tight narrow street. The top end of Quondong (T-junction point of Lantana drive + Quondong Ave is an accident waiting to happen as it is
 PTO a blind corner for traffic coming from the old Quondong Ave + if any cars parked

361/747/2018/LD

you need to go on opposite of the road & if on
 coming car is unaware you are there &
 isn't slowing down (very slow -) you could
 possible have a head on. Heaps of near misses
 already. Residents/guest if parked on road
 legally; other cars can't come through without
 asking to move. Extra housing doesn't look to
 be much of a road / parking for them so
 they will spill over to incoming rd / @quandong.
 NO drive through out except where they came
 in from. Maybe if did a cul-de-sac / court
 in then other end out may help. Smaller
 blocks already a deadend Street but to add
 19 more houses to it already 😞 Heavy machines
 where will they be coming in from our street. (tight
 squeeze) - or @ our dead end. - should be Martin's
 My concerns would be addressed by: (state changes/actions to the proposal sought) or lanterns
 Drive.

entrance to the development
 to be from Martins Rd.

PTO

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

I/We:

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

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

Appearing personally,

OR

Represented by the following person:

Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, 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: *Mate*

Date: *12/1/19.*

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 22 January 2019.**



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Maria Pit
ADDRESS: 58 Quandong Avenue Parafield Gardens
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- The owner/occupier of the property located at: 58 Quandong Ave Parafield Gardens
- Other (please state):

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

Main Concern:
need to address another exit for these roads off Martins or Lantana.

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

1) Access to Quandong Ave puts impact on our street as it is a dead end road, + access to these homes is only through our road (Quandong) in and out.

PTO
- Fire Safety eg: Fire truck, + access.

361/747/2018/LD

2) Extra traffic and possible more chance of an accident at the top end of Quondong - @ beginning of our street - already its a deadly corner/extra with increase traffic higher chance of more accidents.

3) Parking * As these homes have only one way in it looks as though not much area to park. Bad enough on our street. If two cars park legally and another car wishes to drive through they will be unable to - very tight. As they will have no parking spaces will make their guest/visitors come up towards our street.

4) Heavy machinery come to build these homes ^{access} should be off Martins Rd or Lantana - as we haven't the room for them to come up our street.
My concerns would be addressed by: (state changes/actions to the proposal sought)

5) Lantana + Quondong T-junction is very poor visibility when entering or exiting, higher chance of accidents. As our residents slow down when coming to this area + still while going slow - others who come to visit just plough through + cross over on to wrong side to miss on coming traffic - ^{more} Accidents.

6) Quondong is a narrow street as it is for current residents - and to put more homes in the 19 has in smaller area with impact - the street, parking, traffic, more accidents,

PTO 7) They really need another way out of the street - too congested.

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 22 January 2019, 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: MPA

Date: 11 / 1 / 19.

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 22 January 2019**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): Peter Jolly

ADDRESS: 43 Quondagon Ave Parafield Gardens

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

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

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

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

① Roads are not wide enough for traffic
.....
.....
.....

PTO

361/747/2018/LD

Dotted lines for handwritten input.

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

- ACCESS OFF MARTINS RD TO DEVELOPMENT.
- PARKING ISSUES ADDRESSED
- ROADS ABLE TO HANDLE THE TRAFFIC ESPECIALLY EMERGENCY VEHICLES.

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

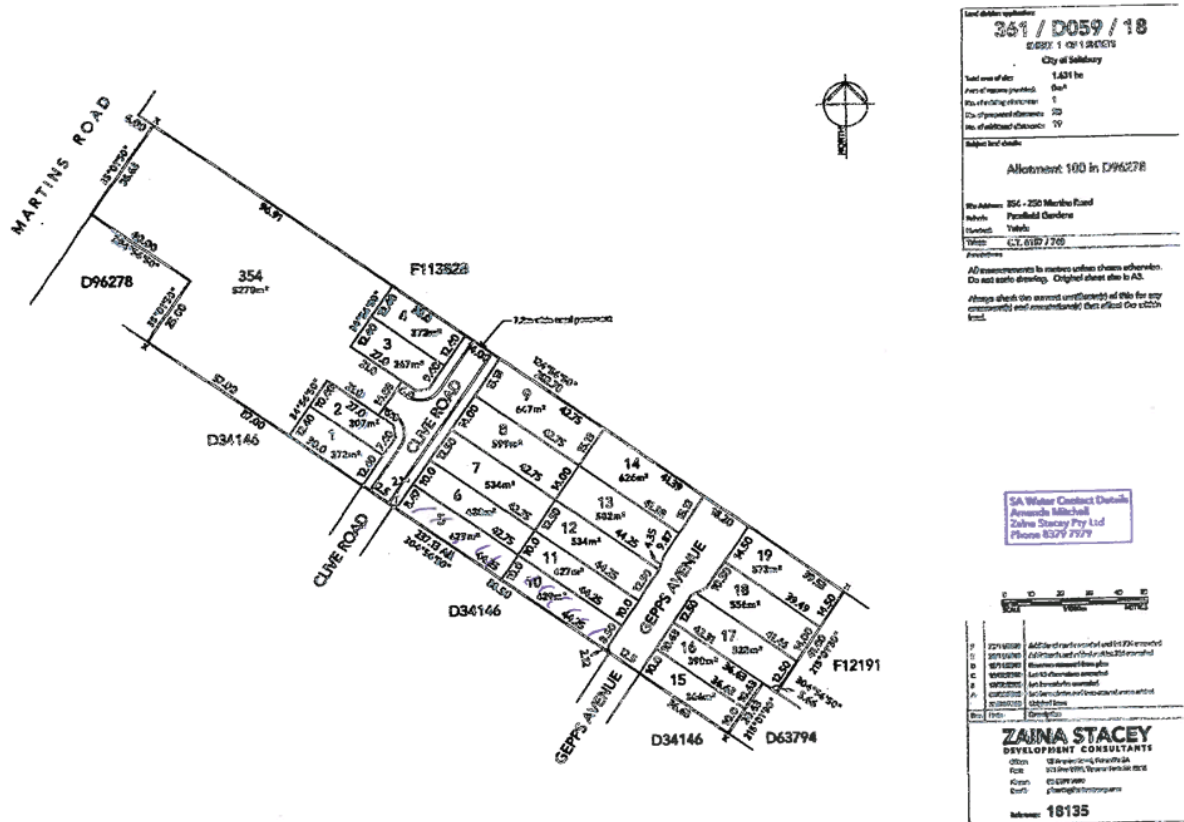
I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the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

Signature: 

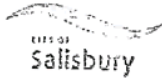
Date: 17 / 1 / 2019

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 22 January 2019.**



- ① Roads
 - ② Parking
 - ③ Fences stay up until construction finished
 - ④ all ~~travel~~ travel to come in of Martins Road
 - ⑤ The Bay The Blocks Behind us For Parks.
- can you please follow



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): KIM JOLLY

ADDRESS: 43 Quon Dong Ave

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

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

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

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

.....

.....

.....

.....

PTO

Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations

361/747/2018/LD

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

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

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

PTO

Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations

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 22 January 2019, 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: / /

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 22 January 2019**.



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): PICHAI THAKI
 ADDRESS: 91 QUANDONG AVE PARAFIELD GARDENS SA 5107
 PHONE NO: XXXXXXXXXX EMAIL: ✓

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

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

YOUR COMMENTS:

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

- Support the proposed development.
- Oppose the proposed development.

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

① THE IMPACT OF ACCESS TRAFFIC - QUANDONG AVE, BEING A "DEAD END" STREET. RESIDENTIAL PARKING IS CONFINED AS IS, WHEN CARS PARK OPPOSITE EACH OTHER. UNLESS ACCESS FROM MARTINS ROAD IS USED DURING BOTH, CONSTRUCTION AND GATEWAY PTO WHEN THE KESTER IS FINISHED, THE STREET WILL DEVELOPE VIRTUALLY INTO A DEAD END THROUGH: EG ①

361/747/2018/LD

① HEAVY MACHINERY & TRUCKS WITH CONSTANTLY INTERFERE WITH LOCAL TRAFFIC, MOST RESIDENTS OWN 4-WHEEL DRIVES & VANS

② "TENTH EXTRA HOTELS" AN AVERAGE OF 2 CARS, = 40 EXTRA VEHICLES USING QUONDONG AVE, THE ONLY ACCESS IS EITHER SANTANA OR OLIVANDER ROADS, ALSO IMPACTING ON THE RESIDENTS OF THESE TWO STREETS. THE ONLY WAY TO GROUND THE CONGESTION IS ENTRY & EXIT FROM MARTINS ROAD BOTH DURING AND THE COMPLETION OF CONSTRUCTION.

A1 "BACK SIZES" BRING OF NARROW PROPORTIONS: TWO STOREY IS INEVITABLE, UNLESS THERE IS CONSULTATION WITH THE RESIDENTS / HOTEL OWNERS THE LACK OF INFORMATION FROM THE BUILDING AREA TO THESE RESIDENTS IN REGARDS TO STAIR AND HEIGHT SHOULD BE DISCUSSION, THE COUNCIL SHOULD ALSO BE MORE TRANSPARENT TOWARDS ITS RESIDENTS IN THE WAY THAT THE CONSTRUCTION WITH IMPACT ON HOTEL OWNERS:

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

"ROOFS" - THAT, ADJOIN EXISTING HOTELS MUST NOT BE HIGHER THAN THE ORIGINAL ESTABLISHED HOUSING GABLES.

"NO WALLS" OF THE BUILDING AREA TO BE ON THE BOUNDARY OF THE ORIGINAL PROPERTY, A PATH SHOULD BE APPROPRIATE TO JOIN ONTO THE FRONT GARDEN.

"WINDOWS" THAT OVERLOOK INTO EXISTING NEIGHBOURS PROPERTY

"FROSTED WINDOWS" = DOES NOT EQUATE TO PRIVACY.

"COUNCIL" - CATEGORY 2 DEVELOPMENT ACT
 * RESIDENTS HAVE NO RIGHT OF APPEAL AGAINST THE COUNCIL'S DECISION!

"QUESTION"
 PTO

WILL THIS IMPACT OUR RATES, FEES, & CHARGES?

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 22 January 2019, to ensure that it is a valid representation and taken into account.

Representor's Declaration:

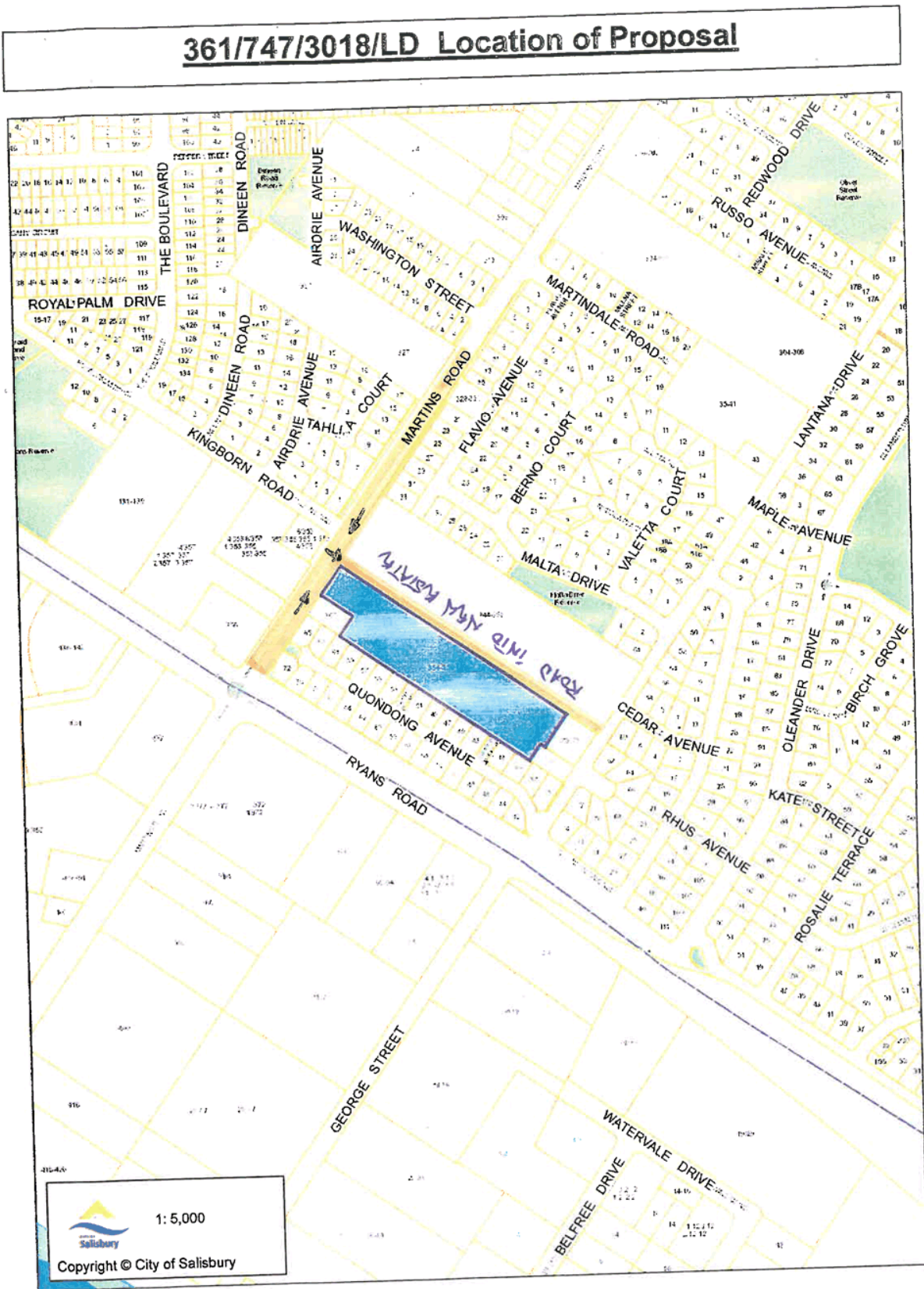
I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the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

Signature: 

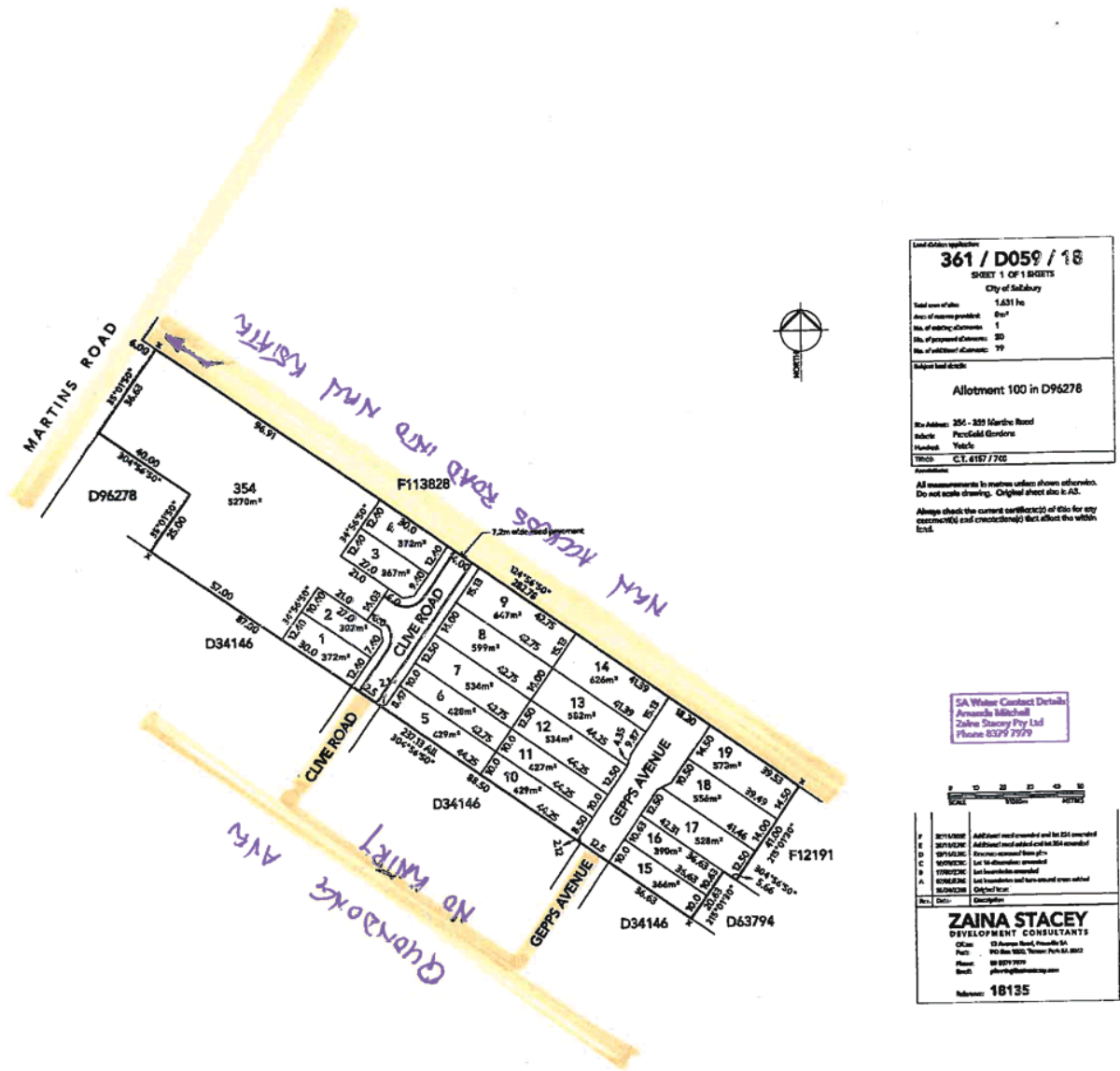
Date: 11 / 1 / 19

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 22 January 2019**.



NO ACCESS FROM QUONDONG AVE
CROSS & SIDE ROADS TO STAY CLOSED

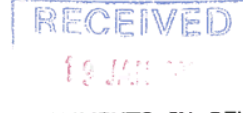


Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations



STATEMENT OF REPRESENTATION
Pursuant to Section 38 of the *Development Act 1993*

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.

Application No:	361/747/2018/LD
Applicant:	Parafield Developments Pty Ltd
Location:	354-358 Martins Road , Parafield Gardens SA 5107
Nature of Development:	Land Division (Torrens Title) (Creation Of Twenty (20) Allotments From One (1) Existing Allotment And Construction Of Public Roads)

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

NAME(S): SOEUN CHHORN

ADDRESS: 27 QUONDONG AVE PARAFIELD GARDENS SA 5107

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. with concerns

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.

.....
.....
.....
.....

PTO

Item 5.1.3 - Attachment 2 - Copy of Representations and Applicant's Response to Representations

361/747/2018/LD

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

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

My concern is the road going to the new property will cause too much traffic in and out. I would prefer to have a road from Martins Rd to Lantana Dr.

PTO

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

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
 - Appearing personally,
 - OR**
 - Represented by the following person:
 - Contact details:

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

Your written representation must be received by Council no later than 11.59pm on Tuesday 22 January 2019, 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: Souvik Ghosh

Date: 12 / 01 / 19

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 22 January 2019**.



Consultant Traffic Engineers
ABN 67 053 665 680
204 Young Street
Unley SA 5061
P: 08 8271 5399
F: 08 8271 5666
E: mail@philweaver.com.au

File: 19-016

11 February 2019

Mr Johnny Imbrogno
Managing Director
Rescom Building Investments
[REDACTED]
johnny@rescombuilding.net.au

Dear Johnny,

PROPOSED LAND DIVISION – 354 MARTINS ROAD, PARAFIELD GARDENS – RESPONSE TO REPRESENTATIONS

I refer to the written representations received by Council (The City of Salisbury) relating to the above proposed land division.

I note that a total of 10 valid representations were received by Council in which matters relating to traffic, parking and / or vehicular access arrangements were raised.

I am also aware that an additional 5 representations were received but were deemed invalid by Council. I have therefore summarised the relevant aspects of the valid representations below and have provided a response to the various issues identified within these representations in this letter.

In undertaking the following assessment, we have also:-

- Inspected the subject site and adjoining road network;
- Obtained details of the existing and forecast traffic volumes on the adjoining road network;
- Undertaken an assessment of the potential traffic generation associated with future development of the land to accommodate residential dwellings; and
- Discussed the various design aspects of the proposed land division with relevant Council staff (Ms Karyn Brown) of the City of Salisbury.

1.0 Subject Site and Adjacent Locality

The subject land is essentially rectangular in shape with a length of approximately 185.9m and a width of approximately 61.6m.

The proposed residential subdivision comprises land located on the south-eastern side of Martins Road, to the east of the intersection of this road with Ryans Road, Parafield Gardens. The land is located to the immediate north-east of an existing residential subdivision accessed by Quondong Avenue, which in turn forms an intersection (T-junction) with Lantana Drive, Parafield Gardens, to the south of the subject land. The subject land and adjoining locality is identified in *Figure 1* below.



Figure 1: Subject land and adjoining locality

This existing residential subdivision to the south-west of the subject land incorporates 32 residential dwellings on Quondong Avenue, north-west of the intersection with Lantana Drive.

No traffic counts were available from Council on Quondong Avenue to the north-west of the intersection with Lantana Drive. A traffic count from 2014 on Lantana Drive, adjacent No. 62 Lantana Drive, identified an AADT volume of 150 vehicles on this portion of Lantana Drive.

The section of Quondong Avenue extends for a distance of 300m to the north-west from the intersection with Lantana Drive and forms a cul-de-sac at the north-western end of this roadway. This cul-de-sac provides a Y-shaped vehicle turning area.

The above section of Quondong Avenue also provides access to short sections of roadway located between the proposed land division and Quondong Avenue, identified as Clive Road and Gepps Avenue.

The existing roadways of Clive Road and Gepps Avenue, together with the subject section of Quondong Avenue, are each approximately 6.1m in width (kerb-to-kerb).

Parking is unrestricted on both sides of Quondong Avenue, northwest of the intersection with Lantana Drive, and also on both sides of Gepps Avenue and the south-eastern side of Clive Road. However, parking is prohibited on the north-western side of Clive Road.

An inspection of the subject land and the adjoining locality was undertaken at approximately 2:00pm on Thursday 31st January 2019 and this indicated that weekday daytime on-street parking demand on these roadways is low.

There has been only one recorded crash in the adjacent locality of the subject site in the five-year period from 2013 to 2017 (inclusive). This crash related to a vehicle hitting a fixed object adjacent to the driveway associated with No. 35 Quondong Avenue.

2.0 Proposed Land Division

The proposed land division is identified on plans prepared by Zaina Stacey Development Consultants (Drawing No. 361/D059/18).

The proposed land division will provide a total of 19 individual residential allotments, 9 of which would be accessed via Clive Road and 10 of which would be accessed via Gepps Avenue. These allotments will have areas ranging from 307m² to 647m². The proposed land division will also result in the creation of one larger allotment (Lot 354) of approximately 5270m².

A further concept plan (reference 18135) has also been provided which identifies that there would be an opportunity to subdivide Lot 354 to provide a total of 25 allotments with a new (unnamed) section of roadway to service lots 20 to 24 inclusive. The remaining allotment will apparently be accessed directly off Martins Road.

The plans identify that:-

- The proposed subdivision will have road reserve widths varying from 12.5m to 14m on Clive Road and from 12.5m to 18.2m on Gepps Avenue with the new road having a boundary to boundary width of 14m;
- Each of the new (or extended) roads will be a minimum of 7.2m wide kerb-to-kerb; and
- Turnaround areas for use by service vehicles will be provided in the form of a T-formation arrangement on Clive Road and a wider road width of 12m on Gepps Avenue.

3.0 Design Aspects

Council staff have requested that vehicular traffic to / from the proposed development site be predominantly provided by Clive Road and Gepps Avenue, via Quandong Avenue, specifically requesting that no vehicular access is provided via Martins Road.

Council staff have also indicated that waste collection vehicles must be able to turn around within the extensions of Clive Road and Gepps Avenue. Turning path diagrams have therefore been completed identifying the ability for a waste collection vehicle to turn around within Clive Road (Figure 2) and Gepps Avenue (Figure 3). An industry standard 8.8m long Medium Rigid Vehicle (MRV) has been used.

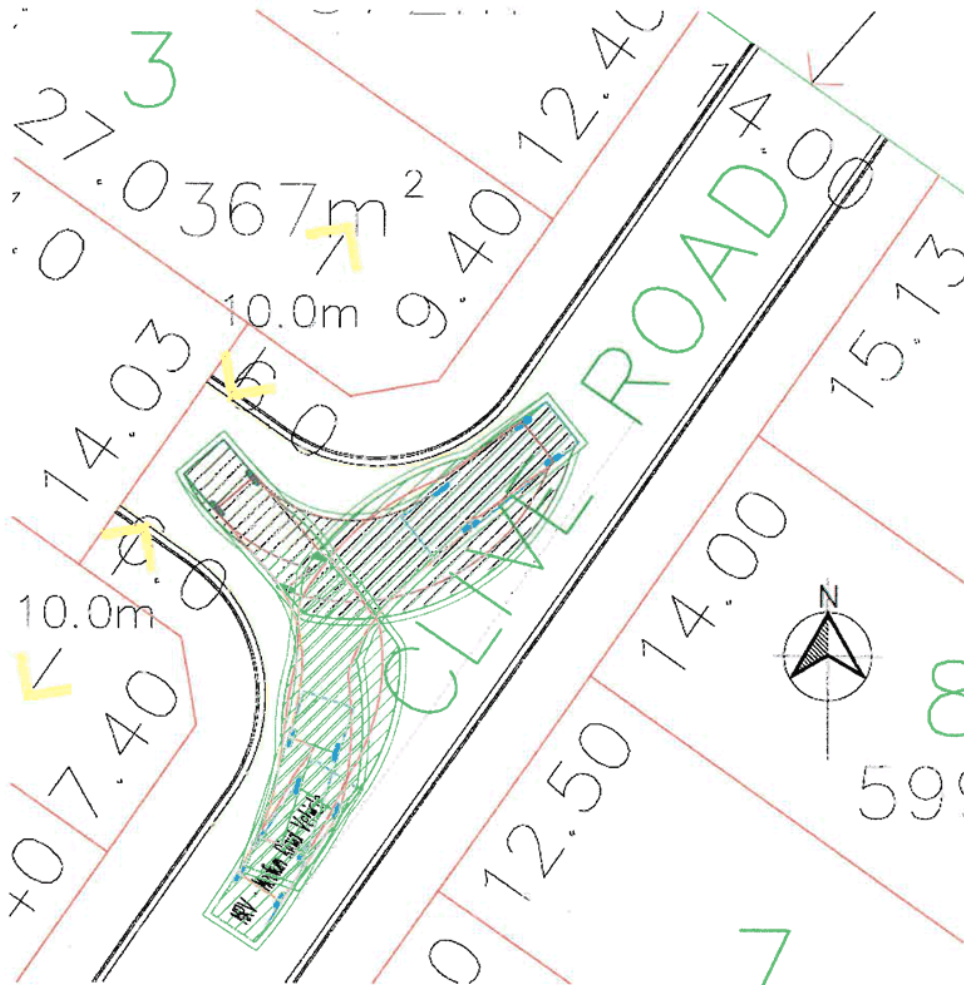


Figure 2: MRV turnaround on the proposed section of Clive Road

Figure 2 (above) identifies that an MRV could reverse into the proposed Clive Road T-formation, even if vehicles were parked on the south-eastern side of this roadway opposite this location.

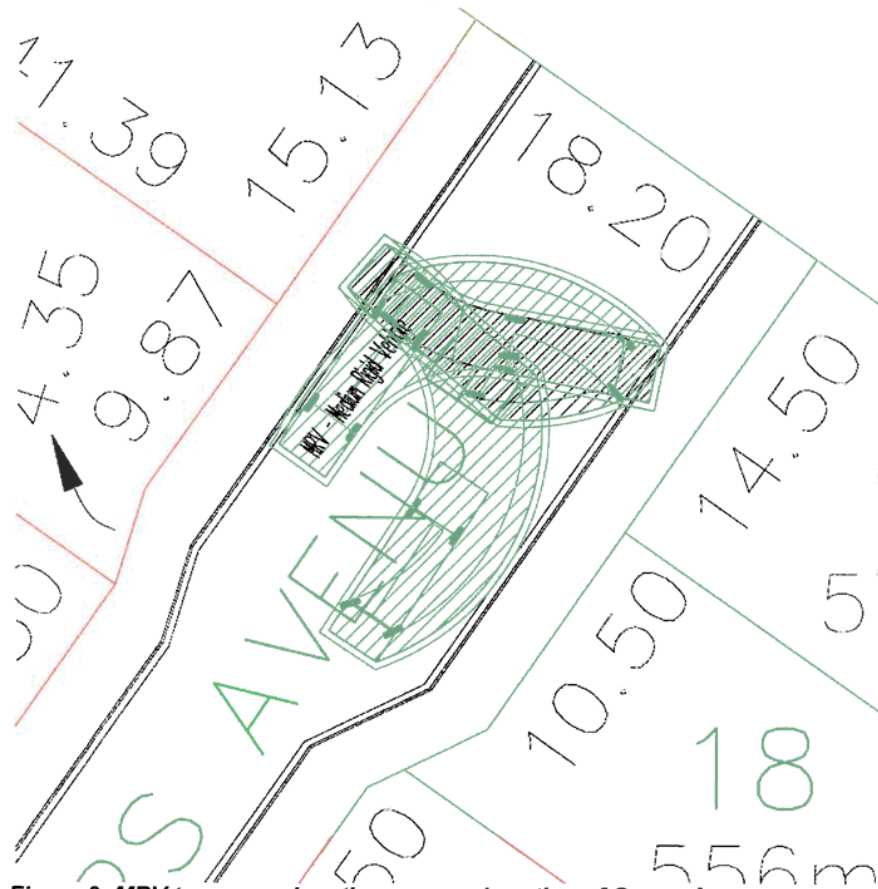


Figure 3: MRV turnaround on the proposed section of Gepps Avenue

Figure 3 (above) identifies that an MRV could complete a three-point turn within the proposed 12m wide roadway, assuming that the vehicles could overhang the verge, notwithstanding that the exact location of street furniture and driveway crossovers is not currently known. However, Figure 3 identifies that such a movement is theoretically feasible.

4.0 Existing Concerns

I note that there are existing areas of concern surrounding the adjoining road network for the residents of the no-through section of Quondong Avenue. However, these concerns are not directly related to the proposed land division, as they include:-

- Comment on the existing narrow road width of Quondong Avenue which is considered to be compounded by on-street parking;
- Safety associated with the subject intersection of Quondong Avenue with Lantana Drive; and

- The narrow 'chicane' on Quondong Avenue to the immediate north-west of the intersection with Lantana Drive.

While I emphasise that existing road safety issues do not specifically relate to the proposed land division, the above concerns have been considered below:

The Quondong Avenue / Lantana Drive intersection is a T-junction and is governed by the relevant T-intersection road rules, i.e. vehicles turning onto Quondong Avenue from Lantana Drive must give way to existing traffic on Quondong Avenue. There is a single 'bi-direction hazard marker' sign on the south-western side of Quondong Avenue facing vehicles approaching this intersection from Lantana Drive. There is currently no linemarking in the vicinity of this intersection.

A review on-site identified restricted sight distances for vehicles turning from Lantana Drive onto Quondong Avenue, particularly to the south-east. This is notwithstanding that there were no vehicles parked on-street in the vicinity of the subject intersection during the site visit, which would further restrict sight distance. Adequate Safe Intersection Sight Distance (SISD) would be unlikely to be overcome without alterations to the roadways and potentially adjoining property fences, and would be subject to a more detailed review. However, linemarking as shown in the concept design in Figure 4 (below) would better delineate traffic movements through the intersection, restrict on-street parking in critical areas to ensure the sight lines are maximised in both directions, and provide a more formalised environment for drivers entering the intersection.

The suggested concept linemarking shown in 'Figure 4' would also prohibit parking on the western side of the Quondong Avenue 'chicane'. Whilst not specifically related to the subject development, the perceived issue of congestion on Quondong Road associated with cars parked on both sides of this roadway warrants ongoing monitoring by Council.



Figure 4: Concept Quondong Avenue and Lantana Drive intersection linemarking

5.0 Summary of Representations

We have summarised the various issues raised by the representors in relation to traffic, access and or parking concerns as follows:-

1. Increased on-street parking on Clive Road, Gepps Avenue and Quondong Avenue (spill-over);
2. Illegal on-street parking practices including impacts such as driveway inaccessibility;
3. Increased traffic volumes on Quondong Avenue, including inability to pass parked cars and inappropriateness of these no-through roads for increased traffic;
4. Restrictions and delays to emergency vehicles;
5. Quondong Road and existing intersections with Gepps Avenue and Clive Road inappropriate to accommodate construction vehicles;
6. Preference for alternative entrances to the proposed development from either Martins Road or Lantana Drive, either during construction only or permanently; and
7. Existing problematic intersection of Quondong Avenue with Lantana Drive.

6.0 Response to Representations

In response to the above matters identified by the relevant representors, I consider that:-

1. The subject site is located in a 'Residential Zone' as identified on *Zone Map Sal/39* of the Salisbury Council Development Plan. *Table Sal/2 - Off-Street Vehicle Parking Requirements* within Councils Development Plan identifies that for dwelling houses, a minimum of 2 off-street car parking spaces would be provided per dwelling. The design of each residential dwelling which would be subject to a separate Development Application. Hence, Council would be able to ensure the adequate on-site car parking is provided for each dwelling. There would therefore typically be sufficient capacity off-street to accommodate resident parking, with future on-street demand on Clive Road and Gepps Avenue similar to the existing on-street parking demand in the locality, for example on Quondong Avenue. Furthermore, the kerb to kerb width of the extensions to both Clive Road and Gepps Avenue and the proposed new road accessing Lots 20 to 24 would permit cars to be parked on both sides of this road, without compromising the ability for drivers to pass parked cars.

Given the requirement to provide on-site parking for at least 2 cars on each allotment and the opportunity for visitors to park on-street in front of these dwellings, there should be no need for parking associated with these potential future dwellings to extend onto Quondong Avenue.

Although it is noted that residential on-street parking demand typically peaks in evening weekday periods and on weekends, a review of historical Google *Street View* and satellite imagery indicates that daytime on-street parking demand on Quondong Avenue is very low, with typically at most three vehicles parked on Quondong Street north-west of the intersection with Lantana Drive. A site visit at 2:00pm on 31st January 2019 identified a maximum of two vehicles parked on Quondong Avenue.

Discussions were held with residents on-site who indicated that parking demand is notably higher on weekends and evening periods, particularly Friday nights. Although not specifically relevant to the proposed land division, a 'No Stopping Anytime' (yellow line) restriction could be applied by Council to one side of Quondong Avenue to help alleviate existing on-street parking issues perceived by residents.

Based on experience with similar developments and existing on-street parking patterns in the locality, on-street parking capacity on the new and existing sections of Clive Road and Gepps Avenue will typically accommodate on-street parking associated with the proposed new allotments. These new sections of Clive Road and Gepps Avenue will also be wider than the existing sections of these roadways (7.2m in width compared to 6.1m), and therefore more conducive to on-street parking than the existing roadways.

2. The kerb-to-kerb road width of Quondong Avenue is approximately 6.1m. As such, there is not sufficient width to legally park two vehicles opposite one another on this roadway, as a minimum 3.0m clear width is required between parked vehicles.

Similarly, vehicles parked over driveways is also a compliance issue and does not relate to the subject land division.

Anticipation of illegal parking practices as a result of the proposed land division is therefore considered to be unfounded and not considered a valid basis to reject future development.

3. The '*Guide to Traffic Generating Developments*' report produced by the (former) Roads and Traffic Authority (RTA) of NSW identifies the following relevant trip generation rates:

Form of Development	Daily vehicle trips	Evening weekday peak hour vehicle trips
Dwelling houses (x19)	9.0 per dwelling	0.85 per dwelling

There are currently 32 dwellings located on Quondong Avenue to the north-west of the intersection with Lantana Drive. On the above basis, it is estimated this would equate to 288 vehicles movements on a weekday and 27 evening weekday peak hour vehicle movements entering / exiting Quondong Avenue at this intersection.

Based on the same RTA rates, potential to construct 24 proposed dwellings would result in an additional 216 daily vehicle trips, including 20 additional evening weekday peak hour vehicle trips on Quondong Avenue between Gepps Avenue and Lantana Drive. Lower traffic volumes would occur on weekends. Hence, there would be a maximum of approximately 504 vehicles per day on Quondong Road between the intersections of this roadway with Gepps Avenue and Lantana Drive.

On the above basis, the total weekday volume on this section of Quondong Avenue would remain within the amenity levels of between 1000 vpd and 1500 vpd typically accommodated by local roadways.

Both the above forecast increase in traffic and the anticipated total daily and peak hour trips would only be experienced on Quondong Avenue between the intersection of Gepps Avenue and the intersection with Lantana Drive.

On Quondong Avenue between Gepps Avenue and Clive Road, additional traffic would relate to only 14 of the potential future dwellings (126 weekday vehicle trips and 12 peak hour vehicle trips).

There would be no increase in existing traffic volumes on Quondong Avenue to the north-west of the intersection with Clive Road.

The estimated changes to the existing traffic volumes on the subject sections of Quondong Avenue are identified in *Figure 5* below.

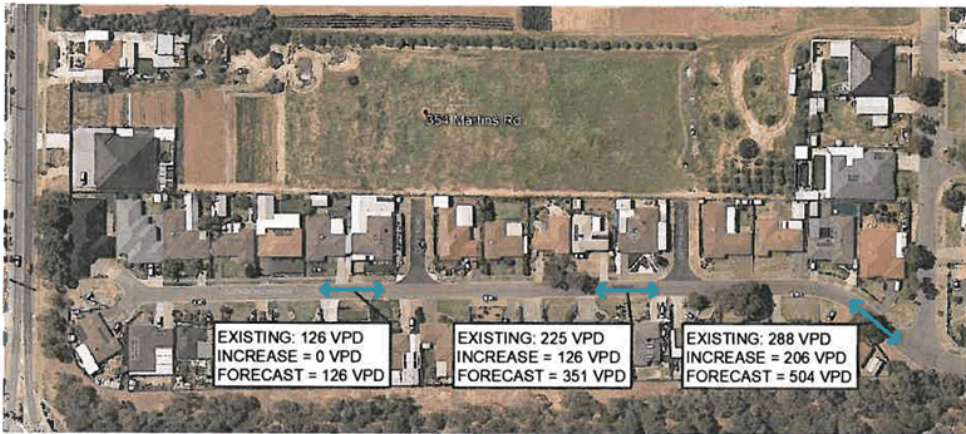


Figure 5: Existing and forecast traffic volumes on Quondong Avenue

The proposed land division would theoretically result in 20 additional vehicle trips in peak hour periods resulting in an estimated total of 47 vph on the north-western leg of Quondong Avenue at the Lantana Road intersection. These evening peak hour traffic volumes would relate to less than one peak hour vehicle movement per minute on Quondong Avenue between Gepps Avenue and Lantana Drive. Such peak hour movements are predominantly tidal in nature, i.e. approximately 80% exit movements in the am peak hour and 70% entry movements in the pm peak hour.

4. The forecast traffic and on-street parking volumes would be unlikely to result in delays or restrictions to emergency vehicles, provided drivers obey the Australian Road Rules for emergency vehicle access and also legal parking practices. Again, the assumption that illegal practices will occur is unfounded and not grounds to reject future development.

Whilst not specifically relevant to the proposed land division, the provision of 'No Stopping Anytime' restriction on one side of these existing 6.1m roadways may alleviate residents' concerns regarding emergency vehicle accessibility.

5. The intersections of Quondong Avenue with Clive Road and Gepps Avenue are existing intersections under the care and control of Council. Presumably the design was approved on the basis of the ability to accommodate the relevant design vehicles for such roadways. Again, this aspect is not specifically relevant to the proposed land division.

One of the concerns relevant to the proposed land division relates to the ability for waste collection vehicles to be able to turn around within these new sections of roadways. Such movements would be readily accommodated as identified in *Figure 2* and *Figure 3 (above)*.

6. While the land owned by the applicant provides frontage to Martins Road, Council have indicated that they would not support vehicular access for the proposed land division directly to / from this collector roadway, indicating a preference to utilise the local road network.

Given the existing nature of Clive Road and Gepps Avenue, each of which are approximately 30m long and terminate adjacent to the subject property boundary, it is not unreasonable to assume that these roadways were constructed with consideration to future development on the subject land.

While construction noise and traffic could be inconvenient to surrounding land owners, it is temporary, typically unavoidable and rarely grounds for rejecting further development. For example, the existing subdivision on the no-through leg of Quondong Avenue was constructed in 1993. At this time, minor inconvenience may have been experienced by the surrounding residents on Quondong Avenue and Lantana Drive, the dwellings of which had been existing since 1976. Such continued development would be of a similar manner to existing and historical residential development infill in Metropolitan Adelaide.

7. The intersection of Quondong Avenue with Lantana Drive is under the care and control of Council. The potential increase in traffic as a result of the proposed land division is well within the capacity of this intersection, given that daily and peak hour traffic volumes will remain well within reasonable limits for local roadways.

A concept design for linemarking in the immediate locality of this intersection was prepared in Section 4.0 (*Figure 4*) of this report. This concept design would improve delineation of traffic movements through the intersection, restrict on-street parking in critical areas to ensure the sight lines are maximised in both directions, and provide a more formalised environment for drivers entering the intersection.

7.0 Summary

The above assessment relates to a proposed land division which would potentially accommodate a total of 25 residential allotments.

As requested we have undertaken an assessment of the possible traffic impacts on the adjoining road network in the event that:-

- An individual residential dwelling will be constructed on those allotments to be accessed via the local road network, and the vehicular access to 24 the 25 allotments will occur via Quondong Avenue; and
- That only one allotment (number 25) which it would appear will be accessed directly to and from Martin's Road.

The above assessment has identified, amongst other matters:-

- That the existing traffic volumes on Quondong Avenue are estimated to be in the order of 300 vehicles per day, in the section of this road between the intersection of Lantana Drive and Gepps Avenue;
- The future residential development within the proposed land division would result in a maximum of approximately 500 vehicles per day on the same section of Quondong Avenue;
- Both the current and potential volumes of traffic on Quondong Avenue between Clive Road and Gepps Avenue are respectively lower, as identified above;
- There should be no increase in the volumes of daily or peak hour traffic movements on the north-western section of Quondong Avenue between Clive Road and the existing cul-de-sac at the end of this roadway;
- While respondents have raised concerns in respect to the narrow width of Quondong Avenue, it is not anticipated that future residential development within the proposed land division would impact upon the existing car parking demand on Quondong Avenue i.e. there should not be "spillover" car parking demand. This reflects Council's requirements to provide appropriate levels of car parking on the site of each residential dwelling and noting that there will also be an opportunity for on-street parking to occur within the road network of the proposed subdivision;
- The widths of the proposed roadways within the subject land division will be greater than that currently provided on Quondong Avenue, Clive Road and Gepps Avenue;
- There will be an opportunity to turn waste collection vehicles on both Clive Road and Gepps Avenue without the need for these vehicles to be reversed either to or from Quondong Avenue; and
- While several concerns associated with the current road network have been identified by the representors, the above assessment has identified that these aspects could be addressed by Council with low cost treatments suggested in the above report. Significantly, these issues do not specifically relate to the proposed land division.

In summary, it is considered that the proposed land division will not have detrimental impacts in terms of traffic volumes, vehicle maneuvering or anticipated parking demands within the existing road network.

On the above basis, I consider that the proposed land division warrants favourable consideration by Council.

Yours sincerely,



Phil Weaver
Phil Weaver and Associates Pty Ltd

Attachment 3

Preliminary Site Investigation

Karyn Brown

From: Brad.Fitzgerald <Brad.Fitzgerald@environmentalprojects.com.au>
Sent: Friday, 8 March 2019 1:55 PM
To: Karyn Brown
Cc: Joe Pedicini
Subject: 354-358 Martins Road, Parafield Gardens

Hi Karen,

Further to our phone discussion regarding report *Preliminary Site Investigation, 354-358 Martins Road, Parafield Gardens, SA 5107*, dated 26 May 2018, EP provide the following comments for your consideration:

- Table 3 and the conclusions of the report list intensive application of agricultural chemicals a moderate potential risk for residential redevelopment. No specific evidence of pesticide or herbicide application or storage at site was observed, however aerial photography shows that portion of the site was used for market gardens (greenhouses) and olive orchards. The application of agricultural chemicals is possible however experience with agricultural land and market gardens suggests there is a moderate risk of residual chemicals being present at sufficient levels to compromise the proposed land use.
- The moderate risk does not preclude residential redevelopment
- For a more definitive statement of risk to the proposed residential development, EP recommend limited soil sampling targeting the former location of green houses and olive orchards onsite to determine if residual chemicals from this activity are present in site soils at concentrations unacceptable for a residential land use.

We understand that on receipt of this email the development can be approved and any required limited soil sampling can be completed under a reserve matter.

Regards,

Brad Fitzgerald
Lead Consultant



environmentalprojects

📍 Level 3, 117 King William St, Adelaide SA 5000

☎ (08) 8470 9030

🌐 LinkedIn

📠 0422 482 364

📷 Instagram

🔗 environmentalprojects.com.au

This email and any attachment is confidential between Environmental Projects and the intended recipient. If you have received this email in error we ask that you do not disclose or use the information contained and that you notify us immediately by return email. Please also delete the email from your account. Thank you

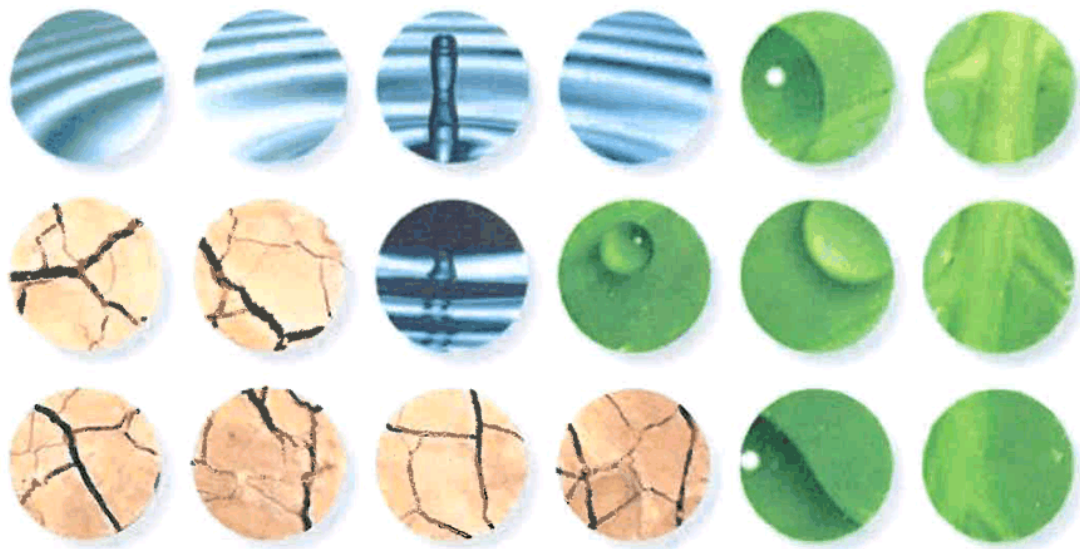


Preliminary Site Investigation

354 – 358 Martins Road
Parafield Gardens
SA 5107

Report for Brinz Group

26 May 2018



Level 3 117 King William Street Adelaide 5000
environmentalprojects.com.au



Document Control

File 18036.01 R01 260518
Revision 0
Date issued 26 May 2018
Author(s) J Bermingham / S Roberts
Principal review J Pedicini

Document Distribution

Revision	Date Issued	Client	Other	Environmental Projects
0	26 May 2018	1 x PDF		File



Table of Contents

1.	INTRODUCTION	1
1.1	Objectives	1
1.2	Site History Guidance	1
1.3	Scope of Works	1
2.	REGULATORY FRAMEWORK	3
3.	PRELIMINARY SITE INVESTIGATION	5
3.1	Site Identification	5
3.2	Regional Setting	5
3.2.1	Topography	5
3.2.2	Regional Geology	5
3.2.3	Regional Hydrogeology	6
3.3	Property Ownership	6
3.4	Aerial Photographs	6
3.5	EPA Public Register Search	8
3.5.1	Section 7 Search	8
3.5.2	Site Contamination Index	9
3.6	Local Government Enquiry Section 7	9
3.7	State Library of South Australia (Sands and McDougall Directory)	10
3.8	Certificate of Title History	10
3.9	Site Inspections and Interviews	11
3.9.1	Site Inspection Summary - Onsite features	11
3.9.2	Offsite Features	12
3.9.3	Adjacent Land Uses	12
3.9.4	Sensitive Receiving Environments	12
3.10	Historical Overview	12
4.	PRELIMINARY CONCEPTUAL SITE MODEL	14
5.	CONCLUSIONS	18
6.	LIMITATIONS	20

List of Tables

Table 1: Site Identification Details	5
Table 2: Summary of Aerial Photographs.....	6
Table 3: Preliminary Conceptual Site Model	15



List of Appendices

APPENDIX A

Figures and Client Supplied Plans

APPENDIX B

Certificates of Title and Ownership History

APPENDIX C

WaterConnect Groundwater Database Search

APPENDIX D

Historical Aerial Photographs

APPENDIX E

EPA Section 7 Search

APPENDIX F

Local Government Enquiry Search

APPENDIX G

Site Inspection Photographs



1. INTRODUCTION

Environmental Projects (ep) was commissioned by Brinz Group Pty Ltd (Brinz Group) to undertake a Preliminary Site Investigation (PSI) – Site History for an allotment at 354 – 358 Martins Road, Parafield Gardens, South Australia. A site location plan is presented as Figure 1 in **Appendix A**.

Based on the information provided by Brinz Group, EP understood that the allotment is proposed for residential development. A copy of the Development Concept Plan is provided in **Appendix A**.

1.1 Objectives

The objectives of the PSI - Site History were to:

- identify previous land uses and activities that may have been undertaken at the site
- identify prescribed potentially contaminating activities (PCAs) that may have been undertaken
- determine likelihood of site contamination having been caused by these PCAs.

1.2 Site History Guidance

The site history investigations were undertaken with reference to the guidance provided in the following documents;

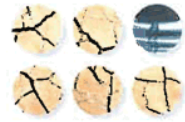
- National Environmental Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) as amended 2013;
- Planning SA (2001) Site Contamination, Planning Advisory Notice 20 (PAN20);
- Section 50 and Schedule 3 Part 1 of the Environment Protection Regulations 2009.

1.3 Scope of Works

Site history for the allotment and adjacent land was researched using the following sources of information:

- Certificate of title (CT) obtained from the LTO;
- Environment Protection Authority (EPA) Public Register search under Section 7, Land and Business (Sales & Conveyancing) Act 1994 and interrogation of the Public Register Directory Site Contamination Index for the local area;
- Local planning authority records (City of Salisbury);
- Published geology and topography maps of the region;
- WaterConnect database of groundwater records, maintained by Department for Environment, Water and Natural Resources (DEWNR);
- Historical aerial photographic records from Mapland and other aerial image resources;

environmental
projects



-
- Sands and McDougall Directory of South Australia;
 - Anecdotal information on current and previous site activities (if available);
 - Interviews with persons having relevant current and historical knowledge of the site (where available);
and
 - Observations and information gathered during a site inspection.



2. REGULATORY FRAMEWORK

In South Australia, the assessment, management and remediation of site contamination is regulated by the Environment Protection Act 1993 (EP Act). The EP Act defines site contamination in section 5B as follows:

- (1) For the purposes of this Act, site contamination exists at a site if—
 - (a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and
 - (b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and
 - (c) the presence of the chemical substances in those concentrations has resulted in—
 - (i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or
 - (ii) actual or potential harm to water that is not trivial; or
 - (iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.
- (2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—
 - (a) whether the harm is a direct or indirect result of the presence of the chemical substances; and
 - (b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.
- (3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

Based on the above, the first stage in determining whether or not site contamination exists is to assess whether chemical substances have been added to the site through an activity and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment that is not trivial.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the ASC NEPM, Australian Standards and guidelines published by the EPA.

If site contamination is determined to be present at a site, the EP Act provides powers to the EPA to assign responsibility for the contamination and to direct appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the ASC NEPM, as amended 201, Australian Standards and numerous other



guidelines and technical publications prepared by the EPA and other scientific organisations. The ASC NEPM operates as an environment protection policy under the EP Act 1993.

Protection of groundwater in South Australia is regulated by various provisions in the EP Act and by the Environment Protection (Water Quality) Policy 2015 (WQP), which came into operation in December 2015. For site contamination WQP 2003 must also be considered.

In the event that site contamination of groundwater is identified, the process set out in EPA (2009) Site Contamination: Guidelines for the assessment and remediation of groundwater contamination, is required to be followed.

3. PRELIMINARY SITE INVESTIGATION

3.1 Site Identification

Site identification details are provided in **Error! Reference source not found.** below. A copy of the current Certificate of Title (CT) is provided in **Appendix B.**

Table 1: Site Identification Details

Site Address	354 – 358 Martins Road, Parafield Gardens
Allotment Reference	Allotment 100 Deposited Plan 96278 in the Area named Parafield Gardens Hundred Of Yatala
Certificate of Title Reference	CT 6157/748
Approximate Site Area	1.631 ha
Site Owner	Rocco Ursida (of 75 Lantana Drive Parafield Gardens), and Rita Colombani (of 354 Martins Road, Parafield Gardens)
Local Government Authority	City of Salisbury
Zoning	Residential (R)
Current Land Use	Residential, market gardening and vacant land
Proposed Land Use	Residential – proposed subdivision into 20 allotments

3.2 Regional Setting

3.2.1 Topography

Triangulation of permanent survey markers identified through SAILIS indicate that the site has an approximate elevation of 6 mAHN and is relatively flat lying.

3.2.2 Regional Geology

Regional geology was reviewed via the 1:250,000 Adelaide geology map Sheet SI 54-9 (Geological Survey of SA, Dept of Manufacturing, Industry, Trade Resources and Energy, 2012), which indicated that the site was underlain by a sequence of Quaternary age sediments including the Pooraka Formation at the surface and overlies Hindmarsh Clay at depth. The Pooraka Formation clays are typically silty or sandy and noted to contain sand and clayey sand lenses. Hindmarsh Clay underlies the Pooraka Formation and consists of high plasticity clay.

The Pooraka Formation exhibits variable thickness and ranges from 0.1 metres to 8.0 metres thick. Perched water tables have been known to occur within the Pooraka Formation and may yield large quantities of fresh to brackish water.



3.2.3 Regional Hydrogeology

A search of the Department of Environment, Water and Natural Resources (DEWNR) *WaterConnect* groundwater database was conducted on 10 May 2018. A copy of the search results is provided in **Appendix C** including tabulated data and well distribution maps.

A search of wells within a 1 km radius of the site identified the following:

- A total of 47 active registered water wells;
- 7 wells registered for domestic purpose, all of which extended less than 35m below the surface;
- 1 well registered for monitoring, extending to 7m below the surface;
- 13 registered wells without an assigned purpose.
- The standing water level (SWL) of Quaternary aquifer groundwater was recorded for 27 of the wells and ranged from 01.22 – 9.14 mBGL; with an average (SWL) of 4.07 mBGL
- Groundwater salinity in the wells installed to less than 20 mBGL ranged from 1,401 – 2,239 mg/L. Three wells reported salinity less than 2,000 mg/L, and two exceeded this value. This indicated that shallow groundwater was generally fresh to brackish, as per EPA SA Website.
- 11 wells registered for irrigation with four still operational.

3.3 Property Ownership

The following information regarding site ownership was extracted from a search on the 'Property Assist' website (administered by Land Services Group within the Department of Planning, Transport and Infrastructure) undertaken on 17 May 2018, and of the current and historical CTs for the site provided by Lotsearch Pty Ltd (Lotsearch).

From 6 May 2014 to current date the Registered Proprietors have been Rocco Ursida and Rita Colombani.

For a more detailed ownership history, refer to the summary of current and historical information detailed in Section 3.7 and presented in **Appendix B**.

3.4 Aerial Photographs

Selected aerial photographs of the site and surrounding area, between the years 1949 to 2005 (inclusive), were obtained from Mapland and reviewed. Satellite images taken in 2010 and 2017, obtained from Google Earth were also reviewed. Copies of the photographs are provided in **Appendix D**.

A summary of the features and apparent land use(s) observed in the historical aerial photography is provided in Table 2.

Table 2: Summary of Aerial Photographs

Date	Description
10,17,18/02/1949	On site:



Date	Description
	<p>The site appeared to be vacant / open farm land.</p> <p>Off site:</p> <p>Martins Road was identifiable adjacent to the west of the site and appeared to be unsealed track.</p> <p>Land north, south, east and west of site all seem to be vacant / open farm land.</p>
03/01/1959	<p>On site:</p> <p>The site seemed to be largely consistent to the 1949 aerial image. Darker areas on site could potentially be crops.</p> <p>Off site:</p> <p>Agricultural use.</p>
15/11/1968	<p>On site:</p> <p>The north western side of the site now appears to be in agricultural use.</p> <p>Off site</p> <p>Housing development has occurred to the east and agricultural development (maybe greenhouses) to the north.</p> <p>Ryan's Road is now clearer, and west of Ryans Road appears to be in industria use. South west Globe Derby Park is now visible.</p>
22/03/1979	<p>On site:</p> <p>Development on site is evident and what look like green houses have been built on the north western two thirds of the site.</p> <p>Off site:</p> <p>Both Ryans Road and Port Wakefield Road appears to be sealed. Housing to the east has considerably increased and housing to the north is now present. However agricultural land is still dominant in the north.</p> <p>What looks like an industrial area to the west has also increased in size with more sheds/buildings evident. Globe Derby Park has doubled in size.</p>
21/01/1987	<p>On site:</p> <p>There green houses are no longer present but still evident in the north west is a house/shed.</p> <p>Off site:</p> <p>Housing is increasing in the north and east of the site. Housing in the west is appearing and the industrial area in the west has become more evident.</p>
06/10/1995	<p>On site:</p> <p>The site appeared to be unchanged from the 1987 image.</p> <p>Off site:</p>



Date	Description
	<p>The adjoining allotment to the south has now been developed for housing.</p> <p>Increase in housing in the north of site. The industrial site to the south has increased in size and warehouse/sheds are starting to be developed. There is still a large amount of vacant land to the north/north west.</p>
31/01/2005	<p>On site:</p> <p>Housing/sheds in the north west portion of the site can be seen. The Site appears to be otherwise vacant with some agricultural activity north west.</p> <p>Off site:</p> <p>New housing development is underway in the north and major property development (sheds/warehouses) in the industrial area south/south west of site.</p>
18/2/2010	<p>On site:</p> <p>The site appeared to be unchanged from the 2015 image.</p> <p>Off site:</p> <p>Housing development in the north has increased with very minimal vacant land present.</p>
15/10/2017	<p>On site:</p> <p>The site appeared to be unchanged from the 2010 image.</p> <p>Off site:</p> <p>Housing has development has occurred developing the land north/north west of the site. The industrial area has expanded.</p>

3.5 EPA Public Register Search

3.5.1 Section 7 Search

A search of the Environment Protection Authority's (EPA) Public Register under section 7 of the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. The search results indicated the following, as of 8 May 2018:

- There were no mortgages, charges or prescribed encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993.
- No licence or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979 (repealed), the Waste Management Act 1987 (repealed) or the Environment Protection Act 1993.
- In relation to the subject site, the EPA Public Register did not hold any information relating to:
 - Material or serious environmental harm caused or threatened in the course of an activity;



- Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993; and
- Environmental assessment report(s) or site contamination audit report(s).

A copy of the EPA Section 7 search is provided in **Appendix E**.

3.5.2 Site Contamination Index

The EPA maintains a searchable database on its website of key notifications made to the EPA in regard to site contamination. The database is called the Site Contamination Index (http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/search-the-contamination-register).

A search was conducted of the database on 24 May 2018 for Parafield Gardens is provided in Appendix E.

The Site Contamination Index produced for the suburb of Parafield Gardens identified the following:

- 11 Section 83A (S83A) Notifications;
- two SA Health Commission (SAHC) reports;
- nine audit notifications.

The main concerns for the site of interest are:

- A Section 83A Notification for 225-241 Martins Road Parafield Gardens was found. Present on the site is a large shopping complex with the Section 83A concerning a service station. A Section 83A is Notification of site contamination that threatens underground water. The location of service station in relation to site of interest is approximately 1km to the North;
- S83A Notification: Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road Parafield Gardens. The location of these sites are approximately 500 metres from site;
- Audit Report Audit Notification for allotments 50 and 51 Martins Road Parafield Gardens with the PCA as not recorded. The location of these sites are approximately 2 km north of site;
- Audit Report Audit Notification 221-223 Parafield Gardens with the PCA as not recorded. The location of service station in relation to site of interest is approximately 1km to the North;
- SAHC for 289 - 299 Martins Road Parafield Gardens, The PCA for the site was a drum reconditioning or recycling works and the site is located approximately 500 metres from the subject site.

3.6 Local Government Enquiry Section 7

A Local Government Enquiry for Section 7 and Section 187 Certificate request was submitted by email to the City of Salisbury on 4 May 2018.

City of Salisbury council provided details as follows:



- Council was aware of 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 relating to:
 - Rural (Aircraft Noise) Direk Industry and Residential Interface DPA (including Parafield Airport Noise Advice); and
 - Mawson Lakes DPA.
- Council was aware of 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 relating to:
 - Greater Edinburgh Parks Employment Lands Structure Plan Development Plan Amendment.
- Section 42 – Condition (that continues to apply) of a development authorisation:
 - Land Division (one into two), approved on 26 February 2015 with 3 conditions. Upon site inspection it was understood that this land division related to the house built adjacent to the western portion of the site and was once part of the allotment;
 - Carport and Verandah, approved on 12 January 2011 with 5 conditions.
- Council did not possess any information on environmental notices on 354 – 358 Martins Road.

A copy of the Local Government Enquiry is provided in **Appendix F**.

3.7 State Library of South Australia (Sands and McDougall Directory)

A search of property occupancy as listed in the Sands and McDougall directory (available online via the State Library) was made on 7 May 2018. These records list occupancy information for surname (and likely relation) of one owner (Colombani) and street address of Martins Road. Records between 1968 and 1973 identify Colombani G, of Martins Road, Parafield Gardens, however the initial G may be a C, and this is confirmed with ownership of site at that time in the title history discussed in Section 3.

3.8 Certificate of Title History

A Certificate of Title History search for CT 6157/748, 354 – 358 Martins Road Parafield Gardens was requested on 7 May 2018 through Lotsearch Pty Ltd. A summary of search results provided on 9 May 2018 indicate:

- First ownership on record is Edward Pitts, a gentleman, on 3 October 1872;
- The South Australian Adult Deaf and Dumb Mission and Angas Home for Aged and Infirm Deaf Mutes Incorporated owned the property from 8 June 1900 until 20 January 1959;
- Gardener, Giovanni Latella owned the property from 20 January 1959 until 6 June 1961;
- A relation to one of the current owners, Carmela Colombani owned the property from 6 June 1961 until 6 May 2014. Several titles are recorded with Carmela Colombani as owner and of note is when the



property at 75 Lantana Drive Parafield Gardens was built in approximately 1981 according to the title history and as seen first in the 1987 aerial image;

- Current owners Rocco Ursida and Rita Colombani have owned the property since 6 May 2014. It is noted that a new certificate of title, the current title (CT6157/748) has existed since 6 June 2015 indicating that a subdivision of land had occurred at that time.

Historical certificates of title and a CT tree are provided in **Appendix B**.

3.9 Site Inspections and Interviews

On 17 May 2018, important features of the site pertaining to the potential for site contamination were noted and a photographic record was made. A walkover and inspection of the site was undertaken by a Senior Environmental Consultant trained and experienced in the identification of asbestos.

There were no parties available for interview.

A site layout plan is presented in Figure 2, **Appendix A**. A proposed subdivision concept plan (Zaina Stacey Development Consultants) is also presented in **Appendix A**. Selected photographs taken of the on-site and off-site features during both site inspections are presented in **Appendix G**.

3.9.1 Site Inspection Summary - Onsite features

The main site features noted during the site inspection are detailed on the Site Plan (Figure 2 in **Appendix A**) and shown on the site photographs (**Appendix G**). The inspection did not reveal any feature that suggested potential for significant site contamination.

The site featured an olive tree orchard, palm trees, grass, groundcovers, bare earth, ploughed beds, flower beds, vegetable patches and areas of burnt ground.

A house was located on the northern corner of the allotment. The house and backyard were not inspected during the walkover as 2 dogs were in the backyard and the house was lived in. Adjacent to the house there were several old sheds containing various items including a tractor, ploughing equipment, 3 old style washing machines, and irrigation pipe. The sheds were of metal / corrugated iron construction and rusted. Adjacent the back lawn to the south of the house there was a chicken coop and goat enclosure containing 3 chickens and 2 goats respectively.

An old rusted aboveground storage tank (AST) was located between two of the sheds and had pipes running into from the shed rooves for stormwater collection. Located between the tank and a shed several 200L drums were observed. The area around the sheds was cluttered with various materials including wood, irrigation pipe and wire and bricks. No staining of site surfaces was observed.

Several stockpiles were observed on site. The biggest, located in the southwestern portion of the site, consisted of a mix of soil and various waste, such as a TV, vegetation, wood, wire, metal, permaline logs, broken wooden cabinets, and a TV. Other stockpiles containing bricks, cages and vegetation were located near the sheds in the northern portion of the site.

An inspection of the building materials on the interior and exterior of both the sheds was also undertaken to the extent possible (a full access sampling survey was not undertaken). The inspection did not indicate the presence of suspected asbestos containing materials either on the soil surface or on or in the sheds.



The site was flat.

The south, east and western site boundaries were marked by solid sheet metal fences. The northern boundary has a wire fence with star droppers and started from approximately a quarter of the way up from the eastern boundary of the site but was not continuous.

3.9.2 Offsite Features

The adjacent property to the north was an irrigated market garden with metal pipework for irrigation and consisted mostly of ploughed soil. Adjacent to the south was residential housing with two local roads (Clive Road and Gepps Avenue) abutting the site.

3.9.3 Adjacent Land Uses

Based upon the site inspection and review of current aerial photography, the land immediately surrounding the site is described below:

- To the North was an irrigated market garden allotment;
- To the South was residential housing, and further to the south, across Ryans Road were industrial uses e.g. Car wreckers, steel supplies, plastics work shop;
- To the East was residential housing, Lantana Drive and more residential housing;
- To the West across Martins Road were commercial premises.

3.9.4 Sensitive Receiving Environments

No sensitive receiving environments were noted during the site walkover.

The closest sensitive receiving marine environment in the vicinity of the site, identified by aerial imagery was the Little Para River. The location of this waterway system is approximately 1 km east of the site. However, it is noted due to the Little Para Reservoir restricting flow during the summer months this water way would most likely be dry.

The nearest marine ecosystem is the Barker Inlet (connected to the Gulf St Vincent) located approximately 4 km west of the site.

Based on the distance between the site and these receiving environments, groundwater or surface water runoff from the site is considered to have a negligible impact.

3.10 Historical Overview

A review of the site ownership history and potential land uses associated with the listed owners/occupiers suggests the subject site was owned or occupied by a gardener from 1959 to 1961, however it appears that land use was predominantly agricultural (with some market gardening) after 1961, based on the presumed relationship with one of the current owners and the aerial photograph review.

The first buildings were observed onsite in the 1960s and green houses were noted on the site in the 1979 aerial photograph.



Surrounding areas were predominantly used for market gardening and / or residential purposes.

Historic aerial photography did not indicate heavy industry on or immediately adjacent to the site. Details of historical industrial activity in the area immediately surrounding the site are however unknown as the historical searches have been limited to the site itself.



4. PRELIMINARY CONCEPTUAL SITE MODEL

A desktop assessment of the likely site contamination risk to the proposed residential land use posed by PCAs and activities of environmental interest that were likely to have been undertaken at or near the site is presented in **Error! Reference source not found.**

A preliminary text based conceptual site model (CSM) was formulated utilising the site history information, to assess the presence of PCAs, exposure pathways and risk to receptors for the proposed redevelopment. Relevant receptors included soil, residents and visitors and ecosystems.



Table 3: Preliminary Conceptual Site Model

Potentially contaminating activity / significant activity	Contaminants of potential concern	Likely location	Relevant Media				Potential Receptors			Potential risk and/or liability for future residential / redevelopment	
			Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment			
On Site											
Importation of fill material from unknown sources	Various, typically including: wood, green waste, metals and soils.	Western and eastern side of the boundary	Y	-	-	Y	Y	N	Y		Low Site inspection suggests that importation of stockpiled materials may have taken place. Based on observation of material, the probability that the stockpiles soils are contaminated appears low.
Fuel storage (AST)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons.	North western boundary.	Y	Y	Y	Y	Y	Y	N		Low There is no evidence to support that the AST was used to store petroleum hydrocarbons. Supporting evidence to No staining of soils was noted anywhere on site or near the current AST location.

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Potentially contaminating activity / significant activity	Contaminants of potential concern	Likely location	Relevant Media				Potential Receptors			Potential risk and/or liability for future residential / redevelopment
			Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment		
Burning of waste	PAHs, metals	Third of the way along the northern boundary	Y	-	-	Y	Y	Y	N	Low There is evidence to suggest that onsite burning was for the purpose of disposal of vegetation and timber.
Intensive application of agricultural chemicals	Pesticides and herbicides, potentially including heavy metals, OCPs, trazines and phenoxyacids	All areas. Particularly western portion of the site	Y	-	Y	Y	Y	-	-	Moderate No specific evidence of pesticide or herbicide application or storage at the site. Aerial photography shows that portion of the site was used for market gardens (green houses) and olive orchards. The application of agricultural chemicals is possible however experience with agricultural land and market gardens suggests there is a moderate risk of residual chemicals being present at sufficient levels to compromise the proposed land use.



Potentially contaminating activity / significant activity	Contaminants of potential concern	Likely location	Relevant Media				Potential Receptors				Potential risk and/or liability for future residential / redevelopment
			Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment			
Machinery storage and possible maintenance e.g. tractor	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons.	Onsite sheds.	Y	Y	Y	Y	Y	Y	N	Low	It is possible that fuels, oils or other liquids have been released into the soils, but no stains were observed throughout the site and storage was localized to small sheds.
Off Site											
Application of agricultural chemicals	Pesticides and herbicides, potentially including heavy metals, OCPs, trazines and phenoxyacids	Adjacent to the northern boundary of site.	Y	-	Y	Y	Y	Y	-	Low	No specific evidence of pesticide or herbicide application off site. Aerial photography shows that adjacent property had been in agricultural use potentially including market gardens and other orchards. The risk of chemicals from off-site sources affecting the site was considered low.



5. CONCLUSIONS

Environmental Projects was commissioned by Brinz Group to undertake a PSI at 354 – 358 Martins Road Parafield Gardens (the site).

Based on the information provided, ep understood that:

- The allotment is proposed for residential development.

The objectives of the PSI - Site History were to:

- identify previous land uses and activities that may have been undertaken at the site
- identify prescribed PCAs that may have been undertaken
- determine likelihood of site contamination having been caused by these PCAs.

Historical evidence suggests the site had been in agricultural use including market gardens and olive orchards, similarly to land use in the surrounding region. The supporting evidence for this land use included:

- Past land owners being gardeners;
- Aerial photography showing evidence of green houses
- Current land owners utilising the land for growing vegetables and flowers.

Four PCAs were identified or inferred to have occurred on-site with the corresponding risk level assigned:

- Importation of unknown fill materials which typically included wood, green waste, metals and soils. The corresponding risk level was low due to the type of material in the stockpiles and the likely on site source.
- Agricultural activities (including potential application of pesticides, herbicides and fertilizers) in the form of market gardening (green houses) and olive groves. No evidence of intensive application or storage of chemicals was however noted on site. The corresponding risk level was moderate.
- Evidence of burning of waste including vegetation and other unknown materials. As the burning was likely to be for the purpose of vegetation disposal and the effect localised (and easily removed), the corresponding risk level was considered low
- Fuel storage (AST). No evidence of use of the AST for fuel storage was noted. No evidence of loss of petroleum hydrocarbon (odour, staining) was noted. The corresponding risk was considered low.

An activity of potential environmental interest was observed storage of machinery (and possible ad hoc maintenance) within sheds but there was no supporting indication to suggest that contamination of soils within and around sheds has occurred. The corresponding risk level was low.

Surrounding use had been predominantly agricultural and did not suggest the likelihood of site contamination from off-site sources.



These conclusions and recommendations must be considered together with the limitations stated in Section 6.



6. LIMITATIONS

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Brinz Group and Environmental Projects ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, Environmental Projects has relied upon data, surveys, analyses, designs, plans and other information provided by Brinz Group and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, Environmental Projects has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data.

Environmental Projects will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Environmental Projects.

Environmental Conclusions

In accordance with the scope of services, Environmental Projects has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Brinz Group

The report has been prepared for the benefit of Brinz Group and no other party. Environmental Projects assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Environmental Projects or for any



loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

EP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.



Appendix A

Figures and Client Supplied Plans

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Land division application: CONCEPT PLAN SHEET 1 OF 1 SHEETS City of Salisbury	
Total area of site:	1.631 ha
Area of reserve provided:	0m ²
No. of existing allotments:	1
No. of proposed allotments:	20
No. of additional allotments:	19
Subject land details:	
Allotment 100 in D96278	
Site Address: 345 - 358 Martins Road	
Suburb: Parafield Gardens	
Hundred: Yatala	
Title(s): C.T. 6157 / 748	
Assessors:	

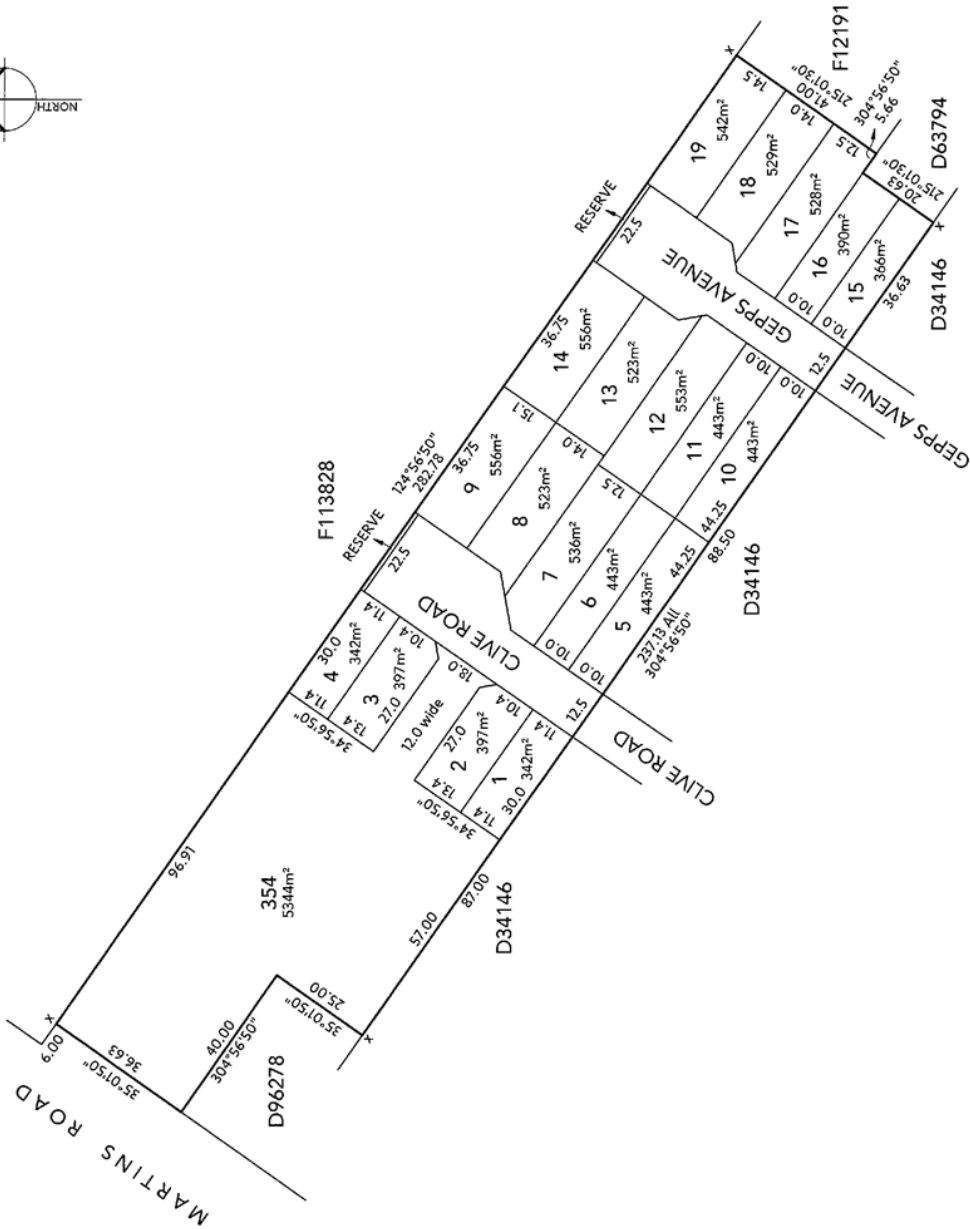
All measurements in metres unless shown otherwise. Do not scale drawing. Original sheet size is A3.
 This is a concept plan only and is subject to survey and Council land division and/or planning consent.
 Always check the current certificate(s) of title for any easement(s) and annotation(s) that affect the within land.



B	27/12/2017	Use 1, 2, 3 and 6 amended
A	03/04/2017	Number of lots reduced
		Original Certificate
No.	Date	Description

ZAINA STACEY
 DEVELOPMENT CONSULTANTS
 10/1100
 PO Box 1000, Fremantle WA 6155
 Phone: 08 9379 7279
 Email: zstacey@zainastacey.com
 Reference: 17101

OPTION "A"





Appendix B

Certificates of Title and Ownership History



REAL PROPERTY ACT, 1986



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

**Certificate of Title - Volume 6157 Folio 748**

Parent Title(s) CT 5911/729
 Creating Dealing(s) RTU 12326698
 Title Issued 06/06/2015 Edition 1 Edition Issued 06/06/2015

Estate Type

FEE SIMPLE

Registered Proprietor

ROCCO URSIDA
 OF 75 LANTANA DRIVE PARAFIELD GARDENS SA 5107
 RITA COLOMBANI
 OF 354 MARTINS ROAD PARAFIELD GARDENS SA 5107
 AS JOINT TENANTS

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 96278
 IN THE AREA NAMED PARAFIELD GARDENS
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
 Priority Notices NIL
 Notations on Plan NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 101

Administrative Interests NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 6157/748)
Date/Time	09/05/2018 08:28AM
Customer Reference	Is
Order ID	20180509000572
Cost	\$28.25

REAL PROPERTY ACT, 1999



South Australia

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



Certificate of Title - Volume 6157 Folio 748

Parent Title(s)	CT 5911/729		
Creating Dealing(s)	RTU 12326698		
Title Issued	06/06/2015	Edition	1
		Edition Issued	06/06/2015

Estate Type

FEE SIMPLE

Registered Proprietor

ROCCO URSIDA
OF 75 LANTANA DRIVE PARAFIELD GARDENS SA 5107
RITA COLOMBANI
OF 354 MARTINS ROAD PARAFIELD GARDENS SA 5107
AS JOINT TENANTS

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 96278
IN THE AREA NAMED PARAFIELD GARDENS
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 101

Administrative Interests	NIL
---------------------------------	-----



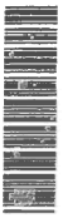
Certificate of Title

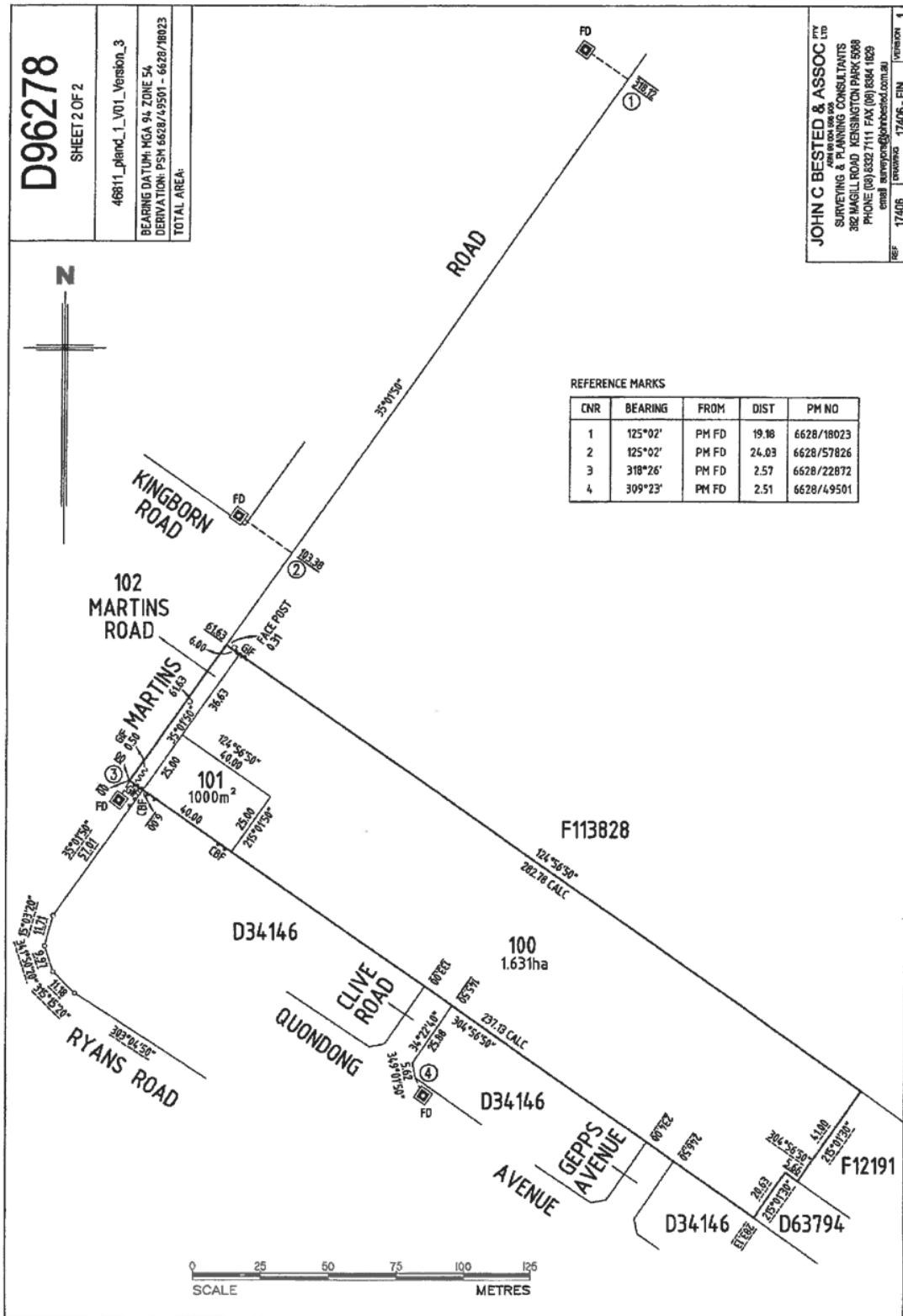
Title Reference: CT 6157/748
Status: CURRENT
Parent Title(s): CT 5911/729
Dealing(s) Creating Title: RTU 12326698
Title Issued: 06/06/2015
Edition: 1

Dealings

No lodged Dealings found.

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

PURPOSE: DIVISION MAP REF: 6628/29R LAST PLAN:		AREA NAME: PARAFIELD GARDENS COUNCIL: CITY OF SALISBURY DEVELOPMENT NO: 361D12074001/141331		APPROVED: STELLA VAGENAS 04/05/2015 DEPOSITED: SANDY BEAGLEHOLE 22/05/2015		 D96278 SHEET 1 OF 2 46811_text_01_v03_Version_3	
AGENT DETAILS: JOHN C BESTED & ASSOCIATES PTY LTD 362 MAGILL RD KENSINGTON PARK SA 5068 PH: 83327111 FAX: 83641828 AGENT CODE: JCBA REFERENCE: 17406		SURVEYORS CERTIFICATION: I, JOHN CHARLES BESTED, 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 1982. 2) That the field work was completed on the 13th day of March 2015					
SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 5811 728		PARCEL ALLOTMENT(S)		NUMBER PLAN 61 D		HUNDRED / I A / DIVISION TOWN YATALA	
OTHER TITLES AFFECTED:							
EASEMENT DETAILS: STATUS LAND BURDENED FORM CATEGORY IDENTIFIER PURPOSE IN FAVOUR OF CREATION							
ANNOTATIONS: NO OCCUPATION EXISTS ON SURVEYED BOUNDARIES OF SUBJECT LAND UNLESS SHOWN OTHERWISE							



JOHN C BESTED & ASSOC PTY LTD
 SURVEYING & PLANNING CONSULTANTS
 382 MAGILL ROAD KENSINGTON PARK 5988
 PHONE (08) 8332 7111 FAX (08) 8384 1829
 email john@jcbestedsurveying.com.au
 REF 17406 DRAWING 17406 - FIN VERSION 1



Certificate of Title

Title Reference: CT 5911/729
Status: CANCELLED
Parent Title(s): CT 5488/346
Dealing(s) Creating Title: RTU 9749390
Title Issued: 12/02/2004
Title Cancelled: 06/06/2015
Child Title(s): CT 6157/748, CT 6157/749, CT 6157/750
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
13/05/2015	06/06/2015	12326698	UNCERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	Registered	CITY OF SALISBURY, RITA COLOMBANI, ROCCO URSIDA
14/04/2014	06/05/2014	12114942	TRANSFER	Registered	ROCCO URSIDA, RITA COLOMBANI
14/04/2014	06/05/2014	12114941	TRANSMISSION APPLICATION	Registered	CARMELA COLOMBANI (DECD), ROCCO URSIDA (EXEC), RITA COLOMBANI (EXEC)



Government of South Australia
 Department of Planning,
 Transport and Infrastructure

Product
 Date/Time

Historical Search (Cancelled Title)
 07/05/2018 12:20PM

Certificate of Title

Title Reference: CT 5488/346
Status: CANCELLED
Parent Title(s): CT 4172/873
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 07/01/1998
Title Cancelled: 12/02/2004
Child Title(s): CT 5911/729, CT 5911/730
Edition: 1

Dealings


Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/12/2003	13/02/2004	9749390	UNCERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	Registered	CARMELA COLOMBANI

ORIGINAL South Australia Register Book,
Volume 4172 Folio 873

CERTIFICATE OF TITLE

CANCELLED

CONVERTED TO A COMPUTERISED TITLE



New Certificate for portion of the Land in Vol.2932 Folio 101


CARMELA COLOMBANI of 354 Martins Road Salisbury 5108 Married Woman is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 1 of portion of Section 2260 HUNDRED OF YATALA in the area named PARAFIELD GARDENS (L.T.R.O. FILED PLAN No.12191) and delineated on the plan hereon by bold black lines

In witness whereof I have signed my name and affixed my seal this 18th day of March 1981

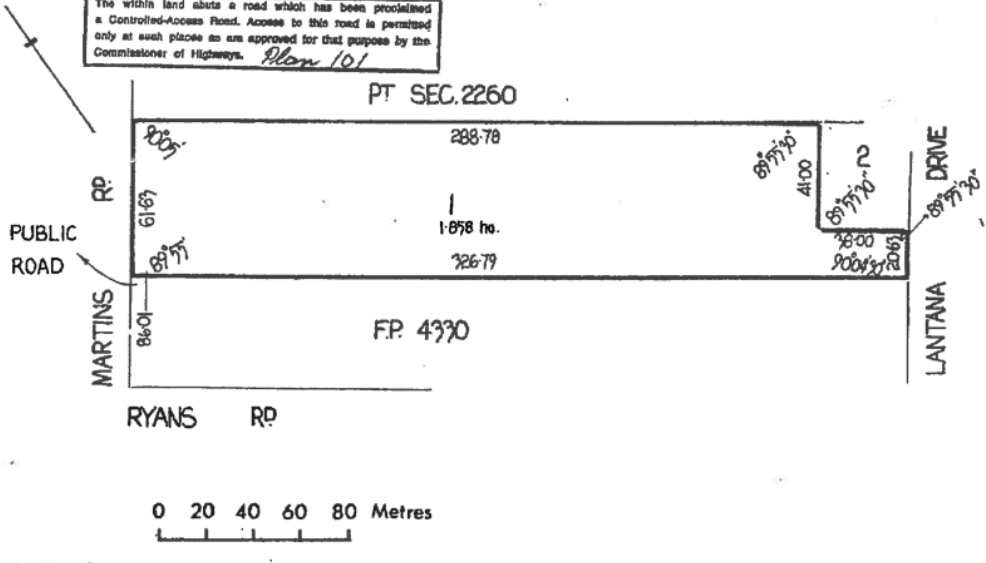
Signed the 18th day of March
1981, in the presence of Hart-Kinnie }

J. Hughes

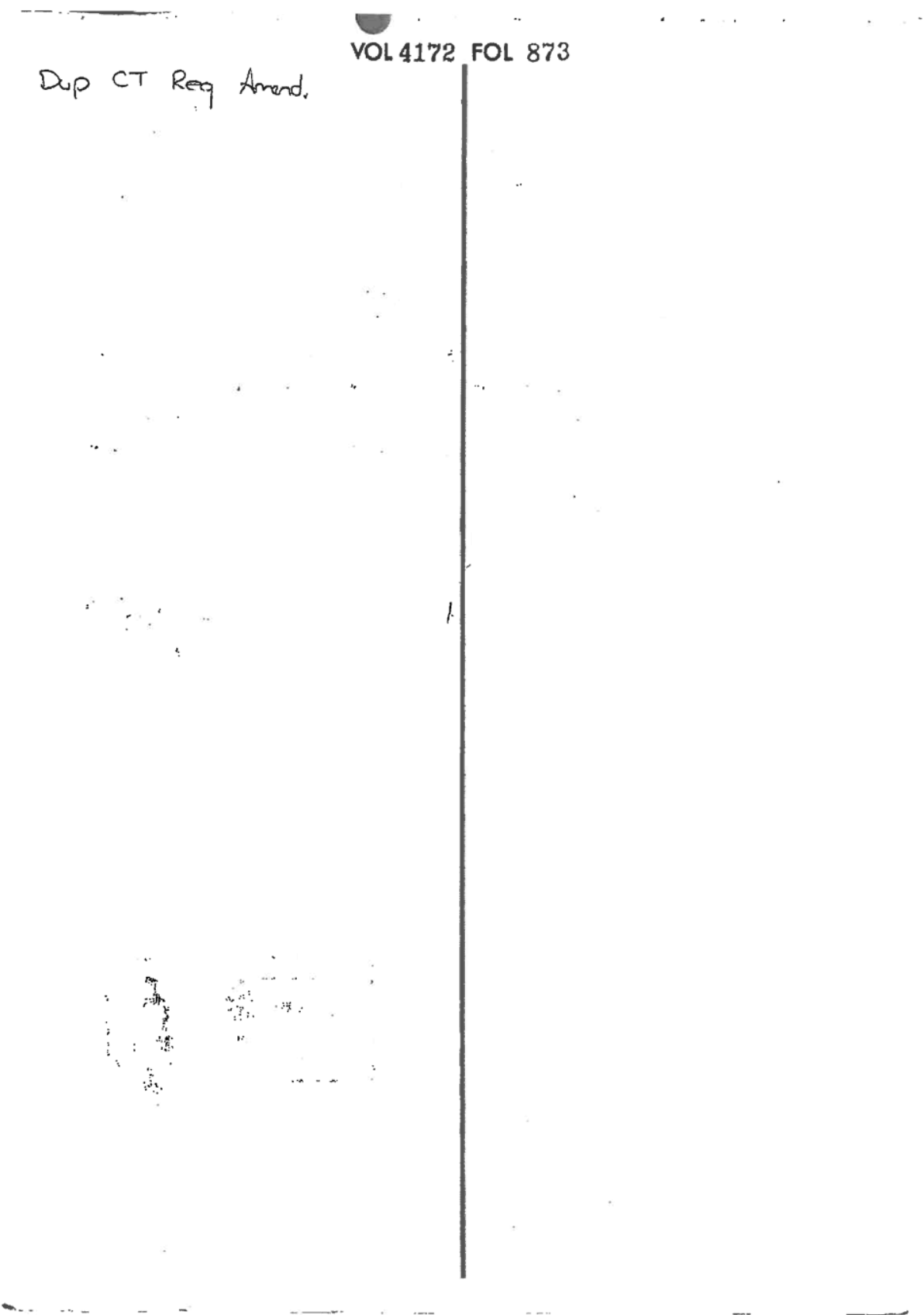
Deputy Registrar-General



The within land abuts a road which has been proclaimed a Controlled-Access Road. Access to this road is permitted only at such places as are approved for that purpose by the Commissioner of Highways. *Plan 101*




Public Road Abuttal Vide T6640403



Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

South Australia (CERTIFICATE OF TITLE)

No. 15 Register Book,
Vol. 2932 Folio 101



Pursuant to Memorandum of Transfer No. 2276203 Registered on Vol. 2640 Folio 200

CARMELA COLOMARI of Martins Road Salisbury Married Women

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in



THAT piece of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE

being PORTION OF SECTION 2260 containing five acres or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide

In witness whereof I have hereunto signed my name and affixed my seal this 6th day of June 19 61

Signed the 6th day of June 1961, in the presence of R. J. Hanley
Ramb 24/60


Registrar-General 

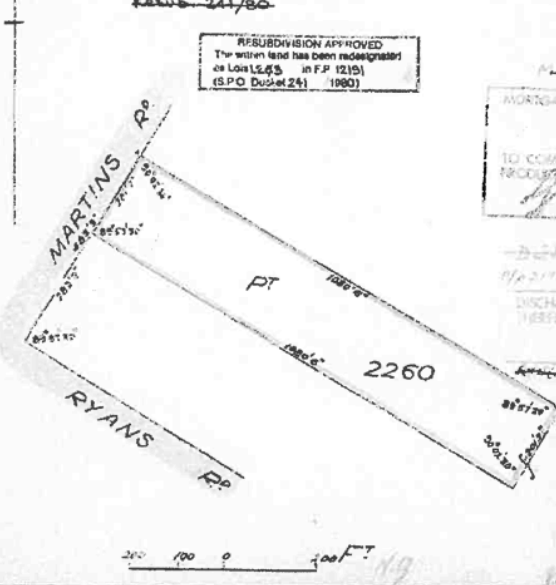
RESUBDIVISION APPROVED
The within land has been redesignated as Lot 12191 in F.P. 12191 (S.P.O. District 24) 1960

MORTGAGE No. 2314876
TO COMMONWEALTH BANK OF AUSTRALIA
PROCESSED BY THE REGISTRAR AT 12:57 PM
[Signature] DEP. REG. GEN.

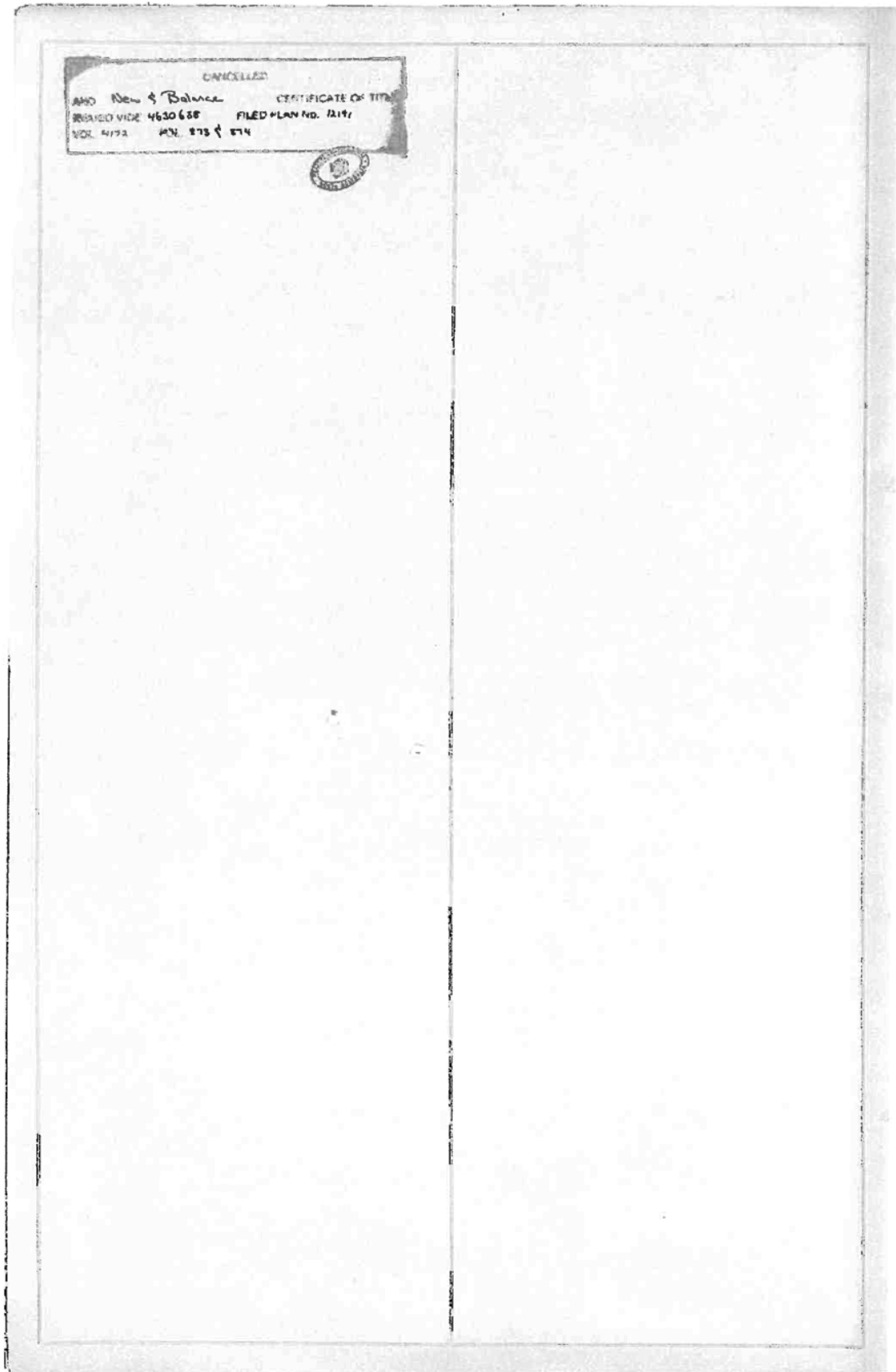
DISCHARGE OF MORTGAGE No. 2314876 BY ENDORSEMENT
VERFON, PRODUCT 6, 10/6/61
[Signature] DEP. REG. GEN.

Portion of the within land marked Lot 3 in Filed Plan 12191 is vested for public road in the Corporation of the City of Salisbury with effect from the Planning & Development Act 1960 of SA amended.


CANCELLED AS REGARDS ABOVE LAND & NEW CERTIFICATE OF TITLE ISSUED VOLUME 4172 FOLIO 872



200 100 0 200 FT



South Australia
(CERTIFICATE OF TITLE)



Register Book,
Vol. 2640 Folio 200

Pursuant to Memorandum of Transfer No. 2097448 Registered on Vol. 169 Folio 235

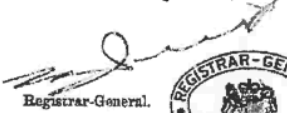
GIOVANNI LATELLA of Martin Road Salisbury Gardener


is the proprietor of an estate in fee simple
subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
THAT piece of land situate in the HUNDRED of YATALA COUNTY of ADELAIDE
being PORTION OF SECTION 2260 containing nineteen acres or thereabouts and more particularly
delineated and bounded as appears in the plan in the margin hereof and therein colored green

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this Twenty day of January 1955

Signed the 20th day of January 1955, in the presence of

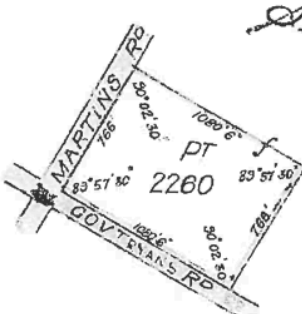

Registrar-General.



REGISTRATION NO. 2097449 FROM
Giovanni Latella to The South Australian
Adult Deaf and Infirm Mission and Angela
Home for Deaf and Infirm Deaf Mutes Incorporated
REGISTERED 12/10/55 AT 2.45 pm
DSP REG GEN

CONVEYANCE NO. 31342 SUGGESTED BY Roy Ballall
GIVEN THE WITHIN LABEL RECEIVED AT 1.00 pm
DSP REG GEN

Notice of Removal 2204373
The within Case at No 2139422
is discharged this 16/6/55 at
11 am
Clerk of Court
P.T.O.



Resubdivision Approved under
Sec 31, T.P. Act 1928-1957 Vide
District 385 of 1960

500 0 500 FT

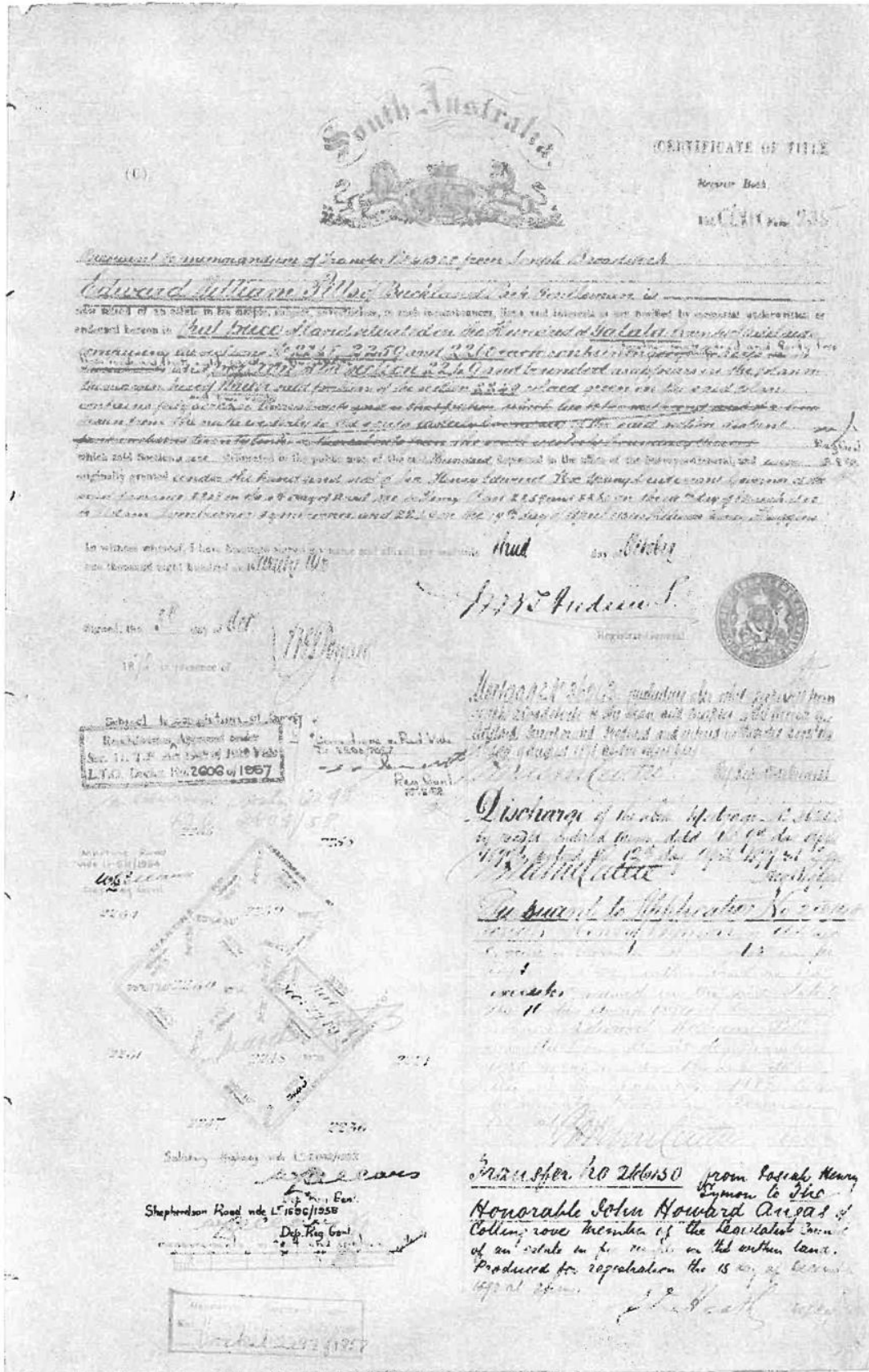
ENDORSEMENT OF MORTGAGE PURSUANT TO BY BRACKENSHAM
TRUSTEES PRODUCED 12/4/1961 AT 2:50pm
M. Bennett DEP. REG. GEN.

TRANSFER No. 2932 to *Carmela Colombo*
OF THE WITHIN *land*
PRODUCED 12/4/1961 AT 2:50pm
M. Bennett DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C1 ISSUED
VOL. 2932 FOL. 101
S. J. Rogers DEP. REG. GEN.

TRANSFER No. 2942 to *Giuseppe*
Scopa and Carmela
OF THE WITHIN *land of plot*
PRODUCED 12/4/1961 AT 2:50pm
C. H. Nairn DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C1 ISSUED
VOL. 2942 FOL. 51
C. H. Nairn DEP. REG. GEN.

CANCELLED
AND *Balance* CERTIFICATE OF TITLE
ISSUED VOL. *2942* FOL. *51*
C. H. Nairn DEP. REG. GEN.

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Transfer No 254687 from John
to the South Australian Adsett Dam
and Grand Mission and Karapold
from the road and Imperial Dam
the water land road from
regulation the 8 day June 1900
John

The above named the both
Adsett Dam and Grand Mission
and Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 211501 FROM the South
Adsett Dam and Grand Mission
and Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 209742 FROM the South Australian
Adsett Dam and Grand Mission and
Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 209743 FROM the South
Adsett Dam and Grand Mission and
Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 209744 FROM the South
Adsett Dam and Grand Mission and
Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 209745 FROM the South
Adsett Dam and Grand Mission and
Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

TRANSFER No 209746 FROM the South
Adsett Dam and Grand Mission and
Imperial Dam for road and
the water land road from
regulation the 8 day June 1900
John

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

FEIGL AND NEWELL TITLE SEARCHERS			
Property Reference			
354 Martins Road, Parrafield Gardens SA			
Volume Folio	Registered Proprietors	Date	Status
V.6157 F.748	Rocco Ursida & Rita Colombani	06.06.2015	Current
V.5911 F.729	Rocco Ursida & Rita Colombani	06.05.2014	History
V.5488 F.346	Carmela Colombani	13.02.2004	History
V.4172 F.873	Carmela Colombani	18.03.1981	History
V.2932 F.101	Carmela Colombani	06.06.1961	History
V.2640 F.200	Giovanni Latella (Gardener)	20.01.1959	History
V.169 F.235	The South Australian Adult Deaf And Dumb Mission and Angas Home For Aged and Infirm Deaf Mutes Incorporated	26.08.1921	History
	The South Australian Adult Deaf And Dumb Mission and Yarrafield Home For Aged and Infirm Deaf Mutes Incorporated	08.06.1900	History
	Howard Angas (Member of the Legislative Council)	15.12.1892	History
	Josiah Symon	30.12.1885	History
	Edward Pitts (Gentleman)	03.10.1872	History
	prior to this land under old system unable to search online		History



Appendix C

WaterConnect Groundwater Database Search

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation





Circle Centre -34.790248,138.60295, Radius 1km

Groundwater Data Report



Unit No	Max Depth (m)	Latest Depth (m)	SWL (m)	Purpose	Aquifer	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Obs No	Date	SWL Date	SWL Status	Salinity Status	Permit No	Cased To (m)		
6628-3303	8.53	8.53	3.35	IRR	Qpah														
6628-3304	8.53	8.53		DOM	Qpah	0.63	14/04/1949	1476	14/04/1949	ABD									
6628-3305	112.78	0	3.27	IRR	Tomw(T1)	12.63	24/10/1962	1010	24/05/1976	BKF	YAT026	17/11/1956	24/05/1974	H		109432			
6628-3306	21.34	21.34			Qpah														
6628-3307	149.35	0	2.74	IRR	Tomw(T1)	12.63	13/06/1974	1151	06/06/2006	BKF		01/01/1958	13/06/1974			121122			
6628-3308	143.26	143.26	2.44	IRR	Tomw(T1)	6.31	18/01/1962	1139	19/01/1962	UKN		01/01/1962	25/08/1967				112.78		
6628-3309	3.96	3.96	1.22	DOM	Qpah	2.53	22/01/1935	1099	31/10/1962				31/10/1962						
6628-3310	91.44	91.44	0		Qpah	2.53	22/01/1935	1099	22/01/1935				22/01/1935						
6628-3311	100.58	100.58	0		Tomw(T1)	1.89													
6628-3312	12.19	12.19			Qpah	6.31	18/01/1952	1719	18/01/1952	ABD									
6628-3313	18.29	18.29	9.14	DOM	Qpah	3.79	30/10/1961	2515	30/10/1961	OPR			30/10/1961						
6628-3422	101.5	101.5			Tomw(T1)	1.14	12/07/1934	2302	17/06/1937	ABD		01/01/1934					100.58		
6628-3423	101.5	0	17.06	OBS	Tomw(T1)	0.13	24/10/1962	331	12/08/1974	BKF	PTA054	01/01/1925	04/03/1988	H					
6628-3428			0										08/03/1962						
6628-3429	132.59	132.59	3.05	IND	Tomw(T1)	11.37	07/01/1965	1101	17/06/2015			07/01/1965	07/01/1965	N			112.32		
6628-5151	32.31	32.31		DOM	Qpah	0.63		1690	13/04/1964										
6628-5152	27.43	27.43		DOM	Qpah	5.68	09/04/1959	1443	09/04/1959										
6628-5164	108.89	0	3.66	DOM	Tomw(T1)	6.31	08/04/1983	3423	15/01/1969	BKF			08/04/1983			9735			
6628-5165	7.01	7.01	4.57	INV	Qpah	0.51													
6628-5166	22.86	22.86	7.62	INV	Qpah	0.38	20/01/1940	1444	20/01/1940				20/01/1940						
6628-5167	141.73	141.73	12.24	IRR	Tomw(T1)	15.15	08/03/1967	1218	01/05/2016			01/01/1958	08/03/1967	N					
6628-5168	81.38	0		IRR	Qpah(Q4)	0.63	01/01/1969	617	01/03/2001	BKF		01/01/1960				66173			
6628-5169	41.15	41.15		IRR	Qpah(Q3)	5.05	01/01/1969	2807	10/04/2013	OPR		01/01/1967					41.15		
6628-5170	106.68	0		IRR	Tomw(T1)	5.05	24/09/1971	1005	01/04/1992	BKF		24/09/1971				33244			
6628-5171	144.78	144.78		IRR	Tomw(T1)	16.42	01/01/1967	1130	30/04/2011	OPR		01/01/1959							
6628-5172	141.43	141.43	30.48	IRR	Tomw(T1)	15.15	17/03/1967	972	01/07/2017	OPR		01/01/1955	17/03/1967	N					
6628-5174	37.19	37.19			Qpah	0.51				ABD									
6628-5175	13.41	13.41		DOM	Qpah	1.77	14/04/1949	1363	14/04/1949										
6628-5176	145.39	0	36.58	OBS	Tomw(T1)	12.63	01/01/1969	816	01/04/1992	BKF	YAT003		17/03/1967	N		59111			
6628-5177	91.44	91.44	1.52	STK	Qpah	7.58	24/08/1953	701	24/08/1953										
6628-5178	133.5	133.5			Tomw(T1)	1.52													
6628-5179	144.17	144.17	0	IRR	Tomw(T1)	7.58	02/03/1970	1045	02/03/1970	OPR		10/05/1951	02/03/1970						
6628-5190	9.14	3.05	2.44		Qpah														
6628-8000	142	142	15		Tomw(T1)	12.63	08/09/2005	1136	08/09/2005	RHB		17/08/1976	08/09/2005			101319	114		
6628-10972	20	20		OBS	Qpah	2653	19/07/1979		19/07/1979			19/07/1979				2741			
6628-17267	106.6	106.6		IRR	Tomw(T1)	15.15	12/12/1994	1082	01/11/2017	OPR		12/12/1994				33243	96		
6628-18458	30	30	2.97	OBS	Qpah							05/05/1997	05/05/1997			40440	30		

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

Unit No	Max Depth (m)	Latest Depth (m)	SWL (m)	Purpose	Aquifer	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Status	Obs No	Date	SWL Status	Salinity Status	Permit No	Cased To (m)
6628-18459	23	23	2.98	OBS	Qpah							15/04/1997	15/04/1997		41224	23
6628-18499	6	6	3	OBS	Qpah	0.01	25/09/1996					25/09/1996	25/09/1996		38799	6
6628-22632	6	6	4.65	MON	Qpah			1401	13/02/2006			13/02/2006	13/02/2006		113570	3
6628-22633	6	6	3.69	MON	Qpah			2239	13/02/2006			13/02/2006	13/02/2006		113571	3
6628-22634	7.5	7.5	5.77	MON	Qpah			1552	27/10/2012			13/02/2006	13/02/2006		113569	4.5
6628-25277	198	197	9	MAR	Tomw(T2)	80	24/02/2010	3448	02/03/2010	OPR			24/02/2010		184506	156
6628-26656	6	0			Qpah					BKF		21/09/2012			219865	
6628-26681	14.21	0			Qpah					BKF		21/09/2012			219871	
6628-26748	6	0			Qpah					BKF					219848	
6628-29354	6	6		ENV								06/03/2018			302022	3

47 records



Except where otherwise noted this work is licensed under a Creative Commons Attribution 3.0 Australia License
© Crown in right of the State of South Australia



Appendix D

Historical Aerial Photographs

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Scale 0 140m
Job Number: 18036.01
Drawn: J.Bermingham

Prepared for: Brinz Group Pty Ltd

Job Name: Parafield Gardens PSI

2017 Google Earth Image

Image Date: 15/1020017
Image Source: Google Earth
Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Survey: N/A
Photo: N/A
Legend: — Approximate Site Boundary





Scale 0 140m

Prepared for: Brinz Group Pty Ltd

Job Name: Parafield Gardens PSI

2010 Google Earth Image

Job Number: 18036.01

Drawn: J. Bermingham

Image Source: Google Earth

Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Image Date: 18/02/2018

Survey: N/A

Legend: — Approximate Site Boundary

Photo: N/A



Environmental Projects
Level 3, 117 King William
Street, Adelaide 5000

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Scale 0 140m

Prepared for: Brinz Group Pty Ltd

Job Name: Parafield Gardens PSI

2005 Aerial Photo

Job Number: 18036.01
Drawn: J.Bermingham

Image Source: Mapland

Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Image Date: 31/01/2005

Survey: 07012
Frame: 00107

Legend: — Approximate Site Boundary


Environmental Projects
Level 3, 117 King William
Street, Adelaide 5000



Scale 0 140m

Prepared for: Brinz Group Pty Ltd

Job Name: Parafield Gardens PSI

1995 Aerial Photo

Survey: 05000



Job Number: 18036.01

Image Source: Mapland

Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Image Date: 06/10/1995

Frame: 00497

Environmental Projects
Level 3, 117 King William
Street, Adelaide 5000

Drawn: J.Bermingham

Legend: — Approximate Site Boundary

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Scale 0 140m

Job Name: Parafield Gardens PSI Prepared for: Brinz Group Pty Ltd

1987 Aerial Photo

Job Number: 18036.01

Drawn: J.Bermingham

Image Date: 21/01/1987
Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Survey: 03573

Frame: 00068

Legend: — Approximate Site Boundary





1979 Aerial Photo

Job Name: Parafield Gardens PSI

Prepared for: Brinz Group Pty Ltd

Scale 0 140m

Survey: 02/408

Image Date: 22/03/1979

Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

Job Number: 18036.01

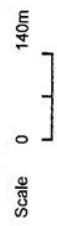
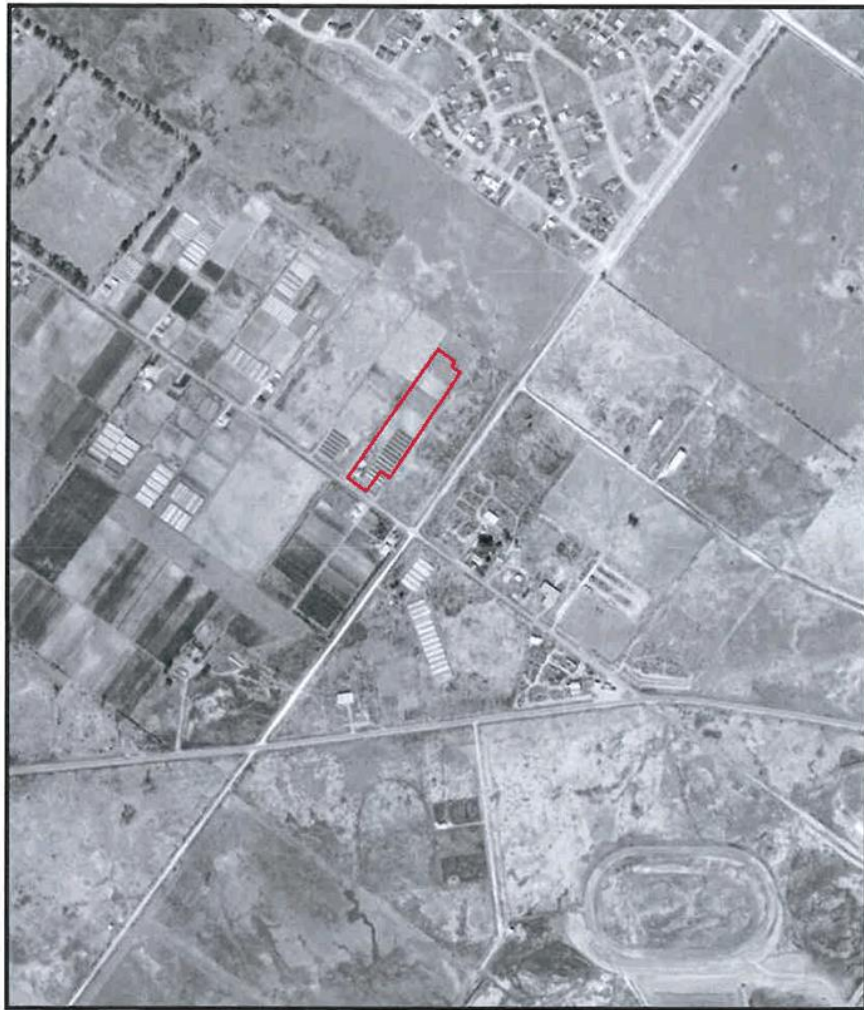
Environmental Projects
Level 3, 117 King William
Street, Adelaide 5000

Frame: 00068

Legend: — Approximate Site Boundary

Drawn: J.Bermingham

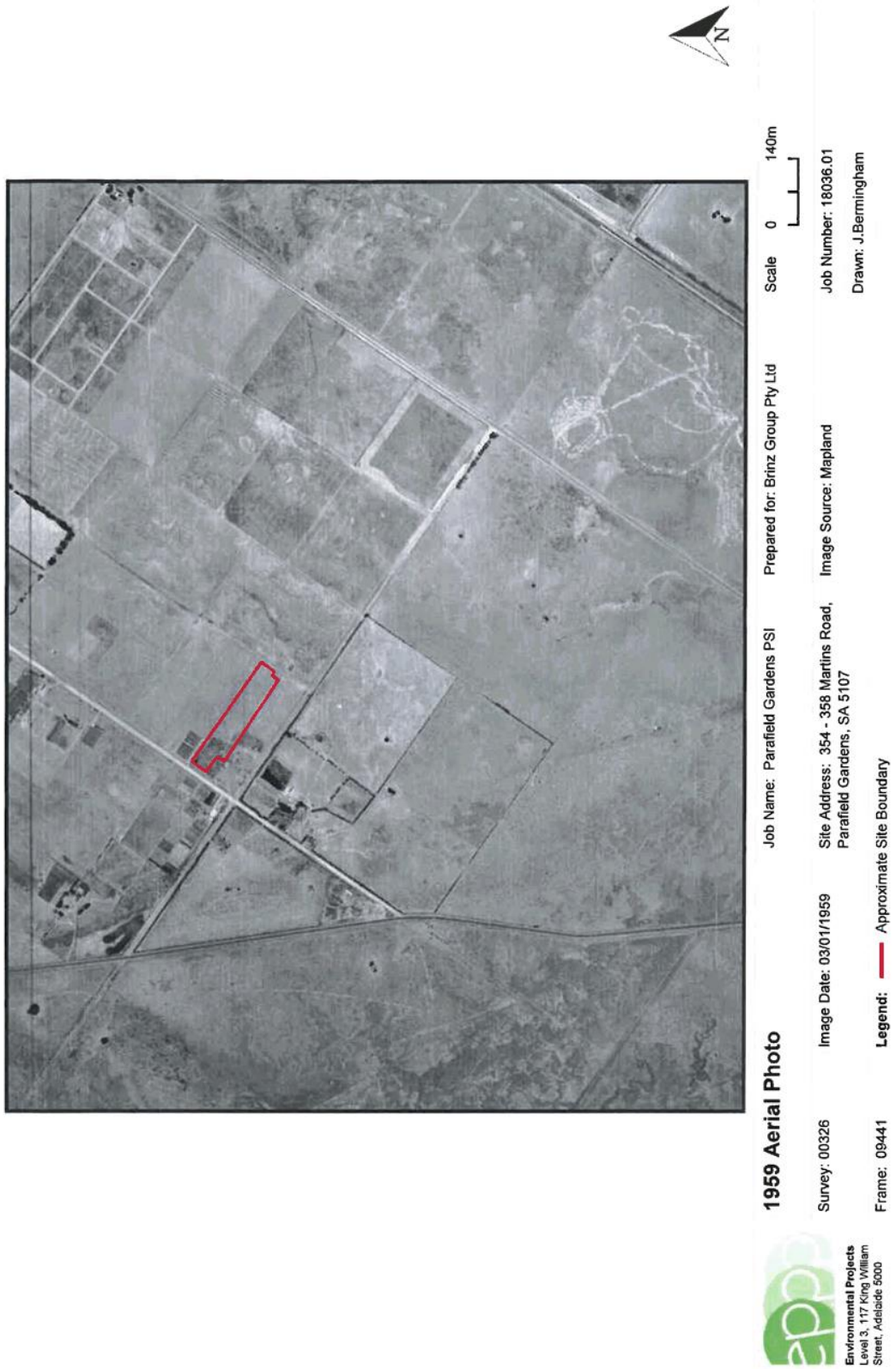
Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



1968 Aerial Photo

Job Name: Parafield Gardens PSI Prepared for: Brinz Group Pty Ltd
Image Date: 15/11/1968 Site Address: 354 - 358 Martins Road, Parafield Gardens, SA 5107
Survey: 01126A Image Source: Mapland
Frame: 00163 Legend: — Approximate Site Boundary
Job Number: 18036.01
Drawn: J.Bemingham





Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Scale 0 140m

Job Number: 18036.01
Drawn: J.Bermingham

Prepared for: Brinz Group Pty Ltd

Job Name: Parafield Gardens PSI

Image Source: Mapland

Site Address: 354 - 358 Martins Road,
Parafield Gardens, SA 5107

1949 Aerial Photo

Survey: 00024

Image Date:
10,17,18/02/1949

Frame: 00129

Legend: — Approximate Site Boundary



Environmental Projects
Level 3, 117 King William
Street, Adelaide 5000



Appendix E

EPA Section 7 Search



Environment Protection Authority
 GPO Box 2607 Adelaide SA 5001
 211 Victoria Square Adelaide SA 5000
 T (08) 8204 2004
 Country areas 1800 623 445

Environmental Projects
 Level 3
 117 King William Street
 ADELAIDE SA 5000

tahlia.martin@environmentalprojects.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

08 May, 2018

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 6157 Folio 748
 Address 354-358 Martins Road, PARAFIELD GARDENS SA 5107

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

CT Volume 6157 Folio 748

page 1 of 4

www.epa.sa.gov.au

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

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the 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 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
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 <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO

- h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land? NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- 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 *Environment Protection Act 1993*)? NO
- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 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 *Environment Protection Act 1993* 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 *Environment Protection Act 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 *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* 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-Pollution and site contamination on the land - other details held by EPA

Does the 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 *Environment Protection Act 1993*? 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 *Environment Protection Act 1993*? NO

- 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.

This index was last updated 26 March 2018

Search

Suburb/Town: « required

Type: [Type definitions](#)

Notification no	Type	Address	Potentially contaminating activity
12167	109 Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
60753	109 Notification	Lot 405 Rhode Island Drive PARAFIELD GARDENS SA 5107	Not recorded
60139	Audit Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Listed Substances (manufacture, production, recycling)
60270	Audit Notification	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
60870	Audit Notification	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
61587	Audit Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
60270 - 001	Audit Report	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
60870 - 001	Audit Report	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture; Pest control works
60270	Audit Termination	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
60139	Audit Termination	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
61420	Liability Transfer	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture

Notification no	Type	Address	Potentially contaminating activity
10019	Pre 1 July 2009 Audit Notification	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Notification	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155	Pre 1 July 2009 Audit Notification	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13156	Pre 1 July 2009 Audit Notification	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13229	Pre 1 July 2009 Audit Notification	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10019 - 001	Pre 1 July 2009 Audit Report	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13156 - 001	Pre 1 July 2009 Audit Report	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155 - 001	Pre 1 July 2009 Audit Report	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13229 - 001	Pre 1 July 2009 Audit Report	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Termination	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
60029 - 01	S83A Notification	492 Salisbury Highway PARAFIELD GARDENS SA 5107	Service stations
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
60328 - 01	S83A Notification	17-31 Shepherdson Road PARAFIELD GARDENS SA 5107	Listed Substances (storage)
61514 - 01	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations

Notification no	Type	Address	Potentially contaminating activity
61514 - 02	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 03	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 04	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 05	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61660 - 01	S83A Notification	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 06	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 07	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
10546	SAHC	232 Salisbury Highway PARAFIELD GARDENS SA 5107	Not recorded
12359	SAHC	289 - 299 Martins Road PARAFIELD GARDENS SA 5107	Drum reconditioning or recycling works
61656	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
61902	Voluntary Proposal	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations

CLOSE X



Appendix F

Local Government Enquiry Search



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

4 May 2018

Environmental Projects
Level 3/117 King William St
ADELAIDE SA 5000

Location: 354-358 Martins Road , Parafield Gardens SA 5107
Title Details: Lot 100 D 96278
CT-6157/748
Owner: R Colombani and R Ursida
Assessment No: 716206

I CERTIFY IN TERMS OF SECTION 187 (1) OF THE LOCAL GOVERNMENT ACT as follows: -

- (a) That the rates and other monies which are due and payable to the Council in respect of the above property at the date of the giving of this certificate are as listed below.
- (b) That the rates become due and payable on the 1st July each year.
- (c) That the rates, fines, arrears, and property debts are a charge upon the said property.

Details of the AMOUNT OF RATES DECLARED for the current financial year: -

Rates:	1,115.10
Rebates:	0.00
Total:	1,115.10

Details of the AMOUNTS OUTSTANDING at the time of giving this certificate: -

Arrears:	0.00
Interest on Arrears:	0.00
Fines on Current:	0.00
<i>Less</i> Paid This Year:	-1,115.10
Arrears Legal Fees:	0.00
Current Legal Fees:	0.00
Overpayment:	0.00
Refunds:	0.00

Current Rates Balance:	0.00
Property Debt:	0.00
Building Upgrade Debt:	0.00
Current reWater Balance:	0.00
Total Balance:	\$0.00

Current Recycled Water (reWater) Balance as noted above refers to an outstanding balance on the account. It is important to note that further charges up until the settlement date may be incurred. A final meter reading must be requested 7 days in advance of expected settlement date. Please contact 8406 8598 to arrange a final Recycled Water (reWater) meter reading and invoice on date of settlement

Please check further if settlement is scheduled around the 10th of the month, further fines may apply.

Please Note: Certificates will not be reissued due to a new financial year without an additional payment.

Refer to Council's Customer Centre for further details or updates on 8406 8222.

Per 

Heidi Crossley
Delegate
Telephone: (08) 8406 8222
Email: hcrossley@salisbury.sa.gov.au



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

4 May 2018

Environmental Projects
Level 3/117 King William St
ADELAIDE SA 5000

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

Per

A handwritten signature in black ink, appearing to read "H. Crossley".

Heidi Crossley
Delegate
Telephone: (08) 8406 8209
Email: hcrossley@salisbury.sa.gov.au



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

**LAND AND BUSINESS (SALE AND CONVEYANCING) ACT
INFORMATION PURSUANT TO SECTION 7 CERTIFICATE**

APPLICANT	Enviromental Projects Level 3/117 King William St ADELAIDE SA 5000	Certificate No: 67016 Date of Issue: 4 May 2018
------------------	--	--

DESCRIPTION OF LAND	354-358 Martins Road , Parafield Gardens SA 5107
----------------------------	--

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-6157/748
Zone or Policy Area: R
Residential

in which the land is situated as shown in the Development Plan.

Is the land situated in a designated State Heritage Area?

NO

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: 361/1770/2014/LD
Description: LAND DIVISION (ONE INTO TWO)
Decision Date: 26-Feb-2015
Decision: Approved
Conditions: 3

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0024466).
2. Payment of \$6488 into the Planning and Development fund (1 allotment @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), 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.

Application No: 361/2689/2009/1X
Description: CARPORT 8.96m (L) x 4.46m (W) x 2.4m (H) AND VERANDAH 5.39m (L) x 1.44m (W) x 2.4m (H)
Decision Date: 12-Jan-2011
Decision: Approved
Conditions: 5

Certificate No. 67016

Page 3 of 11

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

The site shall also be provided with proper sanitary facilities, namely a builders toilet, at all times during the construction of the proposed building work.

Reason: To prevent the spread of building waste to adjoining premises and to maintain sanitary conditions on site.

2. The method of stormwater disposal must not result in the entry of water into any building or onto the land of any adjoining owner without their consent.

Stormwater from the proposed building shall be collected and drained to a sealed system directed to the street water table or to a stormwater easement at the rear of the property (if provided). A system using a sealed PVC pipe drain of 90 mm diameter (minimum) constructed at a grade of 1 in 250 mm is acceptable.

The pipe from the property boundary to the adjacent kerb and gutter shall be constructed of 100 mm diameter sewer grade UPVC pipe and connected to the kerb using a suitable kerb adaptor.

Reason: To prevent stormwater damage to building on the site and to adjoining premises.

3. That all footings and/or pads are to be fully founded in firm natural ground, not fill.

Reason: To ensure the structural adequacy of the building.

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

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

5. The colours and finishes of all external building material shall match as near as practicable or complement those of the principal building.

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

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)**

NIL

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

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

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

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.

Per 

Authorised Officer: Heidi Crossley

Date: 04/05/2018

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

Rural (Aircraft Noise) Direk Industry and Residential Interface DPA

This DPA is on public consultation from the 23rd April 2018 to 15th June 2018. The DPA affects the area south of the Edinburgh Defence RAAF Airfield runway that is within the Primary Production Zone, the Open Space Zone (Kurna Park) the Rural Living Zone adjacent the rail line, the Neighbourhood Centre Zone at Burton, and portion of the Urban Employment Zone adjacent the rail line and Helps Road.

The key change is to convert the current Primary Production Zone to Urban Employment Zone, and make portion of the plant nursery site at the corner of Waterloo Corner Road and Bolivar Road that is within the area less than 20 Australian Noise Exposure Forecast (ANEF) to Residential Zone, and the remainder of the site that is above 20 ANEF as Neighbourhood Centre Zone. The DPA proposes to make other changes to the Development Plan that will impact on land.

Further detail can be found at

http://www.salisbury.sa.gov.au/Build/Developments/Development_Plan_Amendment_s

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 which has not been authorised by the Minister yet 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

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 policies 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
- 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: 23rd April 2018



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



Salisbury Council

Consolidated – 15 December 2016

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 15 December 2016

- 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

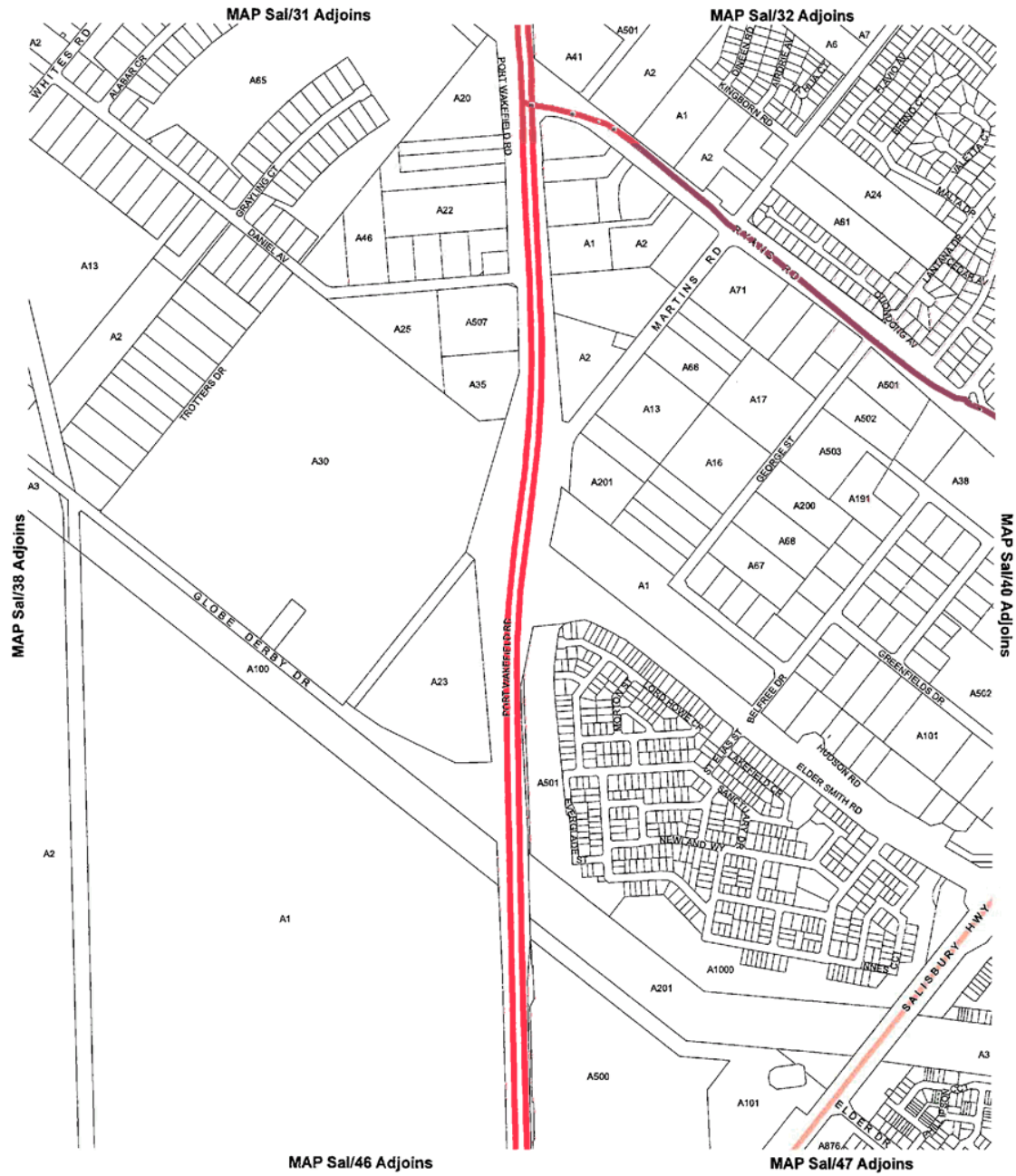
- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should 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.

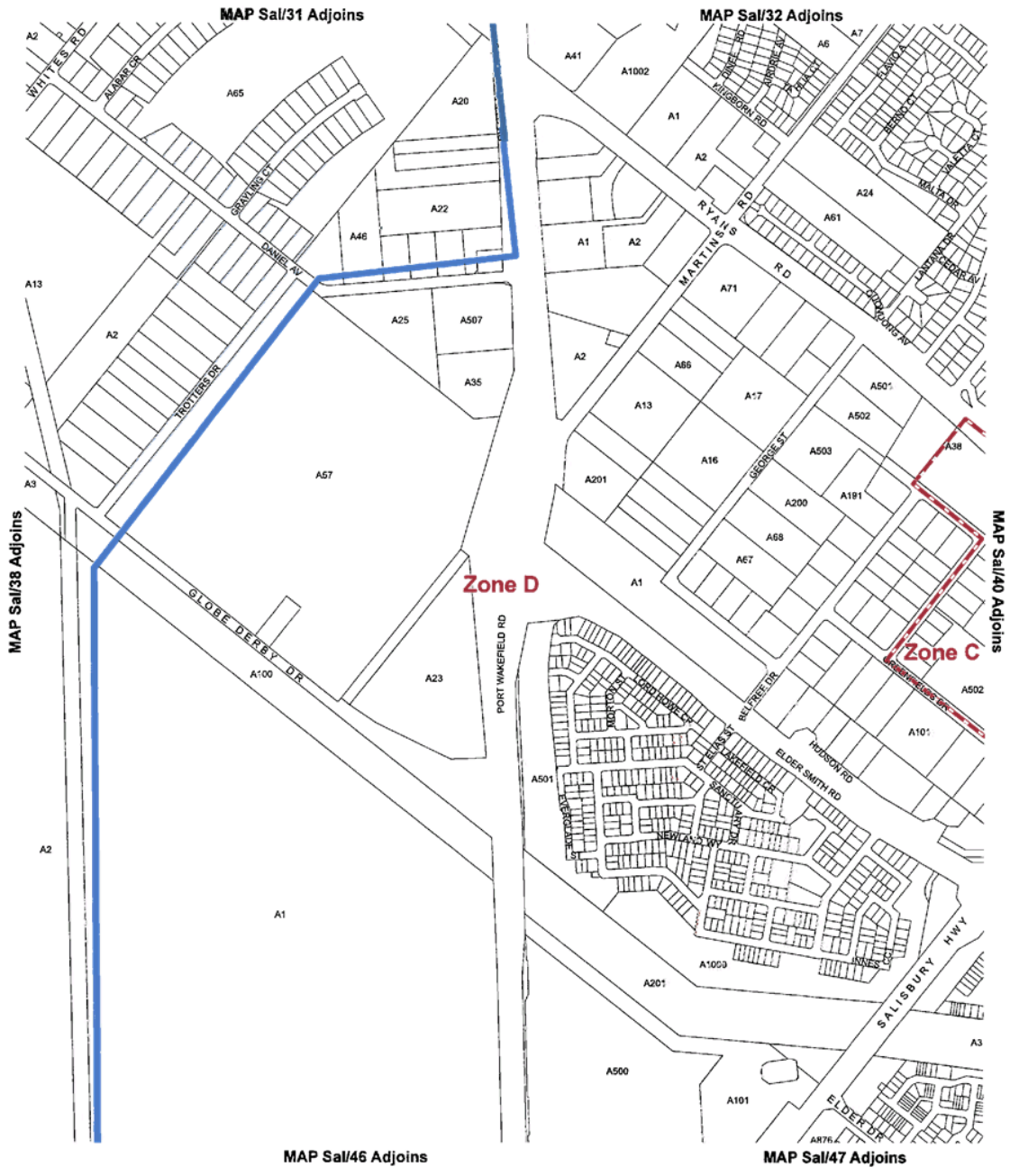


- Possible Arterial Roads
- Primary Arterial Roads
- Secondary Arterial Roads



Overlay Map Sal/39 TRANSPORT

SALISBURY COUNCIL
Consolidated - 15 December 2016



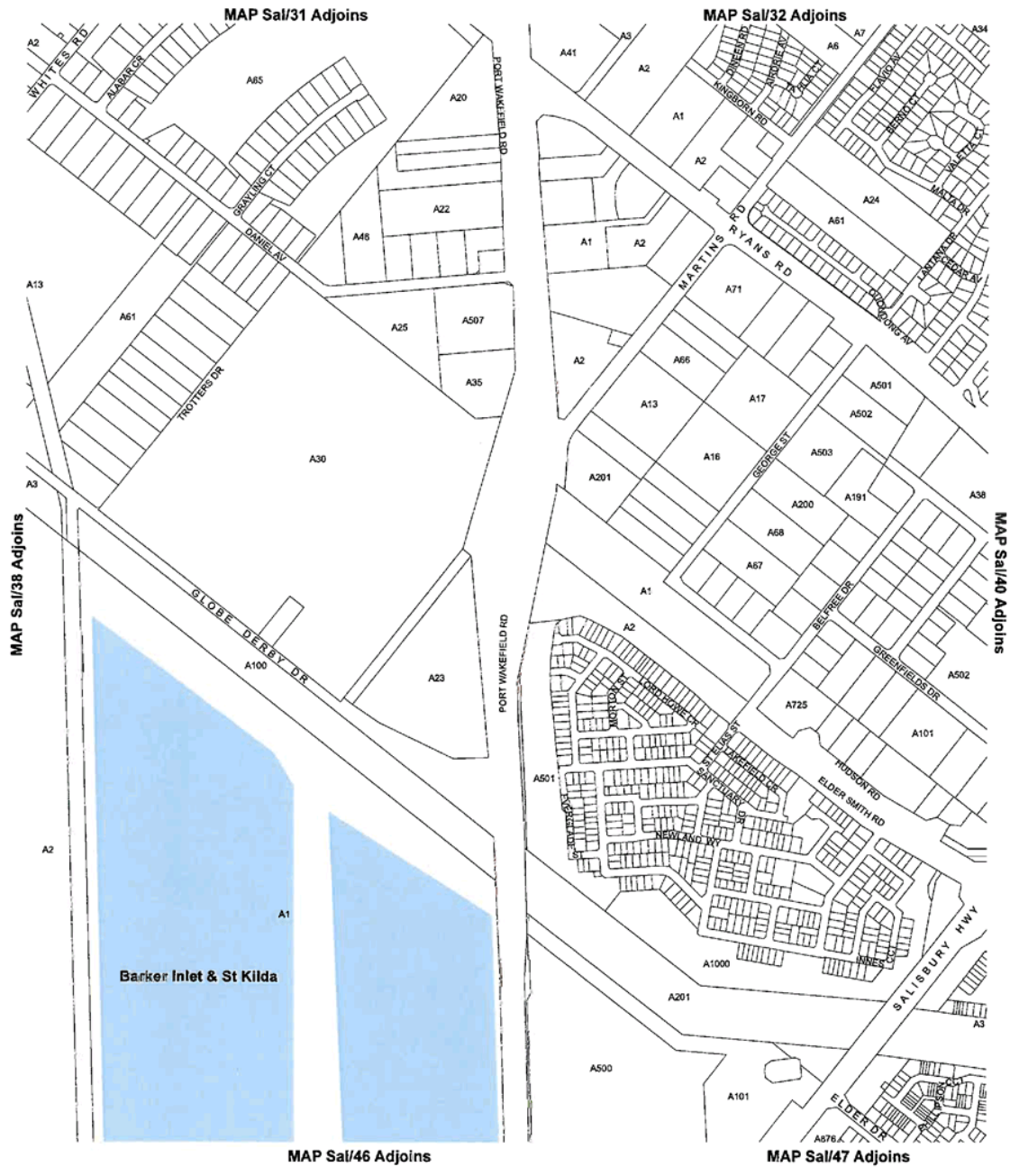
Airport Building Heights
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level

 Epic Energy Gas Pipeline
 Airport Building Heights

Overlay Map Sal/39 DEVELOPMENT CONSTRAINTS

SALISBURY COUNCIL
 Consolidated - 15 December 2016

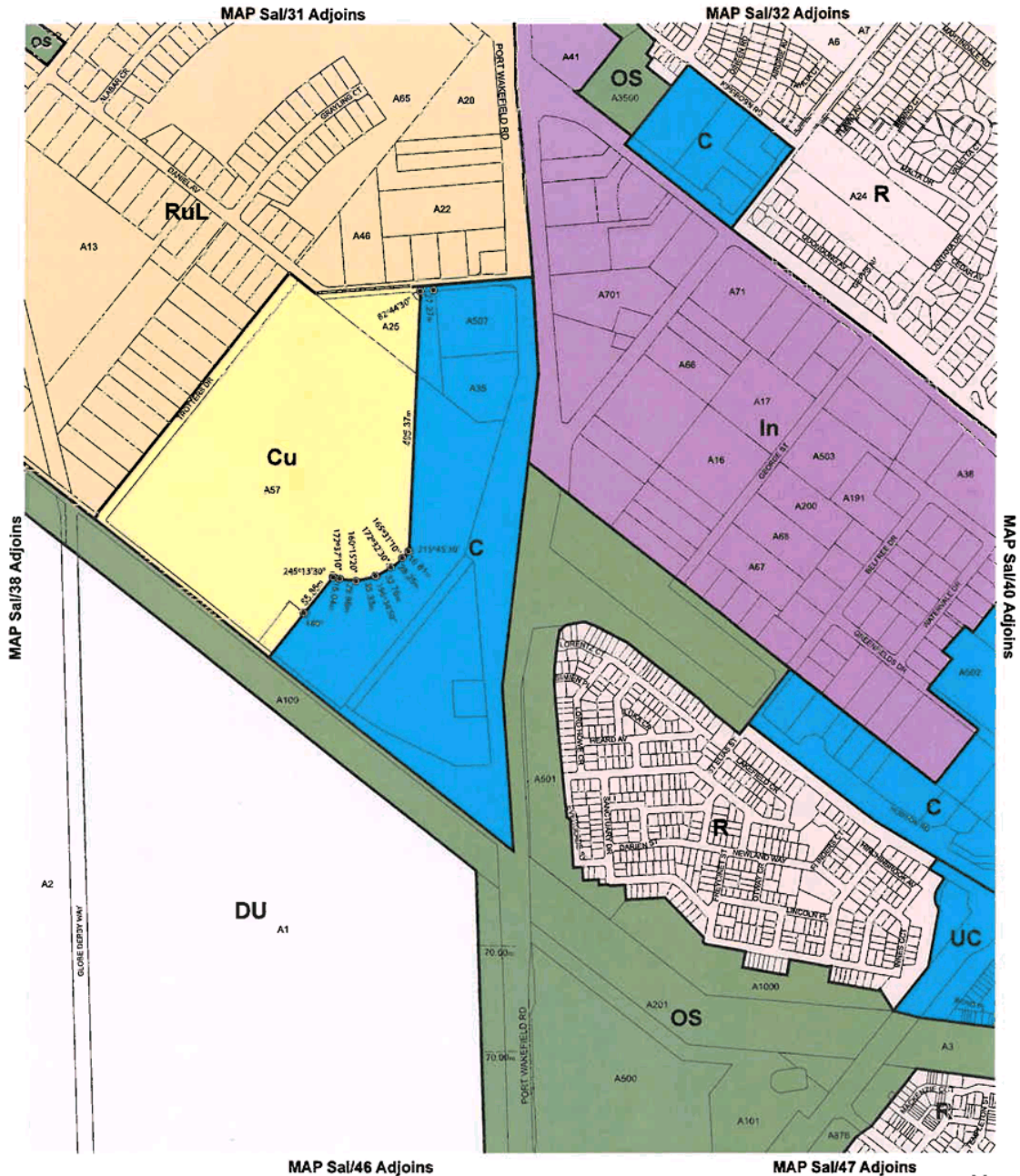
Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



Wetlands of National Importance

Overlay Map Sal/39 NATURAL RESOURCES

SALISBURY COUNCIL
Consolidated - 15 December 2016



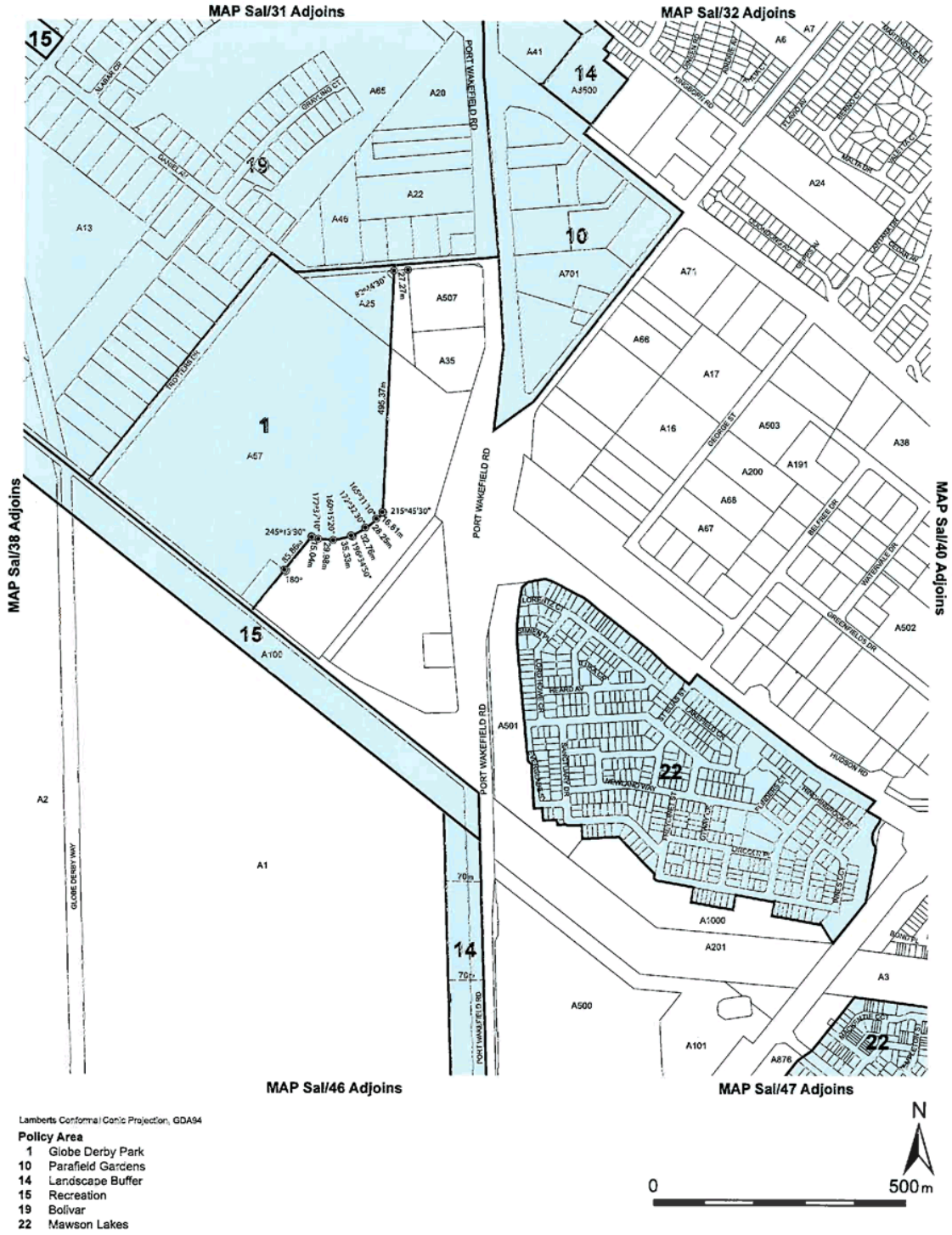
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
 - Community
 - Deferred Urban
 - Industry
 - Open Space
 - Residential
 - Rural Living
 - Urban Core
 - Zone Boundary

Zone Map Sal/39

SALISBURY COUNCIL
Consolidated - 15 December 2016

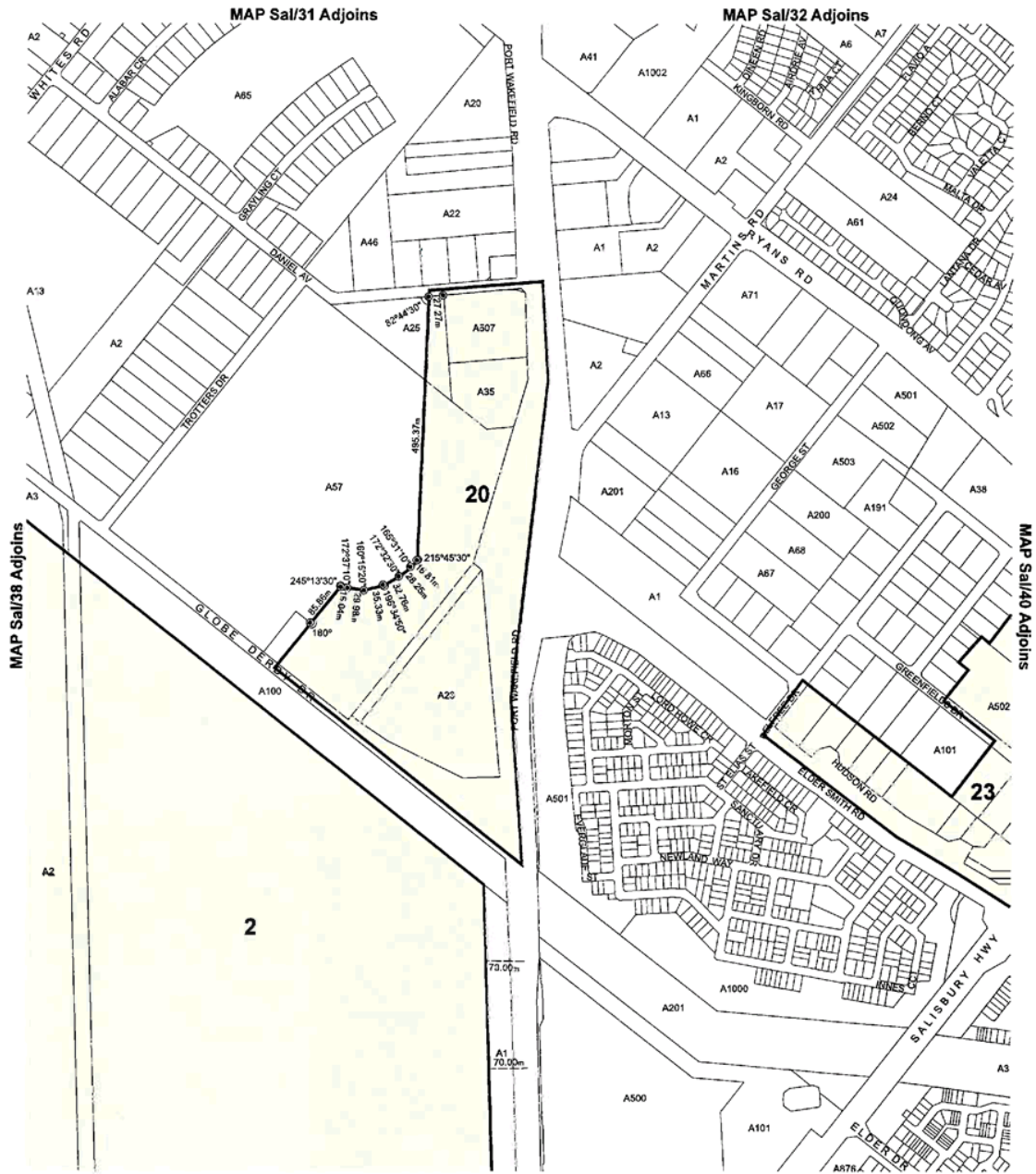
Item 5.1.3 - Attachment 3 - Preliminary Site Investigation



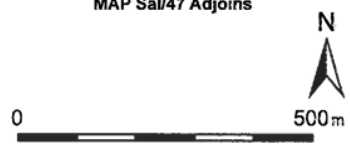
Policy Area Map Sal/39

Policy Area Boundary

SALISBURY COUNCIL
Consolidated - 15 December 2016



Lamberts Conformal Conic Projection, GDA94
Precinct
 2 Deferred Urban
 20 Globe Derby Park Commercial
 23 Greenfields Commercial



Precinct Map Sal/39

Precinct Boundary

SALISBURY COUNCIL
 Consolidated - 15 December 2016

Item 5.1.3 - Attachment 3 - Preliminary Site Investigation

Development Application Public Register | SA Planning Portal

Agency Name	Status	Date Sent	Due Date
DPTI - Public Transport Division	Current	07 May 2018	2018-06-04
SA Water Corporation	Current	07 May 2018	2018-06-04

Decision Details

Consent	Decision	Decision Date
Development Plan Consent with Land Division Consent	-	-
Development Plan Consent	-	-

CoA Clearance Req't's Details

CoA Clearance Req't Description	Stage No.	Agency Name	Distribution Date	Status
There are no <i>CoA Clearance Req't's Details</i> currently associated with this application				

Application Documents

Document Title	Document Type	Document
There are no <i>Application Documents</i> currently associated with this application		

[Print](#) [Back to results](#)

[Result loaded in 0.673 seconds]

Page last modified Thursday, 29 March 2018



Government of South Australia
Department of Planning,
Transport and Infrastructure



sa.gov.au

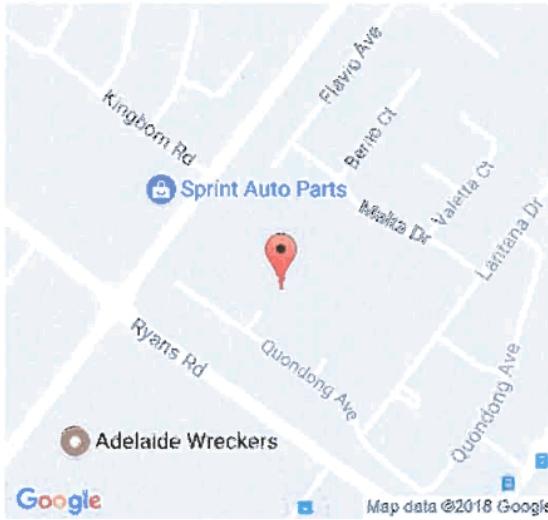
This work is licensed under a Creative Commons Attribution 3.0 Australia Licence

9/05/2018

PlanningAlerts

Email alerts of planning applications *near you*

354-358 Martins Road Parafield Gardens, SA



Division of land into 20 new Torrens Title allotments

We found this application for you on the planning authority's website 11 days ago. It was received by them 3 days earlier.

(Source: [South Australia Planning Portal](#), reference 361/D059/18)

[Recent nearby applications](#)



Appendix G

Site Inspection Photographs



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Bee hives located south east of site
Location: 354 – 358 Martins Road



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Stockpile, consisting of wood, tree branches, pallets and sheets of wood
Location: 354 – 358 Martins Road



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018
Photograph: Stockpile, consisting of wood, tree branches, pallets and sheets of wood



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018
Photograph: Olive trees lining the north eastern boundary



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** ploughed area, located on the north western boundary
Location: 354 – 358 Martins Road



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Generally flat with occasional small undulations from previous ploughing of ground
Location: 354 – 358 Martins Road



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Flowers plantation, stock pile
Location: 354 – 358 Martins Road consisting of wood, dirt and plant waste



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Area where burning has
Location: 354 – 358 Martins Road occurred, towards the north western
boundary



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018
Photograph: Stockpile and sheds



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018
Photograph: Sheds at north western boundary, close proximity to house



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** Above ground storage tank
Location: 354 – 358 Martins Road surrounded by planks of wood and metal



Client: Brinz Group Pty Ltd **Date:** 17/05/2018
Project: Parafield Gardens PSI **Photograph:** inside a ___ shed on site
Location: 354 – 358 Martins Road



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018

Photograph: 44 gallon drums besides shed



Client: Brinz Group Pty Ltd
Project: Parafield Gardens PSI
Location: 354 – 358 Martins Road

Date: 17/05/2018

Photograph: Rear of house, chickens and goats in their enclosures

Attachment 4
Relevant Development Plan Extracts
(Consolidated 15 December 2016)



Salisbury Council

Consolidated – 15 December 2016

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated - 15 December 2016

- 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.

Salisbury Council
General Section
Land Division

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
 - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) 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.

**Salisbury Council
General Section
Land Division**

- 8 Residential allotments in the form of a battleaxe configuration should:
- contain sufficient area on the allotment for a vehicle to turn around to enable it to access and egress the allotment in a forward direction
 - provide a minimum setback of 1 metre between the 'handle' and any existing dwelling that is to be retained on the site
 - not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - incorporate a landscape strip a minimum of 1 metre in width to enhance the appearance of the access way from the street
 - be avoided where their creation would be incompatible with the prevailing pattern of development.
 - provide for an access onto a public road, with the driveway 'handle' being designed within the following parameters:

Number of dwellings served by driveway	Width (for length of the driveway) (metres)
1	4
2-5	6
6 or more	6

- 9 Sufficient area for off-street visitor parking should be provided at the rate of 1 space for every 2 residential allotments created through a battleaxe land division.
- 10 Allotments should have an orientation, size and configuration to encourage development that:
- minimises the need for earthworks and retaining walls
 - maintains natural drainage systems
 - faces abutting streets and open spaces
 - does not require the removal of native vegetation to facilitate that development
 - will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 11 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 12 Within defined townships and settlements, land division should make provision for a reserve or an area of open space that has a width of at least:
- 30 metres from the top of the bank of the Little Para River, Dry Creek, or Cobbler Creek
 - 25 metres from the top of the bank of any other watercourse.
- 13 The layout of a land division should keep flood-prone land free from development.

14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:

- (a) contains and retains all watercourses, drainage lines and native vegetation
- (b) enhances amenity
- (c) integrates with the open space system and surrounding area.

Roads and Access

15 Road reserves should be of a width and alignment that can:

- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
- (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
- (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
- (d) accommodate street tree planting, landscaping and street furniture
- (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
- (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
- (g) allow for the efficient movement of service and emergency vehicles.

16 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.

17 The layout of land divisions should result in roads designed and constructed to ensure:

- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
- (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
- (c) that existing dedicated cycling and walking routes are not compromised.

18 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:

- (a) the size of proposed allotments and sites and opportunities for on-site parking
- (b) the availability and frequency of public and community transport
- (c) on-street parking demand likely to be generated by nearby uses.

19 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Salisbury Council
General Section
Residential Development

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

- 1 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.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

Salisbury Council
General Section
Transportation and Access

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
 - (a) open space networks, recreational trails, parks, reserves and recreation areas
 - (b) Adelaide's Metropolitan Open Space System.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities

- (c) secure bicycle parking facilities provided at the rate set out in [Table Sal/3 - Off Street Bicycle Parking Requirements](#).
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Residential Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

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

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

Salisbury Council
Zone Section
Residential Zone

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Salisbury Council
Zone Section
Residential Zone

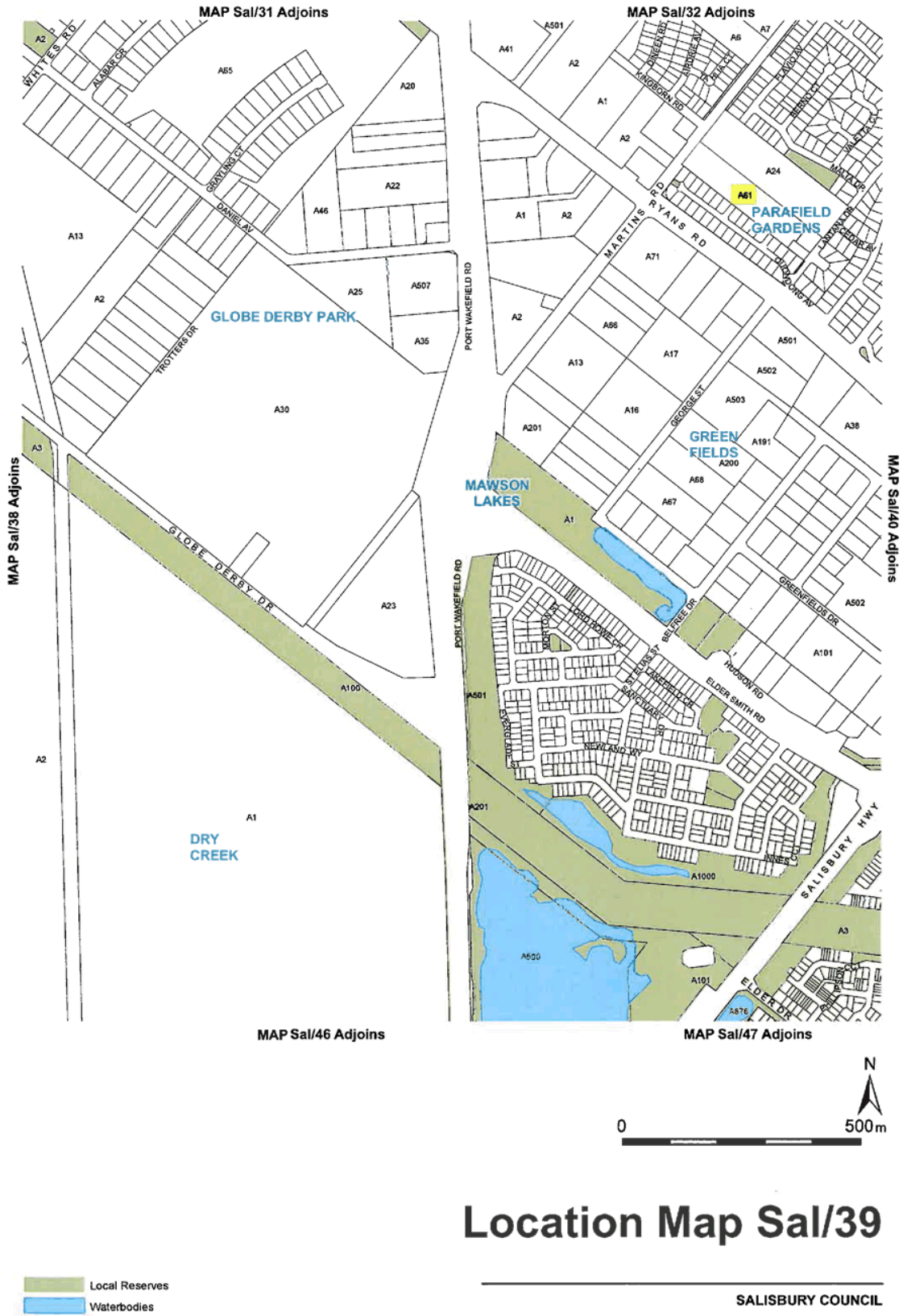
Affordable Housing

- 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.

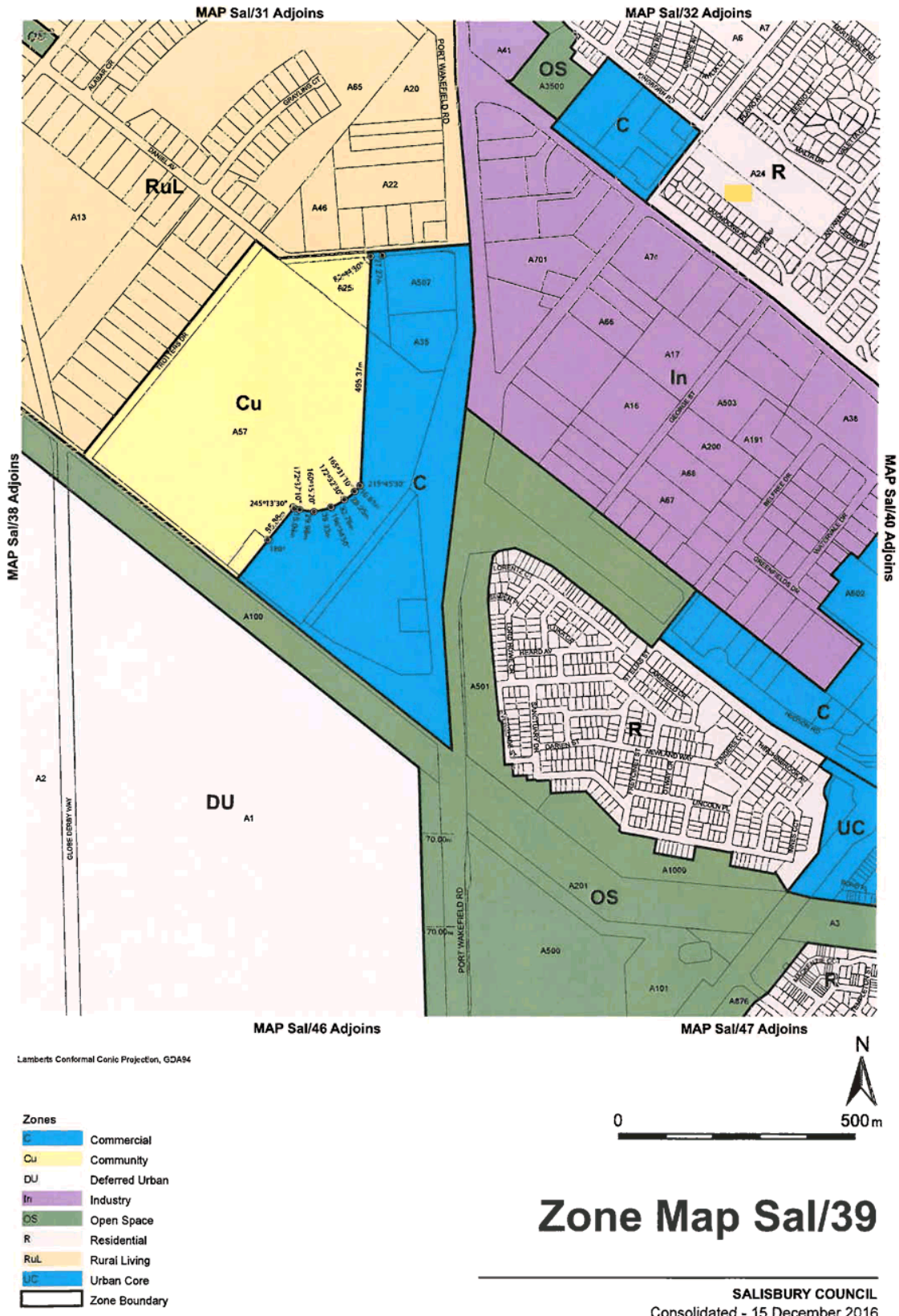
Land Division

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.



Item 5.1.3 - Attachment 4 - Relevant Development Plan Extracts (Consolidated 15 December 2016)



ITEM	5.2.1
	COUNCIL ASSESSMENT PANEL
DATE	26 March 2019
HEADING	Status of Current Appeal Matters and Deferred Items
AUTHOR	Aaron Curtis, Team Leader - Planning, City Development
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item provides an update on the status of current appeal matters and deferred items.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

<i>Applicant</i>	<i>Matter</i>	<i>Status</i>
<i>GIC Kings Road Pty Ltd, 1460 Main North Road, Salisbury South (361/1589/2017)</i>	<i>83 Saints Road Nominees Pty Ltd and City of Salisbury and GIC Kings Road Pty Ltd – Mixed Use Retail and Entertainment Complex – Judicial Review proceedings in the Civil Jurisdiction of the Supreme Court of South Australia</i>	<i>83 Saints Road Nominees Pty Ltd have served the parties a Statement of Grounds setting out their basis for the appeal. The appellant is seeking an order quashing the Consent. A Directions Hearing was held on 1st March 2019. Responses to the Statement of Grounds are to be filed by 22nd March. The matter will be listed before a Judge as soon as possible after 22nd March.</i>
<i>United Sikhs, 701-709 Port Wakefield Road, Globe Derby Park (361/1144/2016)</i>	<i>Applicant appeal against CAP decision (on 24 October 2017) to refuse Community Facility.</i>	<i>An amended plan was presented to the Panel for consideration on 26th February 2019. The CAP resolved to decline to accept the amended plan. The applicant intends to progress with the appeal. The matter has been listed for directions hearing on 3rd April 2019.</i>

CO-ORDINATION

Officer:	GMCiD	MDS
Date:	13.03.19	12.03.19